

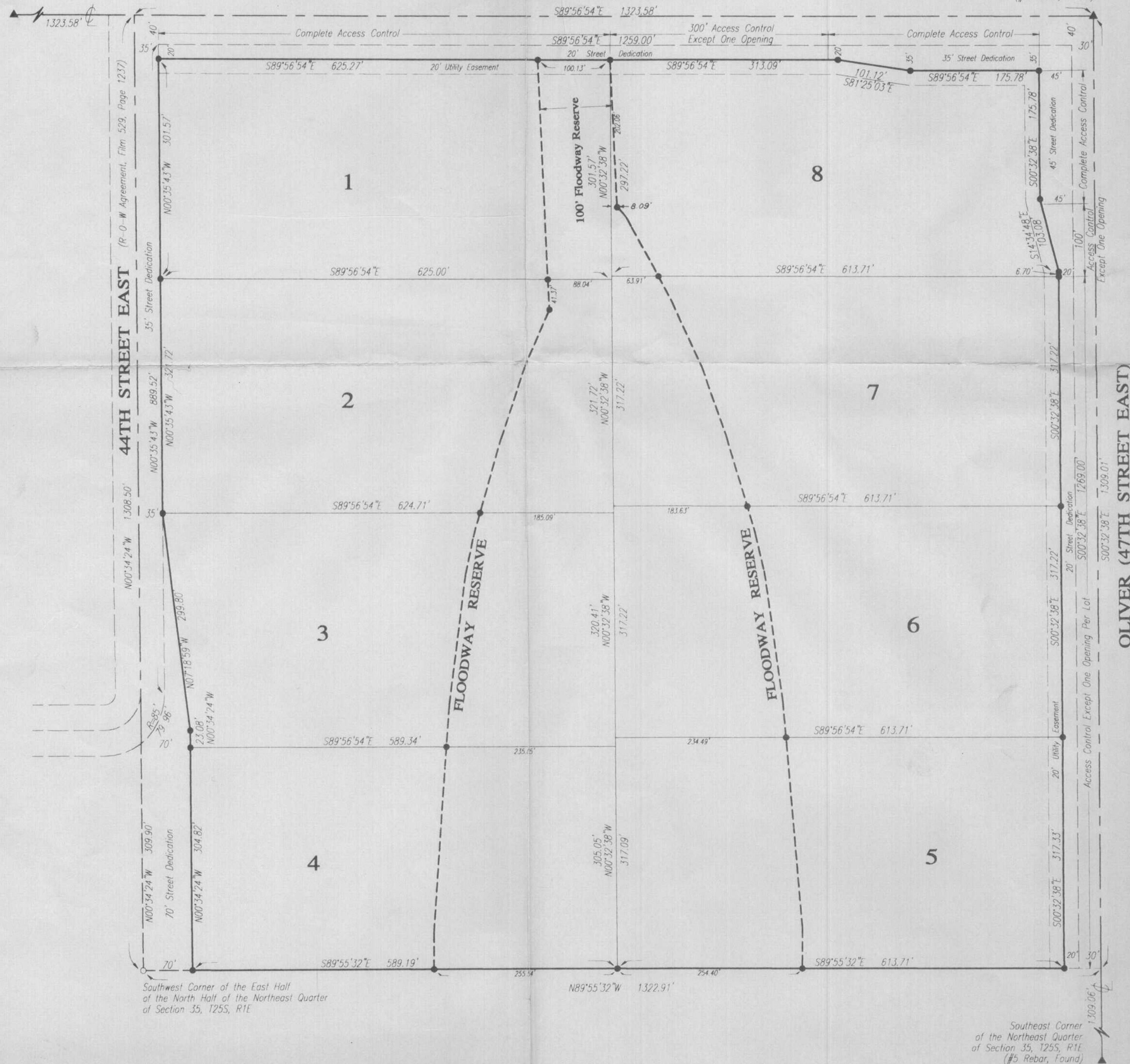
FINAL PLAT OF
"ASHBROOK MEADOWS AT CHISHOLM CREEK"

AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE NE 1/4 OF SECTION 35, T25S, R1E OF THE 6TH P.M.

Northwest Corner
of the Northeast Quarter
of Section 35, T25S, R1E
(3/4" Iron Pipe, Found)

85TH STREET NORTH

Northeast Corner of
Section 35, T25S, R1E
(#5 Rebar, Found)



Southwest Corner of the East Half
of the Northeast Quarter
of Section 35, T25S, R1E

Southeast Corner
of the Northeast Quarter
of Section 35, T25S, R1E
(#5 Rebar, Found)

TERRA TECH
LAND SURVEYING INC.

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

State of Kansas) ss
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "ASHBROOK MEADOWS AT CHISHOLM CREEK", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The East Half of the North Half of the Northeast Quarter of Section 35, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
Michele Goodrich LS #958

March 23, 1999
Date



Know all men by these presents that James B. Ash, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, Streets, and a Floodway Reserve, to be known as "ASHBROOK MEADOWS AT CHISHOLM CREEK", an Addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters' rights of access to or from Oliver Street, over and across the East line of Lots 5, 6, 7, and 8, together with all abutters' rights of access to or from 85th Street North, over and across the North lines of Lots 1 and 8, are hereby granted to the appropriate governing body, provided however that Lots 5, 6 and 7, shall each have access to Oliver Street at one location per lot and that Lot 8 shall also have access to Oliver Street at one location located over the South 100 feet thereof and have access to 85th Street North at one location over the West 300 feet thereof. The Floodway Reserve shall be the responsibility of the owners of Lots 1, 2, 3, 4, 5, 6, 7, and 8, "ASHBROOK MEADOWS AT CHISHOLM CREEK", until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. No building shall be constructed on or within said Floodway Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body.

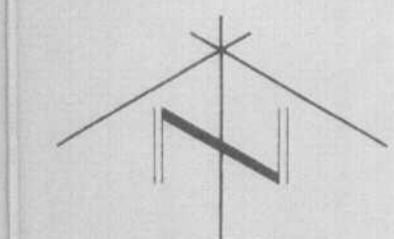
James B. Ash

State of Kansas) ss
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999, by James B. Ash.

_____, Notary Public

My Commission Expires: _____



SCALE: 1" = 100'

● = #4 Rebar Set with I.D. Cap
"TTLS1 CLS22"

○ = 1/2" Iron Pipe, Found

▲ = Section Corner Found as noted

Bearing Basis Assumed

BENCH MARK:

Chiseled Square above bridge placard,
South end of East hub guard,
458 feet South of the East Quarter
Corner of Section 35, T25S, R1E
of the 6th P.M.

Elevation: 1382.83 MSL

Rose Hill State Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "ASHBROOK MEADOWS AT CHISHOLM CREEK", an Addition to Sedgwick Kansas.

ROSE HILL STATE BANK

State of Kansas) ss
Sedgwick County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1999, by _____ of Rose Hill State Bank, on behalf of the bank.

_____, Notary Public

My Commission Expires: _____

This plat of "ASHBROOK MEADOWS AT CHISHOLM CREEK", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1999.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1999.

COUNTY COMMISSIONERS

_____, Chairman
Bill Hancock

_____, Pro-tem Chairman
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Carolyn McGinn

_____, Commissioner
Ben Sciortino

Attest: _____, County Clerk
James Alford

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk
James Alford

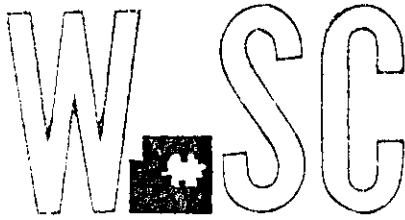
State of Kansas) ss
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 1999.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 18, 1998

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 98-107 -- One-Step Final Plat of ASHBROOK MEADOWS AT CHISHOLM
CREEK ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 9, 1998.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

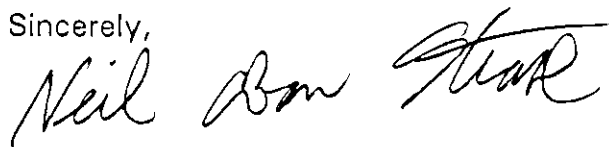
S/D 98-107-- One-Step Final Plat of ASHBROOK MEADOWS AND CHISHOLM CREEK
ADDITION

December 18, 1998

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If you have any questions concerning this matter, please call.

Sincerely,

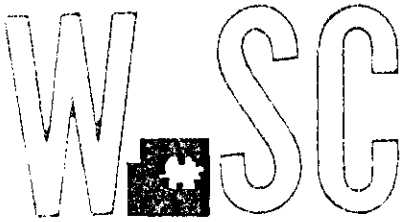
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: J. B. Ash, 200 S. Bentwood, Rose Hill, KS 67133
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 11, 1998

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 98-107 -- One-Step Final Plat of ASHBROOK MEADOWS AT CHISHOLM
CREEK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The lots will consist of less than 4.5 acres, in violation of the Subdivision regulations after dedication of right-of-way for adjoining streets. *The Subdivision Committee has approved a modification to the 4.5 acre minimum lot size.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. County Engineering needs to comment on the access controls. The plat denotes one access opening along 85th St. North for the lot adjoining Oliver, and one access opening per lot along Oliver.

S/D 98-107-- One-Step Final Plat of ASHBROOK MEADOWS AT HISHOLM CREEK
ADDITION

December 11, 1998

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- E. The Subdivision regulation require a 50-ft half street right-of-way for section line roads. The plat denotes a contingent right-of-way dedication for Oliver (currently 30-ft half-street right-of-way) and 85th St. North (currently 40-ft half street right-of-way). County Engineering needs to comment on the need for an outright dedication. *An outright dedication of right-of-way is required for Oliver and 85th St. North.*
- ✓ F. Based upon the platting binder, the site is in the ownership of another party which must be made a signatory to the plat or a document provided that such interest is no longer involved in this site.
- ✓ G. The City Council signature block needs to be added as this plat is located within three miles of the City.
- ✓ G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-107-- One-Step Final Plat of ASHBROOK MEADOWS AT CHISHOLM CREEK
ADDITION

December 11, 1998

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M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *Southwestern Bell has requested additional easements.*

O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.

P. An access easement will need to be established for Lot 4.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 17, 1998, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: J. B. Ash, 200 S. Bentwood, Rose Hill, KS 67133
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 12/10/98)

CASE NUMBER: S/D 98-107 - ASHBROOK MEADOWS AT CHISHOLM CREEK

OWNER/APPLICANT: J.B. Ash, 200 S. Bentwood, Rose Hill, KS 67133

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: Southwest corner of 85th St. North & Oliver

SITE SIZE: 40 acres

NUMBER OF LOTS

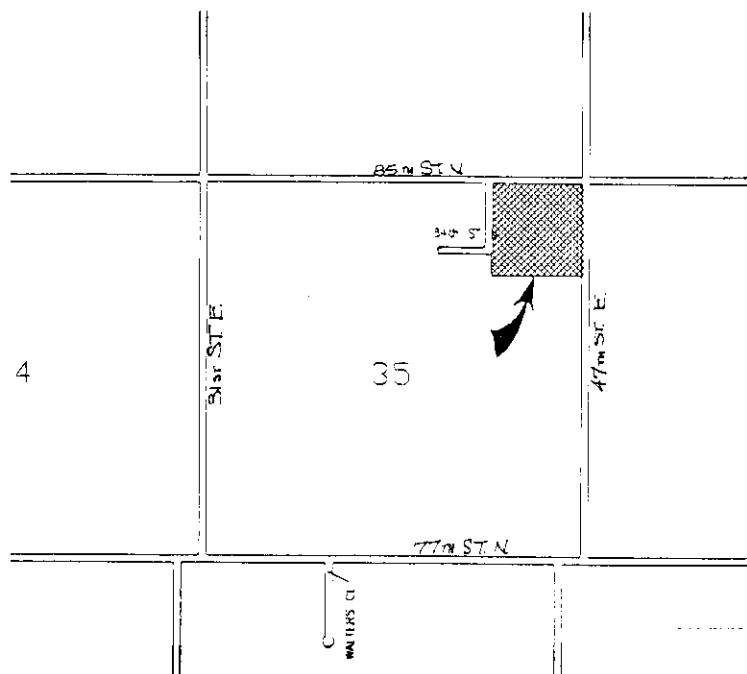
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 4.62 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the Wichita City limits. It is in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

After dedication of right-of-way for adjoining streets, seven of the eight lots will consist of less than 4.5 acres, in violation of the Subdivision regulations for lots serviced by sewage lagoons. Due to insufficient lot size, MAPD Staff recommends the Subdivision Committee deny approval of this plat. Should denial occur, the applicant must first formally request the Subdivision Committee decision be appealed to the Planning Commission prior to any action being taken by the governing bodies. Should the Subdivision Committee approve this plat, the following conditions shall apply.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The lots will consist of less than 4.5 acres, in violation of the Subdivision regulations after dedication of right-of-way for adjoining streets. *The Subdivision Committee has approved a modification to the 4.5 acre minimum lot size.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. County Engineering needs to comment on the access controls. The plat denotes one access opening along 85th St. North for the lot adjoining Oliver, and one access opening per lot along Oliver.
- E. The Subdivision regulation require a 50-ft half street right-of-way for section line roads. The plat denotes a contingent right-of-way dedication for Oliver (currently 30-ft half-street right-of-way) and 85th St. North (currently 40-ft half street right-of-way). County Engineering needs to comment on the need for an outright dedication. *An outright dedication of right-of-way is required for Oliver and 85th St. North.*

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- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- P. *An access easement will need to be established for Lot 4.*