

**FINAL PLAT OF
"DAVIS' MT. VERNON ESTATES"
WICHITA, KANSAS**

IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH P.M.,
SEDGWICK COUNTY, KANSAS


Know all men by these presents that K-DA, Inc., a Kansas corporation, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into Lots and Streets, to be known as "DAVIS' MT. VERNON ESTATES", Wichita, Kansas. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. Hillside Avenue is hereby granted to and for the use of the public. The contingent street and utility easement dedication along Mt. Vernon Road shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street or utility purposes. All abutter's rights of access to or from Hillside Avenue and Mt. Vernon Road, over and across the West line of Lot 1 and over and across the South line of the West 40 feet of Lot 1, and the South line of the East 50 feet of Lot 2, are hereby granted to the City of Wichita, Kansas, provided however that Lot 3 shall have access to Mt. Vernon Road at one location as shall be determined by the City Engineer of the City of Wichita, Kansas, and that Lots 1 and 2 shall share one access opening as shown hereon.

K-DA, Inc.

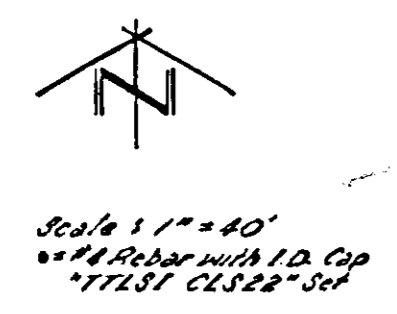
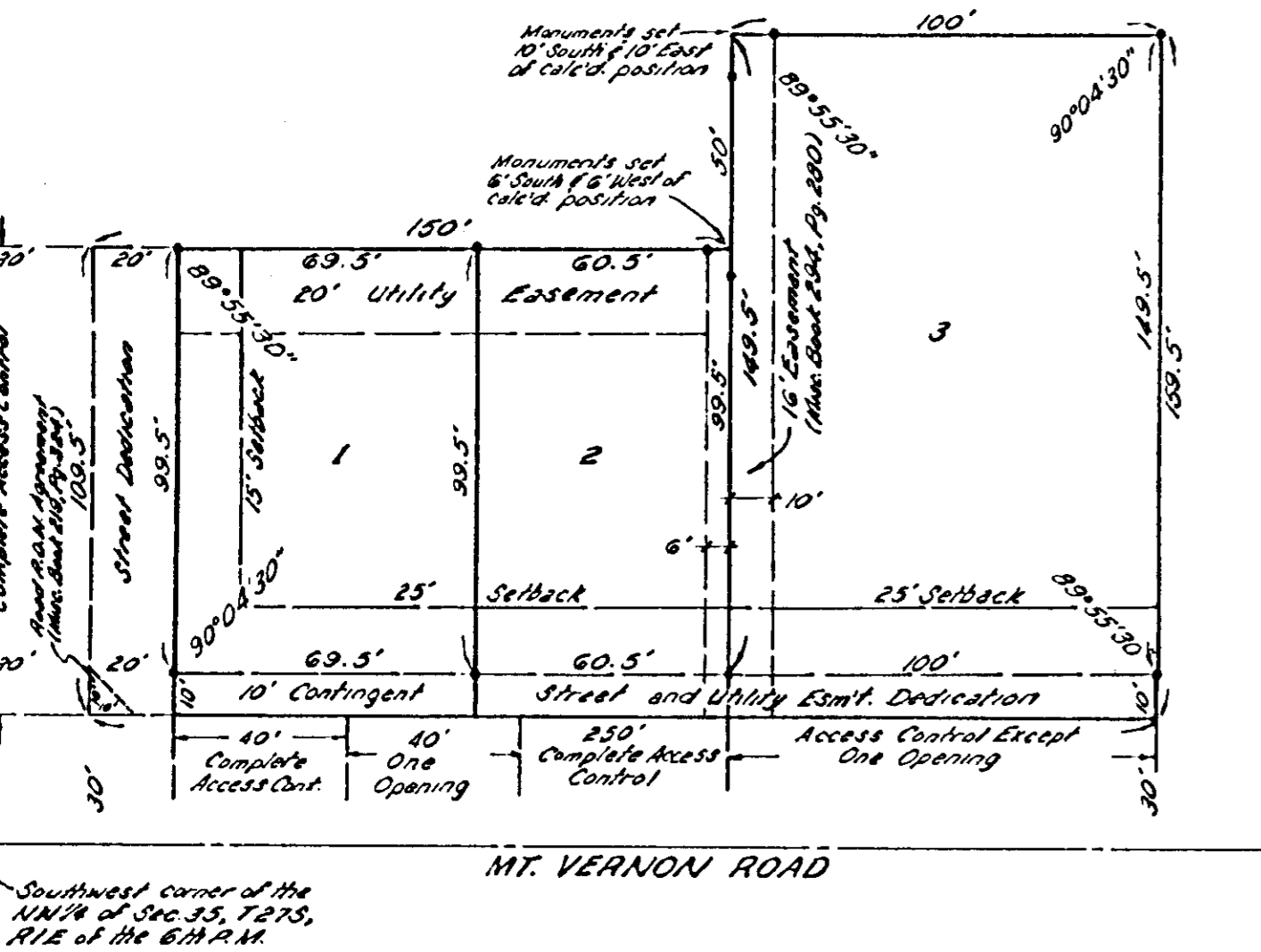
T. G. Davis, Jr.
T. G. Davis, Jr., President

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 10 day of Sept., 1997, by T. G. Davis, Jr., President of K-DA, Inc.

Joyce A. Sitz, Notary Public 

My Commission Expires: Oct 4, 1998



State of Kansas)
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 "DAVIS' MT. VERNON ESTATES", Wichita, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract BEGINNING 30 feet East and 30 feet North of the Southwest corner of the Northwest Quarter of Section 35, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East 350 feet; thence North 159.5 feet; thence West 350 feet; thence South 159.5 feet to the POINT OF BEGINNING, EXCEPT the North 50 feet of the West 150 feet and EXCEPT the East 100 feet thereof.

TERRA TECH LAND SURVEYING, INC.

Michelle Goodrich
Michelle Goodrich LS #958



9-10-97
Date

This plat of "DAVIS' MT. VERNON ESTATES", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1997.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John C. Frye

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

State of Kansas)
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 _____, 1997

_____, Register of Deeds
Larry Consolver

_____, Deputy
Mike Hurtt

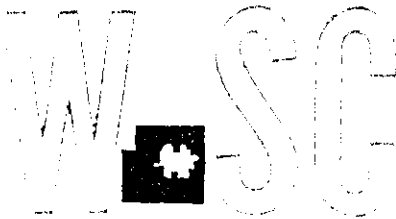
Entered on transfer record this _____ day of _____, 1997.

_____, County Clerk
James Alford

TERRA TECH |
LAND SURVEYING INC.

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

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

July 31, 1997

FILE COPY

Terra Tech Land Surveying
239 N Ohio Street
Wichita, Ks 67214-3933

Re: S/D 97-44 - One-step Preliminary-final Plat of DAVIS' MT. VERNON ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 31, 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 July 25, 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.

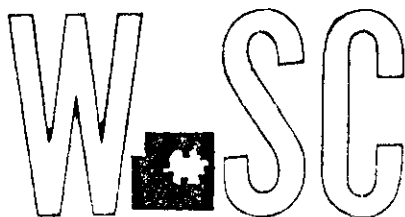
Sincerely,

Keith Gooch
Current Plans Division

KG/lfb

cc: K-da Inc, % Davis-moore, 6215 E Kellogg, Wichita Ks 67218
Sam Mobley, Architect, 420 S Ridge Road, Wichita Ks 67209
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

July 25, 1997

FILE COPY

TERRA TECH LAND SURVEYING
239 N OHIO STREET
WICHITA, KS 67214-3933

Re: S/D 97-44 - ONE-STEP PRELIMINARY-FINAL PLAT OF DAVIS' MT. VERNON ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 24, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. Existing municipal services appear to be available to the site. City Engineering needs to confirm if any additional guarantees are required and/or the need for any additional easements. A guarantee is required for extension of sanitary sewer to Lot 1 and also an additional 10 foot utility easement is required along Lot 1. The applicant has provided the additional utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of any additional storm sewers required by this plat.
- D. On the final plat tracing, the platter's text shall be amended to reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street-related or utility related purpose. (Mt. Vernon)
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements for this site.
- G. Traffic Engineering needs to comment on the need, if any, for access controls along Hillside and Mt. Vernon. Traffic Engineering and the applicant will meet to discuss the number of access points along Hillside and Mt. Vernon. Traffic Engineering is requiring complete access

control to Hillside. Along Mt. Vernon, joint access is permitted for Lots 1 and 2, 40 feet east of the intersection of Hillside and Mt. Vernon. Lot 3 is permitted one point of access.

H. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review.

I. The representative from the City Engineer's Office indicates the drainage plan has been approved, and no guarantees are required.

J. Perimeter closure computations shall be submitted with the final plat tracing.

K. Recording of the plat within thirty (30) days after approval by the City Council.

L. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.

M. 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.

N. 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.

O. 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.

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, July 31, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 97-44 -- One-Step Preliminary Final Plat of DAVIS' MT. VERNON ESTATES
July 24, 1997 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 31, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Dale Miller".

Dale Miller
Chief Planner, Current Plans Division

DL:lfb

Enclosure

cc: K-DA INC, % DAVIS-MOORE, 6215 E KELLOGG, WICHITA KS 67218
SAM MOBLEY, ARCHITECT, 420 S RIDGE ROAD, WICHITA KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

July 31, 1997

STAFF REPORT

(One -Step Preliminary-Final Plat-Approved 7/24/97,
Deferred from 7/10/97)

FILE COPY

CASE NUMBER: S/D 97-44 Davis' Mt. Vernon Estates

OWNER/APPLICANT: K-DA c/o Davis-Moore, 6215 E. Kellogg, Wichita 67218

SURVEYOR/ENGINEER: Sam Mobley, Architect, 420 S Ridge Road,
Wichita 67209

LOCATION: At the Northeast corner of Hillside and Mt. Vernon

SITE SIZE: .74 Acres

NUMBER OF LOTS

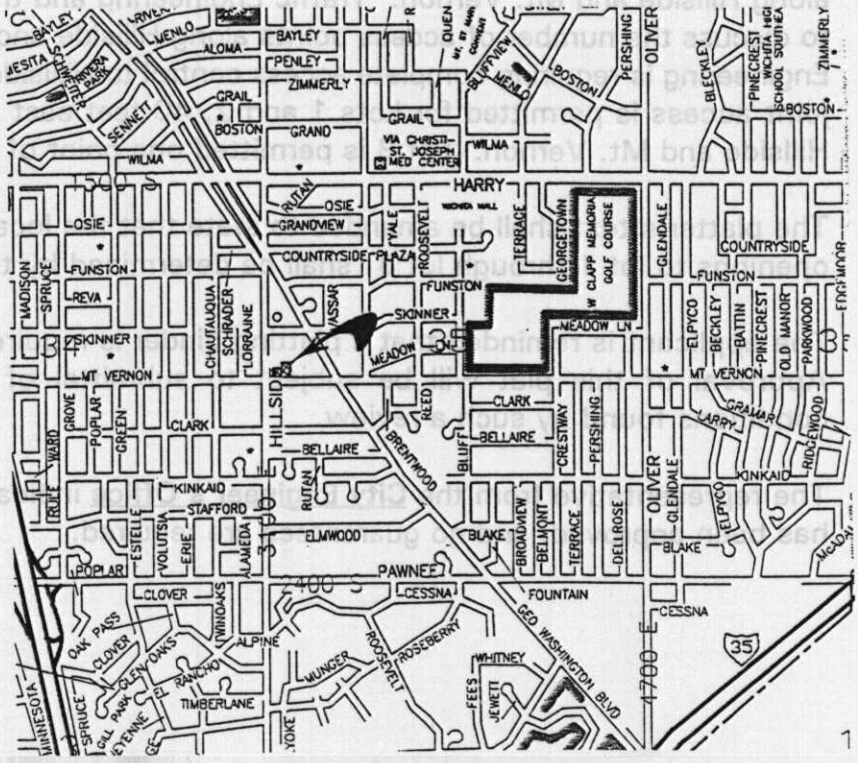
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 6467.5

CURRENT ZONING: "SF-6"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Existing municipal services appear to be available to the site. **City Engineering** needs to confirm if any additional guarantees are required and/or the need for any additional easements. A guarantee is required for extension of sanitary sewer to Lot 1 and also an additional 10 foot utility easement is required along Lot 1. The applicant has provided the additional utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of any additional storm sewers required by this plat.
- D. On the final plat tracing, the platter's text shall be amended to reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street-related or utility related purpose. (Mt. Vernon)
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements for this site.
- G. **Traffic Engineering** needs to comment on the need, if any, for access controls along Hillside and Mt. Vernon. Traffic Engineering and the applicant will meet to discuss the number of access points along Hillside and Mt. Vernon. Traffic Engineering is requiring complete access control to Hillside. Along Mt. Vernon, joint access is permitted for Lots 1 and 2, 40 feet east of the intersection of Hillside and Mt. Vernon. Lot 3 is permitted one point of access.
- H. The platter's text shall be amended to state that the location of the permitted openings to lot 1 through lot 3 "shall be determined by the City Engineer."
- I. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review.
- J. The representative from the **City Engineer's Office** indicates the drainage plan has been approved, and no guarantees are required.

S/D 97-44 -- One-Step Preliminary Final Plat of DAVIS' MT. VERNON ESTATES
July 24, 1997 - Page 3

- 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.
- M. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- N. 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.
- O. 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.
- P. 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.