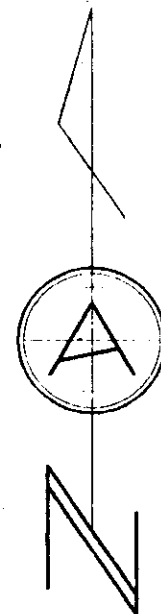
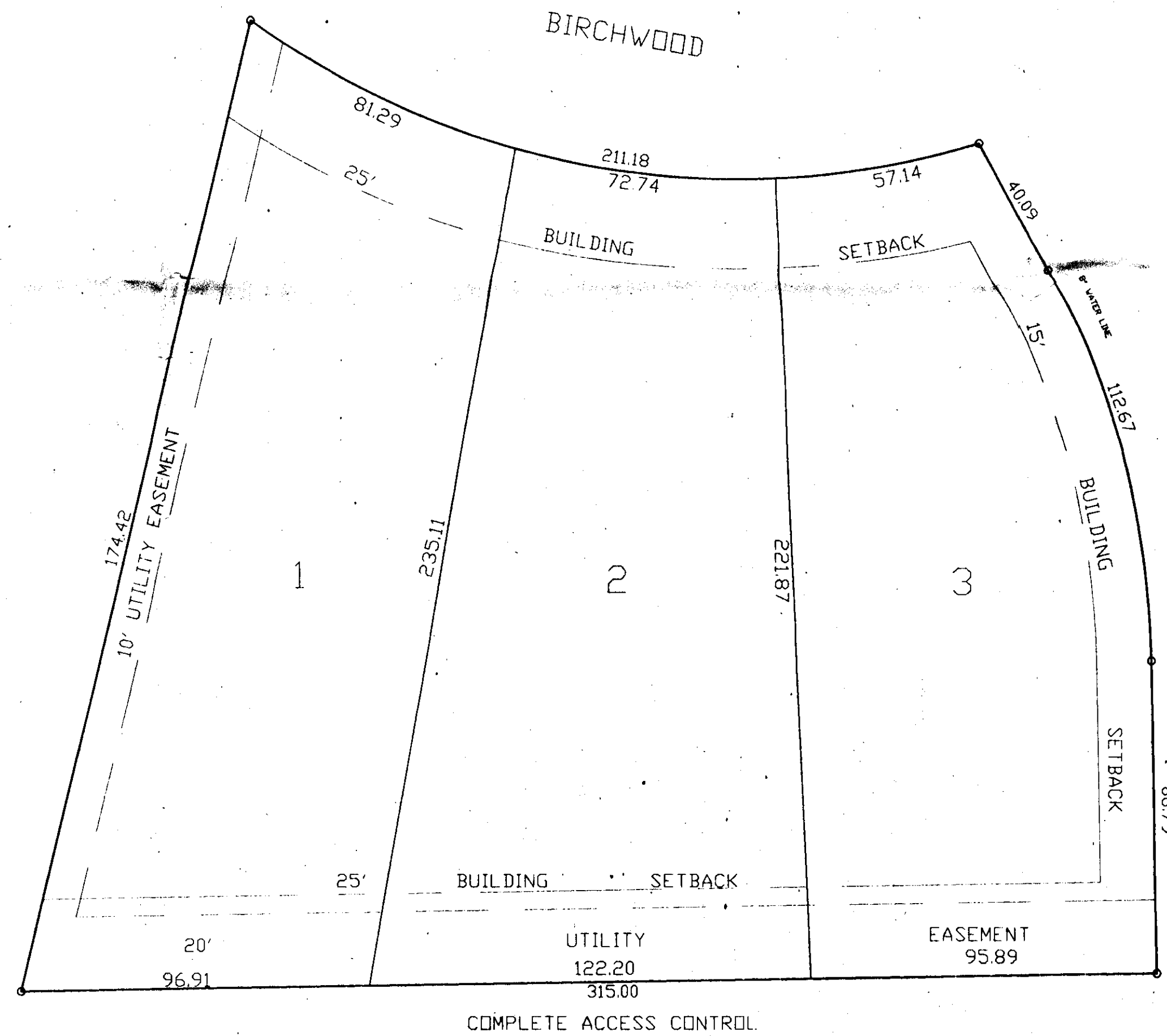


WALKER'S COBBLESTONE ADDITION TO SEDGWICK COUNTY, KANSAS



1"=30'

○ - 5/8" Rebar set



13TH STREET NORTH

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that I have caused to be surveyed and platted "WALKER'S COBBLESTONE ADDITION", SEDGWICK COUNTY, KANSAS and the accompanying plat is true and correct exhibit of property surveyed, described as being a replat of Lot 41, Block 1, Cobblestone Addition to Sedgwick County, Kansas:
Public easements and dedication, if any, being vacated by virtue of K.S.A. 12-512(b).

Date

DONALD C. ARMSTRONG L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "WALKER'S COBBLESTONE ADDITION" to Sedgwick County, Kansas. The easements, as indicated, for consturction and maintenance of public utilities are hereby granted. The street is hereby dedicated to and for the use of the public. All abutters' rights of access to and from 13th street North over and across the south line of lots 1, 2, and 3 are hereby granted to the appropriate governing body.

Owners:

Donald L. Walker

Melva Burt Walker

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this day of 1990, before me, a Notary Public in aforesaid state and county, came Donald L. Walker and Melva Burt Walker, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. 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 has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this day of 1990.

George Sherman, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of 1991.

Billy Q. McCray, Chairman

Betsy Gwin, Chairman Pro Tem

Commissioner

Bernard A. Hentzen, Commissioner

Mark F. Schroeder, Commissioner

County Clerk

Don Wright

Entered on transfer record the day of 1991.

Don Wright, County Clerk

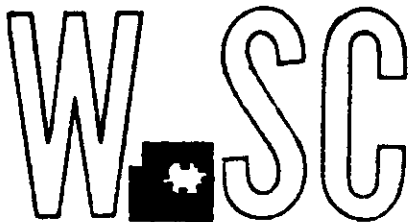
State of Kansas)
County of Sedgwick) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this day of 1991, at M., and is duly recorded.

Pat Kettler, Register of Deeds

Ed Kesa, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4861

October 25, 1991

Don Armstrong
Armstrong Land Survey
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 91-56 Walker's Cobblestone Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on October 24, 1991, 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 18, 1991.

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,

FILE COPY

Don Losew
Senior Planner

cc: Donald L. Walker & Melva Burt Walker, 8041 Dresden, Wichita,
KS 67207
Mike Lindebak, City Engineer

- K. 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.
- L. 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.
- M. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

October 24, 1991

STAFF REPORT
(Final Plat Approved 10/17/91)

CASE NUMBER: S/D 91-56 - WALKER'S COBBLESTONE ADDITION

OWNER/APPLICANT: Donald L. & Melva Burt Walker, 8041 Dresden,
Wichita, KS 67207

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Suite
4, Wichita, KS 67203

LOCATION: West of 127th St. East and North of 13th St.
North

SITE SIZE: 1.5 acre

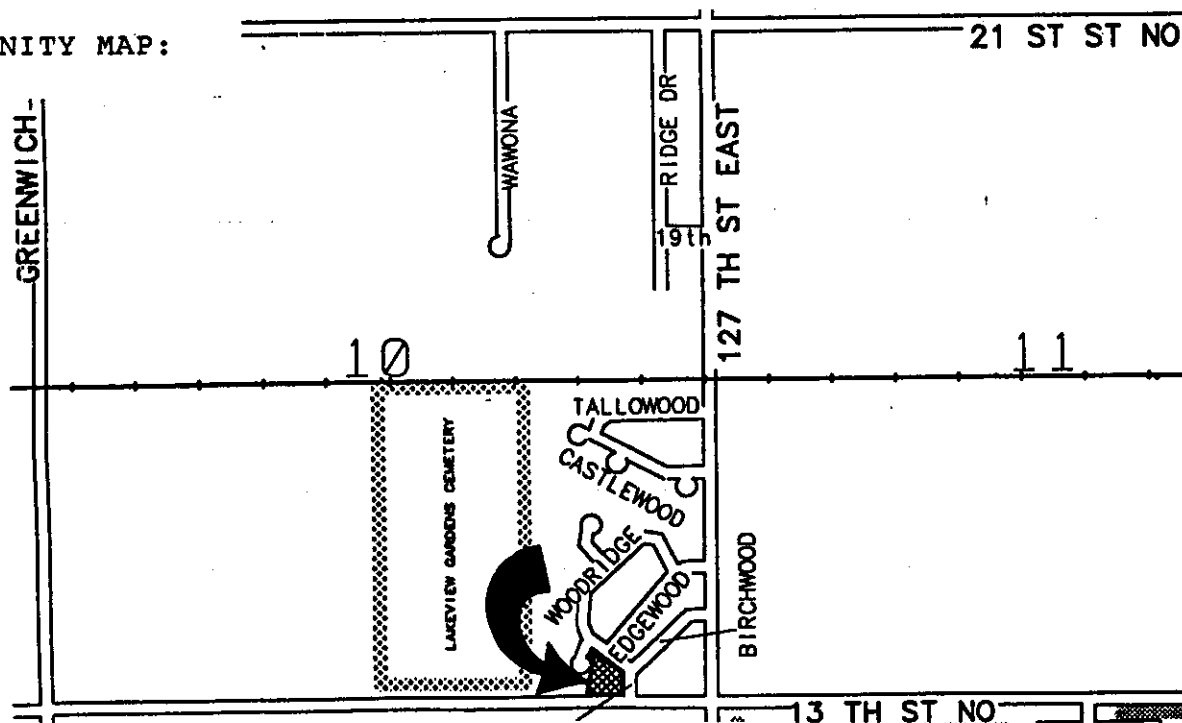
NUMBER OF LOTS

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

MINIMUM LOT AREA: 0.5 acre

CURRENT ZONING: "AA" One Family Dwelling (County)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant is advised that under the conditions of the Conditional Use (CU-267) this plat is interpreted to constitute the required site plan and is proposing to be developed with one detached, single-family structure on each individual lot rather than clustered, detached, single family structures on one overall lot.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant is advised that this site is also in an area subject to the County's sanitary sewer impact fees.
- C. Prior to this plat being scheduled for City Council review the applicant shall submit and obtain approval of a drainage plan. Any required drainage improvements shall be guaranteed.
- D. Since this plat is in essence not vacating any previous dedications or easements reference to KSA 12-512(b) should be deleted from the surveyor's text. This surveyor's text should however reference the quarter section in which the plat is located.
- E. The final plat tracing shall for a County Plat, also indicate a block number or letter.
- F. Since no streets are being dedicated by this plat, reference to such a dedication shall be deleted from the plat's text. Further, the plat's text shall note that the site is "being platted into lots and a Block" to be known as Walker's Cobblestone Addition. The granting of the utility easements should still be indicated.
- G. On the face of the final plat tracing, the complete access to 13th St. North shall be clearly indicated as extending across all 3 lots.
- H. On the final plat tracing, the center lines (CL) of the adjacent streets shall be indicated along with the amount of half street right-of-way available.
- I. Since this site is within 3-miles of the City of Wichita, this plat must also be reviewed by the City Council. An appropriate City of Wichita signature block shall therefore be added to the final plat tracing.
- J. The applicant's surveyor is reminded that a title binder is required at the time that a final plat is submitted.