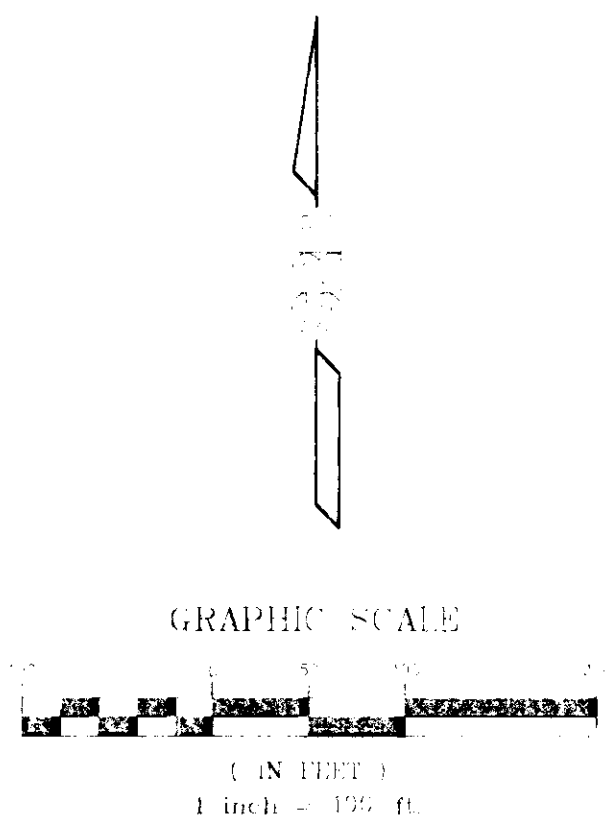
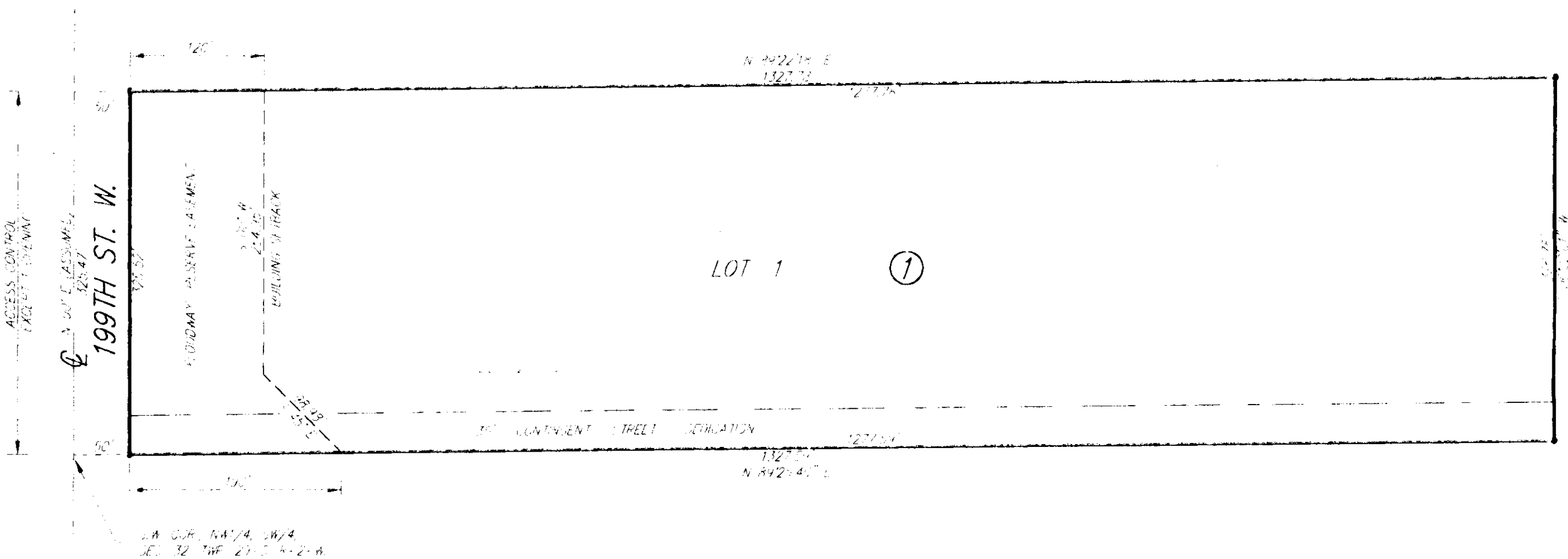


DODSON ESTATES

SEDGWICK COUNTY, KANSAS



FINAL PLAT

revised 11-4-97

REVISIONS:
On 11-4-97, the plat was
revised to show the
dedication of the
1/2 of the NW 1/4
to the State of Kansas.

1/2 of NW 1/4 of Sec. 32, Twp. 29-S, R-2-W

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "DODSON ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The S1/2 of the S1/2 of the NW1/4 of the SW1/4, Sec. 32, Twp. 29-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 29 Oct 1997
Mark A. Savoy RLS #788
Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into a Lot, Block and Street to be known as "DODSON ESTATES", Sedgwick County, Kansas. The Floodway Reserve Easement is hereby reserved for Floodway purposes. The Floodway shall be the responsibility of the owner of Lot 1, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. The street is hereby dedicated to and for the use of the public. All Abutters rights of access to or from 199TH ST. W. over and across the west line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 119th St. W. at one location as shall be determined by the Engineer for the appropriate governing body. The contingent street dedication is hereby dedicated, contingent upon the dedication of the S1/2 of the street right-of-way and the need for the street to serve the property to the east.

Bruce A. Dodson
Mozelle A. Dodson

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 29th day of October, 1997, by Bruce A. Dodson and Mozelle A. Dodson, husband and wife.

Notary Public

My App't. Exp. DENISE L. SMITH
Notary Public - State of Kansas
My App't. Expires

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

Rose Hill State Bank

The foregoing instrument acknowledged before me, this 29th day of October, 1997, by Rose Hill State Bank, on behalf of the Bank.

Notary Public

My App't. Exp. DENISE L. SMITH
Notary Public - State of Kansas
My App't. Expires

This plat of "DODSON ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 29th day of October, 1997.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez Chairman
Marvin S. Krout Secretary

This Plat has been approved on all dedications shown hereon, accepted by the Board of Commissioners of Sedgwick County, Kansas, this 29th day of October, 1997.

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

Attest:

Entered on transfer record this 29th day of October, 1997.

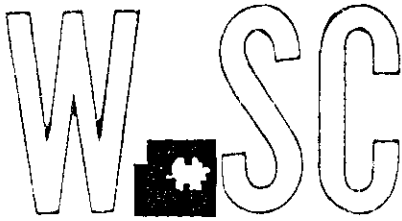
James Alford County Clerk

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 29th day of October, 1997, at 10 o'clock A.M. and is duly recorded.

Larry Consover Register of Deeds
Michael D. Hurtt Deputy

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

Savoy, Ruggles & Bohm, P.A.
% Mark Savoy
924 N Main
Wichita KS 67203

October 31, 1997

FILE COPY

Re: S/D 97-77 -- One-Step Final Plat of DODSON ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 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 October 24, 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.
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 97-77 -- One-Step Final Plat of DODSON ESTATES
October 31, 1997 -- Page 2

Please call if you have any questions.

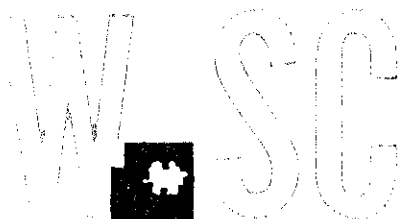
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES/vfb

cc: Bruce A. Dodson, 825 S. Sedgwick, Wichita, KS 67213
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau
of Public Services, 1250 S. Seneca, Wichita, KS 67213

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

October 24, 1997

FILE COPY

Savoy, Ruggles & Bohm, P.A.
Attn.: Randy Johnson
924 N. Main
Wichita, KS 67203

Re: S/D 97-77 -- One-Step Final Plat of DODSON ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1997, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Neither municipal water nor sanitary sewer is available to serve this property, and the applicant has proposed a sewage lagoon. A memorandum of approval will be needed from the Environmental Health Division of the Health Department regarding on-site sewerage facilities and water wells. .
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. 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.)
- D. 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.
- E. 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.

- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within thirty (30) days after approval by the City Council and/or county Commission.
- I. 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.
- J. County Engineering needs to comment on the acceptability of the two access openings on 199th St. West. County Engineering has limited access to one opening on 199th St. West.
- K. The depth of this lot exceeds its width by more than a factor of 2.5, in violation of the Subdivision regulations. The property would conform with lot depth standards if divided into two lots, with access to the easternmost lot by a street along the southern property line. A 36-foot wide suburban gravel street standard would be required. A minimum of five acres is required for each lot served by a sewage lagoon.
- The Subdivision Committee recommends waiver of the lot depth to width standard in this case.
- L. The building setback must be increased to 35 feet to conform with zoning requirements (85 feet setback from centerline of section road in the County).
- M. On the final plat, the Chairman of the MAPC should be amended to read Richard Lopez.
- N. The applicant should provide a 35-foot wide contingent dedication of street right-of-way adjoining the southern property line in order to provide potential street connection between this property and the adjacent property.
- O. County Engineering has approved the drainage plan.

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

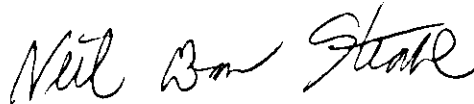
S/D 97-77 -- One-Step Final Plat of DODSON ESTATES
October 24, 1997 -- Page 3

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, October 30, 1996 at 1:30 p.m. 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, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Bruce A. Dodson, 825 S. Sedgwick, Wichita, KS 67213
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 S. Seneca, Wichita, KS 67213

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

STAFF COMMENTS:

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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S/D 97-77 - One-Step Final Plat of DODSON ESTATES
October 30, 1997 - Page 3

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