

WHEATLAND ADDITION

SEDGWICK COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "WHEATLAND ADDITION", Sedgwick County, Kansas, into Lots, Blocks and Streets, the same being accurately set forth on the accompanying plat and described as follows: The E. 1/2 of the Northeast Quarter of Section 15, Twp. 28 S., Range 1 W. of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract described as beginning at the Northeast corner of said Section 15; thence South along the East line of said Northeast 1/4, a distance of 647.99 feet; thence West at an included angle of 90°00'00", a distance of 599.97 feet; thence North parallel with the East line of said Northeast 1/4, a distance of 641.67 feet to a point in the North line of said Northeast 1/4; thence East 600.00 feet to the point of beginning; and also EXCEPT a tract described as beginning at the Southeast corner of the Northeast 1/4 of said Section 15; thence North along the East line of said Northeast 1/4, a distance of 521.77 feet; thence West parallel with the South line of said Northeast 1/4, a distance of 1346.92 feet to a point in the West line and 2134.34 feet South of the Northwest corner of the E. 1/2 of said Northeast 1/4; thence South 521.82 feet to the Southwest corner of the East 1/2 of said Northeast 1/4; thence East, a distance of 1351.68 feet to the point of beginning.

Don C. Moehring II Surveyor

Know all men by these presents that we the undersigned, party owners of the land as above set forth in the Surveyor's certificate, have caused the same to be surveyed and platted into Lots, Blocks and Streets, to be known as "WHEATLAND ADDITION", Sedgwick County, Kansas, for the construction and maintenance of public streets and highways on the accompanying plat, are hereby granted. The Streets are hereby dedicated to and for the use of the public. All abutter's rights of access to and from Mac Arthur Road and Hoover Road over and across the North lines of Blocks A and B, and also the East lines of Blocks A, F and H are hereby granted to the appropriate governing body.

GRAY DEVELOPMENT, INC.

Billy J. Gray President

Denise M. Gray Vice President

ALICE W. WALL REVOCABLE TRUST

Percival J. Kirk Trustee

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1993, before me, a Notary Public in and for said State and County, came Gray Development, Inc. by Billy J. Gray, President and Denise M. Gray, Vice President, on behalf of the Corporation, and also the Alice W. Wall Revocable Trust by Percival J. Kirk, Trustee, on behalf of the Trust, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation and said Trust. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Janice C. Bray, Notary Public

My Commission Expires _____

We the undersigned, mortgagee on part of the above described property, do hereby consent to the plat of "WHEATLAND ADDITION".

HAYSVILLE BANK, N.A.

Stephen K. Mathews, President

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1993, before me, a Notary Public in and for said State and County, came Haysville Bank, N.A. by Stephen K. Mathews, President, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Janice C. Bray, Notary Public

My Commission Expires _____

We the undersigned, mortgagee on part of the above described property, do hereby consent to the plat of "WHEATLAND ADDITION".

THE FEDERAL LAND BANK OF WICHITA

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1993, before me, a Notary Public in and for said State and County, came The Federal Land Bank of Wichita by _____, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

This plat of "WHEATLAND ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

L. O. Breckenridge, Jr., Chairman

Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1993.

F. M. Ojile, Mayor

Pat Burnett, Deputy City Clerk

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1993.

Betsy Gwin, Chairman

Mark F. Schroeder, Chairman Pro-tem

Paul W. Hancock, Commissioner

Bernard A. Hentzen, Commissioner

Billy Q. McCray, Commissioner

Attest: Don Wright, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1993.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on Transfer record this _____ day of _____, 1993.

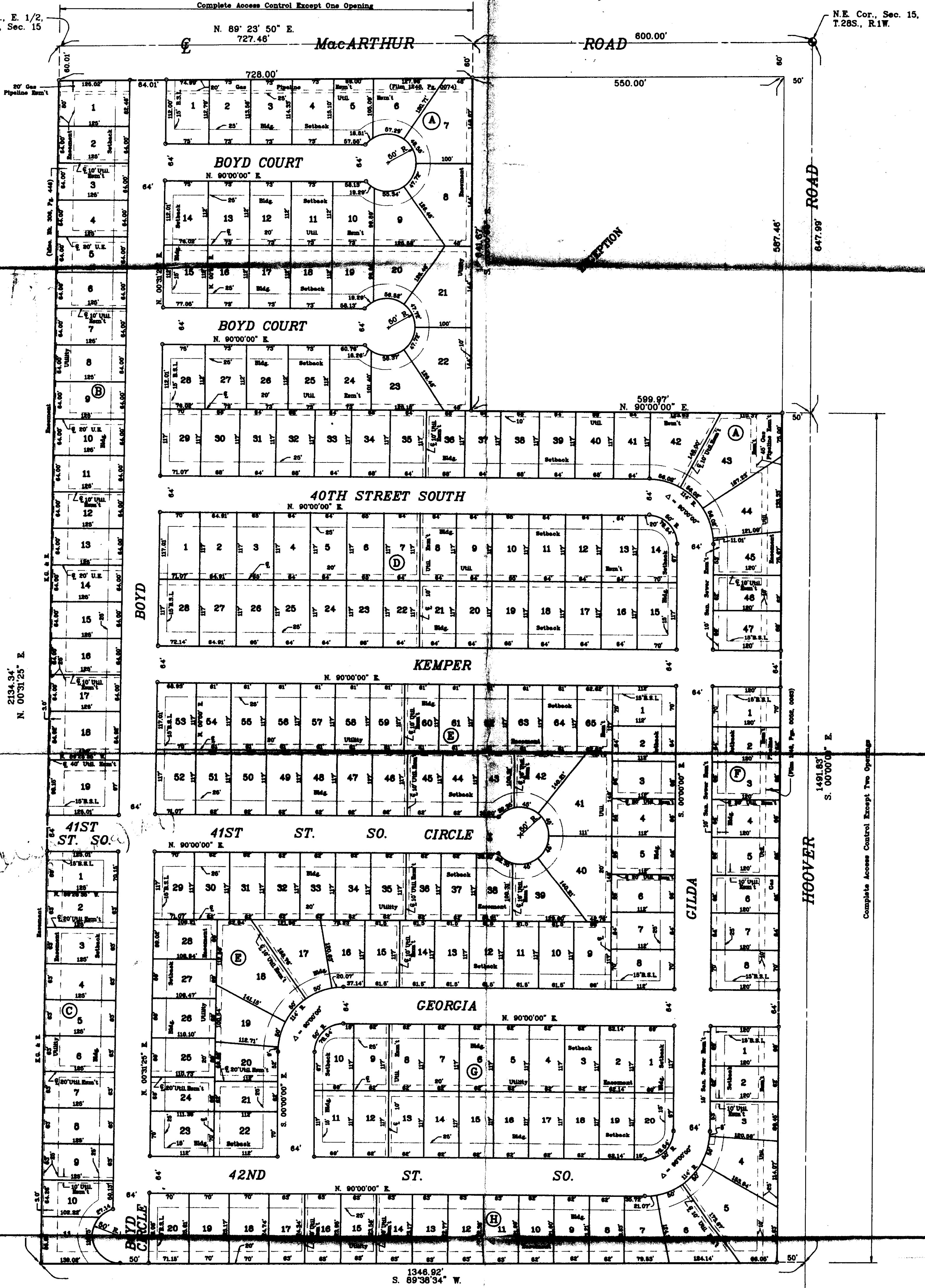
Don Wright, County Clerk

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/23/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-24-92

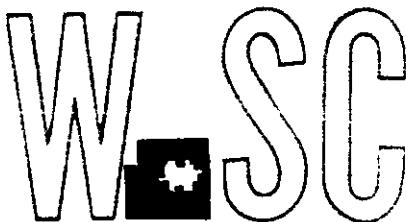
WHEATLAND ADDITION
SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE



- on face show CAC & blocks only - not across subdivisions
- Commission & County Clerk Sigs?



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 30, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 92-39 WHEATLAND ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on Wednesday, December 30, 1992, 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 24, 1992.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Gray Development, Inc., 204 N. Woodchuck, Wichita, KS 67212
Mike Lindebak, City Engineer

WICHITA SEDGWICK COUNTY

expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

December 30, 1992

STAFF REPORT

(Final Plat Approved 12/23/92, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-39 - WHEATLAND ADDITION

OWNER/APPLICANT: Gray Development, Inc., 204 North Woodchuck,
Wichita, KS 67212

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

LOCATION: South of MacArthur Road and west of Hoover
Road

SITE SIZE: 56.72 Acres

NUMBER OF LOTS

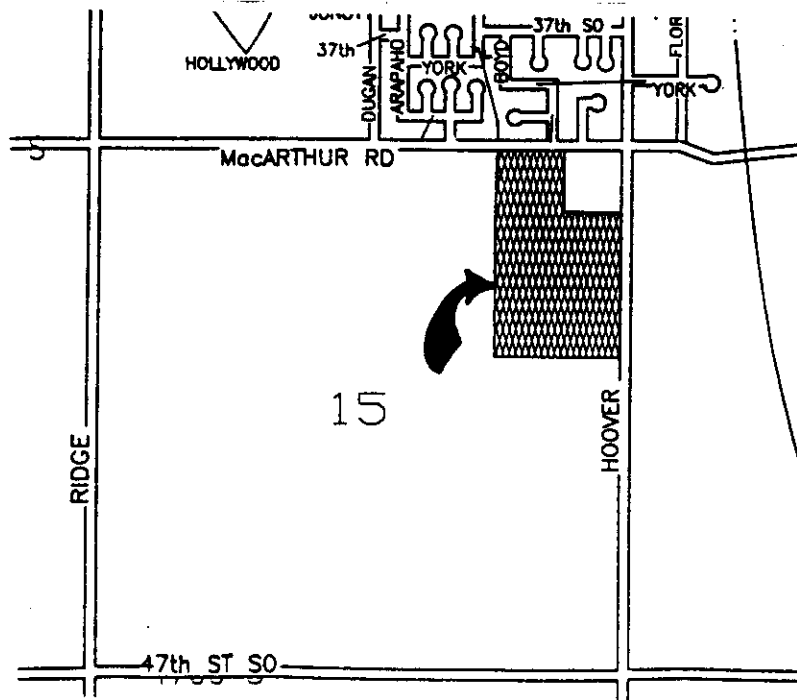
Residential:	217
Office:	
Commercial:	
Industrial:	
Total:	217

MINIMUM LOT AREA: 7,137 sq. ft.

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "AA" One-Family (SCZ-0641)

VICINITY MAP:



STAFF COMMENTS:

- 5. Wilson
3/9/93
All OK in
one position*
- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This shall include the extension of water along Hoover adjacent to this site. This guarantee shall be submitted to the City.
 - B. Since this property will use City of Wichita water supply lines, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
 - C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording. This guarantee shall be submitted to the City.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall be submitted to the County. Also as indicated by the drainage plan, an off-site easement(s) shall be provided.
 - E. The applicant shall guarantee construction of the storm sewers required by this plat. This guarantee shall be submitted to the County.
 - F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be the urban street paving standard. This guarantee shall be submitted to the County.
 - G. Based on the looped street pattern created by Boyd-42nd-Gilda-40th in this addition, the large number of lots with direct access to these streets, and the access out to the adjacent arterials from these streets, relatively large volumes of traffic should be anticipated along these streets. A sidewalk system shall therefore be guaranteed along one side of these streets and may be included in the paving guarantee.
 - H. As indicated by County Engineering, the applicant shall guarantee left-turn improvements along MacArthur for this site's entrance at Boyd.
 - I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording (both a City and County Certificate).
 - J. On the final plat, both the face of the plat and the plat's text shall indicate the dedication of complete access control to MacArthur and Hoover from all adjacent lots. The final plat tracing should only indicate complete access control from the lots, not across openings for intersecting streets.
 - K. The applicant shall provide proof, by letter from the pipeline

company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

- L. For the pipeline easements on this property, the final plat shall include in the labeling of the easements the names of the companies benefiting from the easement agreements.
- M. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the County.
- N. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- O. As indicated by the drainage concept, an off-site drainage easement is needed. This easement shall be obtained by separate instrument. The easement should be submitted to the County for review, approval and acceptance (recording). A copy shall be submitted to Planning for the plat file.
- P. As indicated by City Engineering, 20-foot easements shall be provided for all sanitary sewer lines (for example, to the area indicate as an exception). For areas adjacent to unplatted property, this easement shall either be granted on this plat or the applicant shall submit off-site easements obtained by separate instrument. These easements shall be submitted to Planning for recording with the plat.
- Q. On the final plat tracing a 10-foot pedestrian access easement shall be platted in the area of the lots located at the southwest corner of this Addition as a means of access to the School site in this area.
- R. The applicant is advised that certain County Commission and County Clerk signatures may need to be amended depending on when this plat is reviewed by the County Commission.
- S. 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.
- T. 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.
- U. To receive mail delivery without delay, and to avoid unnecessary

FILE COPY