

SUNNYDALE FARMS ADDITION
SEDGWICK COUNTY, KANSAS

rec'd 3-17-98
Final Tracing

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "SUNNYDALE FARMS ADDITION", Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property
surveyed, described as follows:

This plat approved and all dedications shown
hereon accepted by the Board of Commissioners of Sedgwick County,
Kansas, this _____ day of _____, 199__.

Commencing at the NE corner of the NE 1/4 of Sec. 22,
T1P. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas;
thence S89°51'30"W along the north line of said NE 1/4,
1615 feet for a point of beginning; thence S00°08'30"E
perpendicular to the north line of said NE 1/4, 999.10 feet;
thence N89°51'30"E parallel with the north line of said NE 1/4,
282.26 feet; thence S00°22'25"W parallel with the west line of
said NE 1/4, 720 feet; thence S32°09'15"W, 758.42 feet; thence
S00°22'25"W parallel with the west line of said NE 1/4, 281.61 feet
to a point on the south line of said NE 1/4, thence S89°57'28"W,
918.83 feet to the SW corner of said NE 1/4; thence N00°22'25"E
along the west line of said NE 1/4, 2640.28 feet to the NW corner
of said NE 1/4; thence N89°51'30"E along the north line of said
NE 1/4, 1027.05 feet to the point of beginning.

Existing public easements and dedications being vacated
by virtue of K.S.A. 12-512(b).
Baughman Company, P.A.

_____, Chairman
Mark F. Schroeder
_____, Chair Pro-Tem
Paul W. Hancock
_____, Commissioner
Betsy Gwin
_____, Commissioner
Thomas G. Winters
_____, Commissioner
Melody C. Miller
_____, County Clerk
James Alford

Michael A. Conrey 13-021-3-98, Surveyor
Michael G. Conrey

This plat of "SUNNYDALE FARMS ADDITION",
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 199__.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
John C. Frye
_____, Secretary
Marvin S. Krout

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots and Streets to be known as "SUNNYDALE FARMS ADDITION",
Sedgwick County, Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all public utilities. The
drainage easement is hereby granted as indicated for drainage purposes. The
streets are hereby dedicated to and for the use of the public. All abutters
rights of access to or from Sunnydale (101st Street North) over and
across the north line of Lots 1 and 12 are hereby granted to the
appropriate governing body. Minimum Building Pad Elevations for the lowest
to the structures shall be as indicated on the face of the plat.

Sunnydale Development Company, L.L.C.

Keith E. Hariman, Managing Member
Keith E. Hariman

Entered on transfer record this _____ day
of _____, 199__.
_____, County Clerk
James Alford

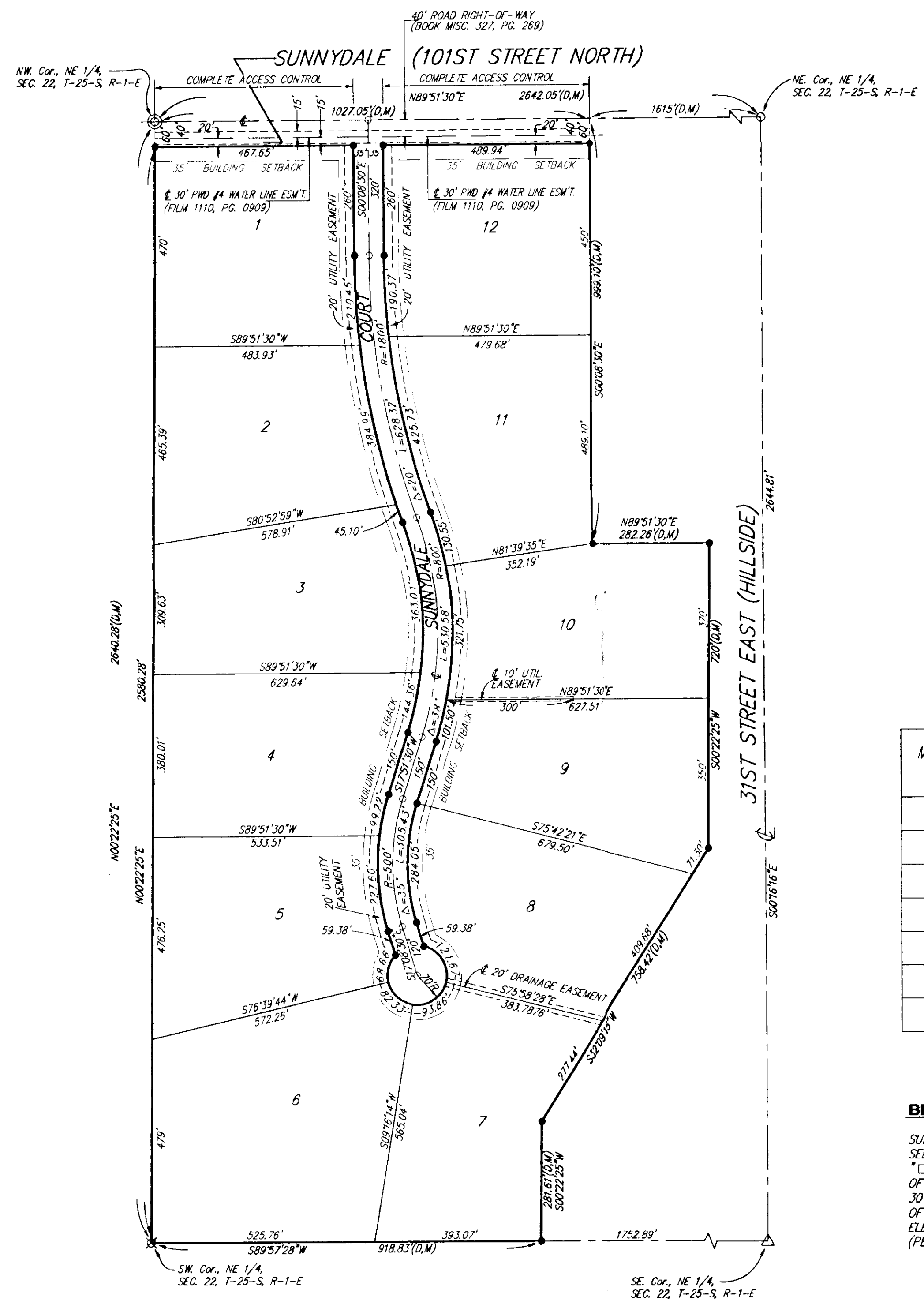
State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 199__, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Larry Consolver
_____, Deputy
Michael D. Hurtt

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this _____ day of _____, 199__, by Keith E. Hariman, Managing
Member of Sunnydale Development Company, L.L.C., on behalf of the company.

Judith M. Terhune, Notary Public

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Expiration: 11-7-2001

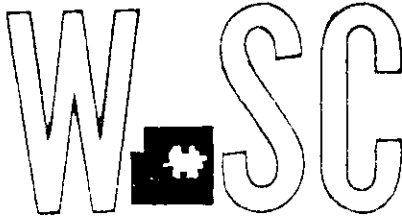


- LEGEND:
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #5 REBAR (FOUND)
 - △ = STONE (FOUND)
 - ⊗ = #4 REBAR W/ "SRB" CAP (FOUND)
 - ⊙ = IRON IN THIMBLE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO STRUCTURE:	
LOT(S)	ELEVATION (MSL)
1,12	1424.0
2,11	1422.0
3	1420.0
4,10	1416.0
5,9	1414.0
6,7,8	1413.0

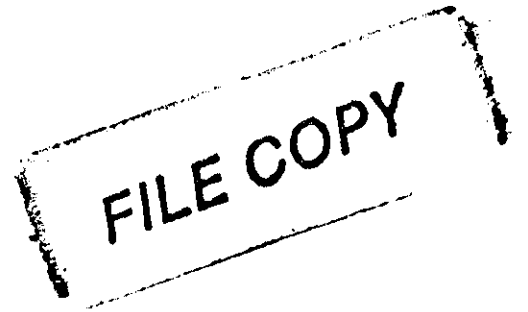
BENCH MARK:
SUNNYDALE (101ST ST N) & 31ST STREET EAST (HILLSIDE)
SEDGWICK COUNTY BENCH MARK
"□" ON NORTHWEST CORNER
OF NORTH HUB GUARD OF RCBC,
30' WEST & 24' NORTH
OF SECTION CORNER.
ELEVATION = 1414.90
(PER COUNTY RECORD)

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



July 21, 1997

Baughman Company PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-35 -- Final Plat of SUNNYDALE FARMS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1997, 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 June 20, 1997.

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 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.

Please call if you have any questions.

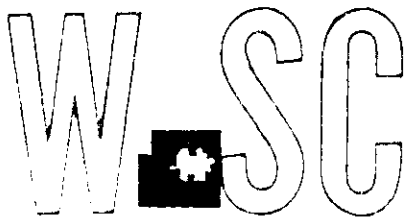
Sincerely,

Keith Gooch
Current Plans Division

KG:lfb

cc: Sunnydale Development Company, LLC, Attn: Keith Harimon, 214 Miles Avenue, Valley Center, KS 67147
Randall L. Jackson, 2801 E. 101st Street North, Valley Center, KS 67147
Mike Lindebak, City Engineer

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

June 20, 1997

Baughman Company, PA
315 Ellis
Wichita, KS 67211

Re: S/D 97-35 - Final Plat of SUNNYDALE FARMS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. ☒ Municipal sanitary sewer and water services are not available to serve this property, so the applicant should contact the Environmental Health Division of the Health Department to determine what tests are necessary for approval of on-site facilities. A memorandum indicating approval of on-site facilities should be obtained prior to County Commission consideration of this plat. Health Department has, by letter of May 28, 1997, indicated the soil tests required.
- B. ☒ County Public Services indicated no need for improvements or additional dedications to 101st Street. Dedication of access control shall be indicated in the plat's text.
- C. ☒ The street name shall be "Sunnydale Court".
- D. ☒ County Public Services requires that Sunnydale Court be constructed to a gravel street with a width of 36 feet to accommodate fire equipment from 101st Street North to the cul-de-sac. If additional right-of-way is needed for the extra roadway width it shall be granted. This will be done in lieu of a second means of access to the subdivision.
- E. ☒ The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. ☒ County Engineering has reviewed and approved the applicant's drainage concept.

June 20, 1997

Page 2

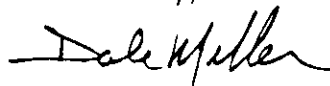
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- I. 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.
- J. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- L. The representatives from the utility companies indicate that there are no additional needs for the utility easements proposed for this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council.

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, June 26, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller

Chief Planner, Current Plans Division

S/D 9735 -- Final Plat of SUNNYDALE FARMS ADDITION

June 20, 1997

Page 3

DM\lfb

Enclosure: Marked Copy of plat

cc: Sunnydale Development Company, LLC, Attn.: Keith Harimon, 214 Miles Avenue, Valley center, KS 67147

Randall L. Jackson, 2801 E. 101st Street North, Valley Center, KS 67147

Mike Lindebak, City Engineer, Public Works Department (1-71)

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 19, 1997

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 5/22/97)

CASE NUMBER: S/D 97-35 -- SUNNYDALE FARMS ADDITION

OWNER/APPLICANT: Sunnydale Development Company, LLC
Attn.: Keith Harimon, 214 Miles Avenue, Valley Center, KS 67147
Randall L. Jackson
2801 E. 101st St. N., Valley Center, KS 67147

SURVEYOR/ENGINEER: Baughman Company, PA
315 Ellis, Wichita, KS 67212

LOCATION: South side of 101st Street North, west of Hillside

SITE SIZE: 68.0 Acres

NUMBER OF LOTS 12

Residential: 12

Office:

Commercial:

Industrial: ==

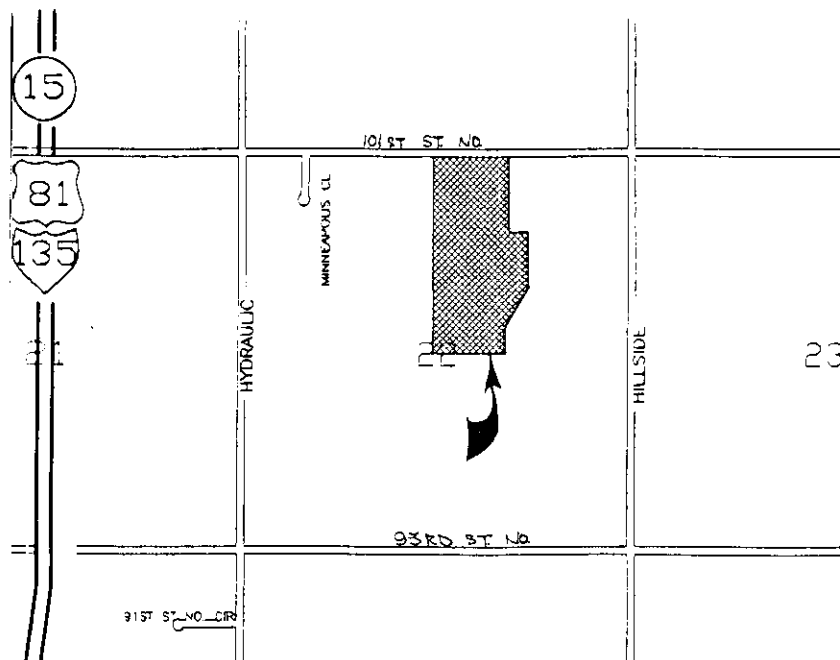
Total: 12

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "RR" Rural Residential

PROPOSED ZONING: "RR" Rural Residential

VICINITY MAP:



S/D 97-35 -- Final Plat of SUNNYDALE FARMS ADDITION

June 19, 1997 - Page 2

NOTE: This final plat covers land in the county recommended by the Sedgwick County Comprehensive Plan for agricultural uses, and is zoned RR, Rural Residential. The City of Wichita is 6 miles away (Hillside and 45th Street). Park City is 3.5 miles away.

- A. Municipal sanitary sewer and water services are not available to serve this property, so the applicant should contact the Environmental Health Division of the Health Department to determine what tests are necessary for approval of on-site facilities. A memorandum indicating approval of on-site facilities should be obtained prior to County Commission consideration of this plat. Health Department has, by letter of May 28, 1997, indicated the soil tests required.
- B. County Public Services indicated no need for improvements or additional dedications to 101st Street. Dedication of access control shall be indicated in the plat's text.
- C. The street name shall be "Sunnydale Farms Court".
- D. County Public Services requires that Sunnydale Farms Court be constructed to a width of 3 lanes (exact width to be determined prior to presentation of final plat) to accommodate fire equipment from 101st Street North to the south line of Lot 3, then taper to a 2-lane road south to the cul-de-sac. If additional right-of-way is needed for the extra roadway width it shall be granted. This will be done in lieu of a second means of access to the subdivision.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. County Engineering has reviewed and approved the applicant's drainage concept.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- I. 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.
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S/D 97-35 -- Final Plat of SUNNYDALE FARMS ADDITION

June 19, 1997 - Page 3

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