

HEARTLAND ACRES ADDITION SEDGWICK COUNTY, KANSAS

5-14-98 final
proceeding

State of Kansas } ss
County of Sedgwick }

This plat of "HEARTLAND ACRES 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Planning Commission.



Richard Lopez, Chair
Richard Lopez
Marvin S. Krout, Secretary
Marvin S. Krout

State of Kansas } ss
County of Sedgwick }

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas
This ____ day of _____, 1998.

Thomas G. Winters, Commissioner

Paul W. Hancock, Chairman Pro-Tem

Melody C. Miller, Commissioner

Betsy Gwinn, Commissioner

Mark F. Schroeder, Chairman

Enter on transfer record this ____ day of _____, 1998.

_____, County Clerk
James Alford

State of Kansas } ss
County of Sedgwick }

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1998 at ____ o'clock ____ and is duly recorded.

_____, Register of Deeds
Larry L. Consolver

_____, Deputy
Michael D. Hurtt

State of Kansas } ss
County of Sedgwick }

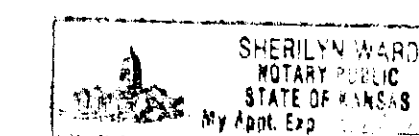
We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "HEARTLAND ACRES ADDITION", Sedgwick County, Kansas.

First State Bank and Trust of Clearwater

Hank Hamilton, President
Hank Hamilton

State of Kansas } ss
County of Sedgwick }

The foregoing instrument acknowledged before me this ____ day of _____, 1998, by _____ of First State Bank and Trust of Clearwater, on behalf of the corporation.



My appointment expires: _____

State of Kansas } ss
County of Sedgwick }

I the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "HEARTLAND ACRES ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land lying in the Northwest Quarter of Section 20, Township 29 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, Beginning at the Southwest corner of said Northwest Quarter; thence on the West line of said Northwest Quarter on an assumed bearing of N00°00'00"E for a distance of 1309.81 feet; thence S89°51'30"E for a distance of 647.00 feet; thence S00°00'00"E for a distance of 1306.11 feet to the South line of said Quarter; thence S89°48'51"W on the South line of said Quarter for a distance of 647.00 feet to the point of beginning. Said tract containing 19.41 Acres.

William R. Abbott, Surveyor
William R. Abbott, L.S. # 1207

State of Kansas } ss
County of Sedgwick }

Know all men by these presents that I, the undersigned owner have caused the land described in the Legal Description to be platted into Lots to be known as "HEARTLAND ACRES ADDITION" to Sedgwick County, Kansas. All right-of-way denoted on said plat is hereby dedicated to the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

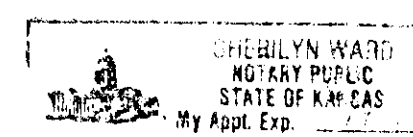
Brad G. Bowman, Owner
Brad G. Bowman
Teresa A. Bowman, Owner
Teresa A. Bowman

State of Kansas } ss
County of Sedgwick }

The foregoing instrument was acknowledged before me this ____ day of _____, 1998 by Brad and Teresa Bowman, owners, personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

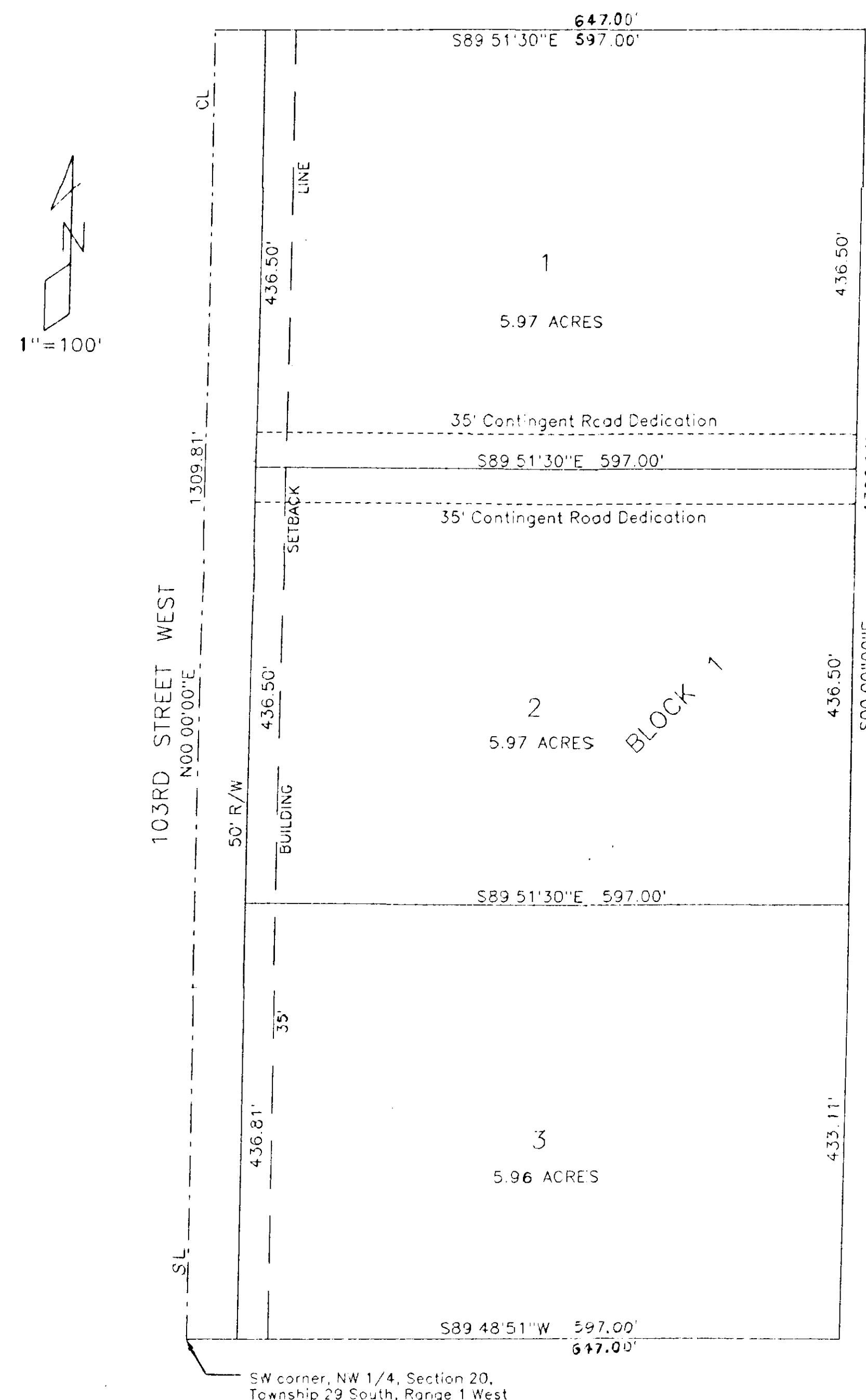
_____, Notary Public

My appointment expires: _____



The South 35 feet of Lot 1 and the North 35 feet of Lot 2 as shown by dashed lines is hereby contingently dedicated as street right-of-way, to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street are to be borne solely by the person(s) or agency that owns said adjacent subdivision.

The contingencies herein created are hereby granted to the appropriate governing body then having jurisdiction over said connecting streets, to be exercised solely within said body's discretion and without further authority from the fee owner.



ALL ADJUTERS RIGHTS OF ACCESS TO 103RD STREET WEST OVER AND ACROSS THE WEST ROW LINE ARE HEREBY DEDICATED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOTS 1, 2, AND 3, BLOCK 1 SHALL HAVE ONE ACCESS OPENING.

ABBOTT SURVEYS, PLANNING & CIVIL DESIGN
16148 West 151st Street South
Clearwater, Kansas 67026
(316) 545-7097

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316-258-4421
FAX 316-258-4390

March 13, 1998

FILE COPY

Abbott Surveys, Planning & Civil Design
16418 W. 51st Street South
Clearwater, KS 67026

RE: S/D 97-89 - One-Step Final Plat of HEARTLAND ACRES ADDITION

Gentlemen:

At the regular meeting of the MAPC on March 12, 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 conditions stated in our letter of March 6, 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 this plat. This will be used by the City and County GIS Departments.

S/D 97-89 - One-Step Final Plat of HEARTLAND ACRES ADDITION
March 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Brad & Teresa Bowman, 13212 W 79th Street S, Clearwater, KS 67026
Benchmark Land Survey, 707 Opal, Maize, KS 67101
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213



March 6, 1998

Abbott Surveys, Planning & Civil Design
16418 W. 51st Street South
Clearwater, KS 67026

RE: S/D 97-89 - One-Step Final Plat of HEARTLAND ACRES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 5, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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. County Health intends to approve the lots for sewage lagoons, which will need to be elevated due to shallow groundwater.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The Wichita-Sedgwick County Comprehensive Plan specifies that low-density residential lots are to be separated from section line roads. Therefore, the plat should denote the contingent dedication of a 70-foot street right-of-way between either lots 1 and 2 or between lots 2 and 3 extending to the eastern line of the property. A joint access should also be located between two of the lots. County Engineering has requested a 70-foot contingent dedication of right-of-way at the southern line of the plat (between the two quarter sections) along with a temporary right-of-way at the terminus for a turnaround. Each lot shall be restricted to one point of access.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan has been approved. The language on the plat regarding the dedication of contingent right-of-way needs to be revised.
- E. The legal description in the platting binder does not correspond with the land being platted. Also, the distances for the perimeter of the property along the eastern and western property lines should be denoted on the face of the plat.



- F. The Zoning regulations require an 85-foot setback from the centerline of section line roads. The 30-foot front yard setback denoted on the plat needs to be increased to 35 feet. Also, the centerline of 103rd Street West should be labeled "CL".
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

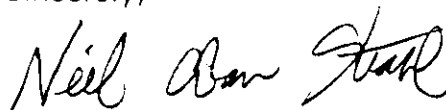
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also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

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

S/D 97-89 -- One-Step Final Plat of HEARTLAND ACRES ADDITION
March 12, 1998 -- Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1998 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

CC: Brad & Teresa Bowman, 13212 W 79th Street S, Clearwater, KS 67026
Benchmark Land Survey, 707 Opal, Maize, KS 67101
Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca,
Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-4

March 12, 1998

STAFF REPORT

(One-Step Final Plat-Approved 3/5/98, Deferred 02/19/98, 02/05/98, 01/22/98, 01/08/98, and 12/11/97)

CASE NUMBER: S/D 97-89 - HEARTLAND ACRES ADDITION

OWNER/APPLICANT: Brad G. Bowman and Teresa A. Bowman
13212 W. 79th Street South, Clearwater, KS 67026

SURVEYOR/ENGINEER: Abbott Surveys, Planning and Civil Design
16418 W. 151st Street South, Clearwater, KS 67026

LOCATION: East side of 103rd Street West, South of 95th Street South

SITE SIZE: 19.45 acres

NUMBER OF LOTS

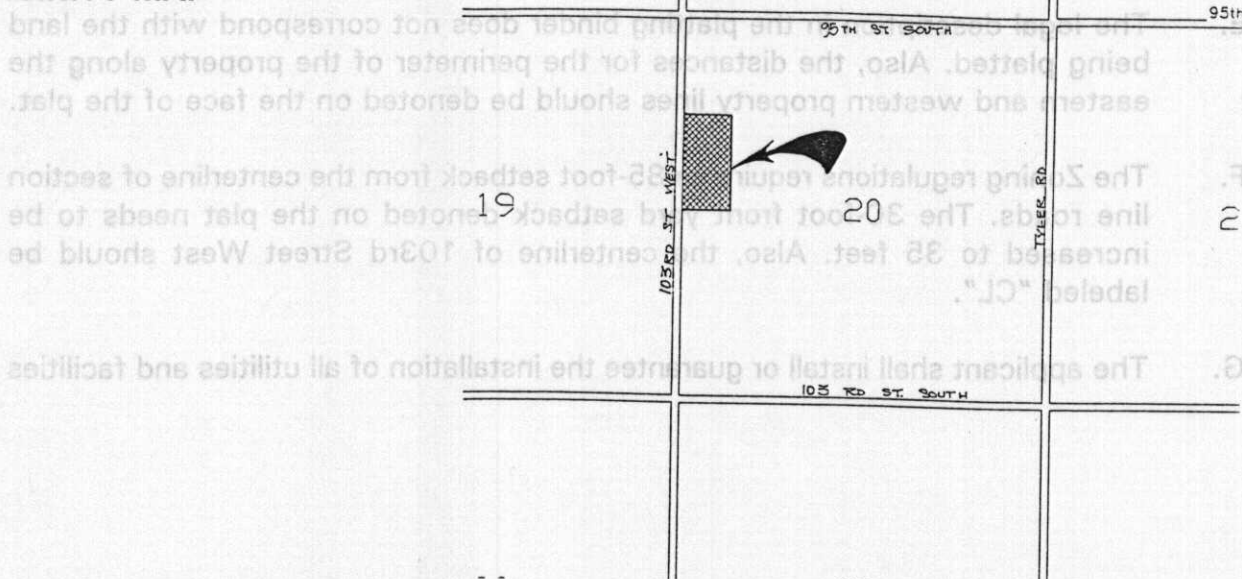
Residential: 3
Office:
Commercial:
Industrial:
Total: 3

MINIMUM LOT AREA: 6.49 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in the Clearwater area of influence. The property is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. 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. County Health intends to approve the lots for sewage lagoons, which will need to be elevated due to shallow groundwater.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The Wichita-Sedgwick County Comprehensive Plan specifies that low-density residential lots are to be separated from section line roads. Therefore, the plat should denote the contingent dedication of a 70-foot street right-of-way between either lots 1 and 2 or between lots 2 and 3 extending to the eastern line of the property. A joint access should also be located between two of the lots. County Engineering has requested a 70-foot contingent dedication of right-of-way at the southern line of the plat (between the two quarter sections) along with a temporary right-of-way at the terminus for a turnaround. Each lot shall be restricted to one point of access.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan has been approved. The language on the plat regarding the dedication of contingent right-of-way needs to be revised.
- E. The legal description in the platting binder does not correspond with the land being platted. Also, the distances for the perimeter of the property along the eastern and western property lines should be denoted on the face of the plat.
- F. The Zoning regulations require an 85-foot setback from the centerline of section line roads. The 30-foot front yard setback denoted on the plat needs to be increased to 35 feet. Also, the centerline of 103rd Street West should be labeled "CL".
- G. The applicant shall install or guarantee the installation of all utilities and facilities

top row
not marked
per
wider
4/29/98

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