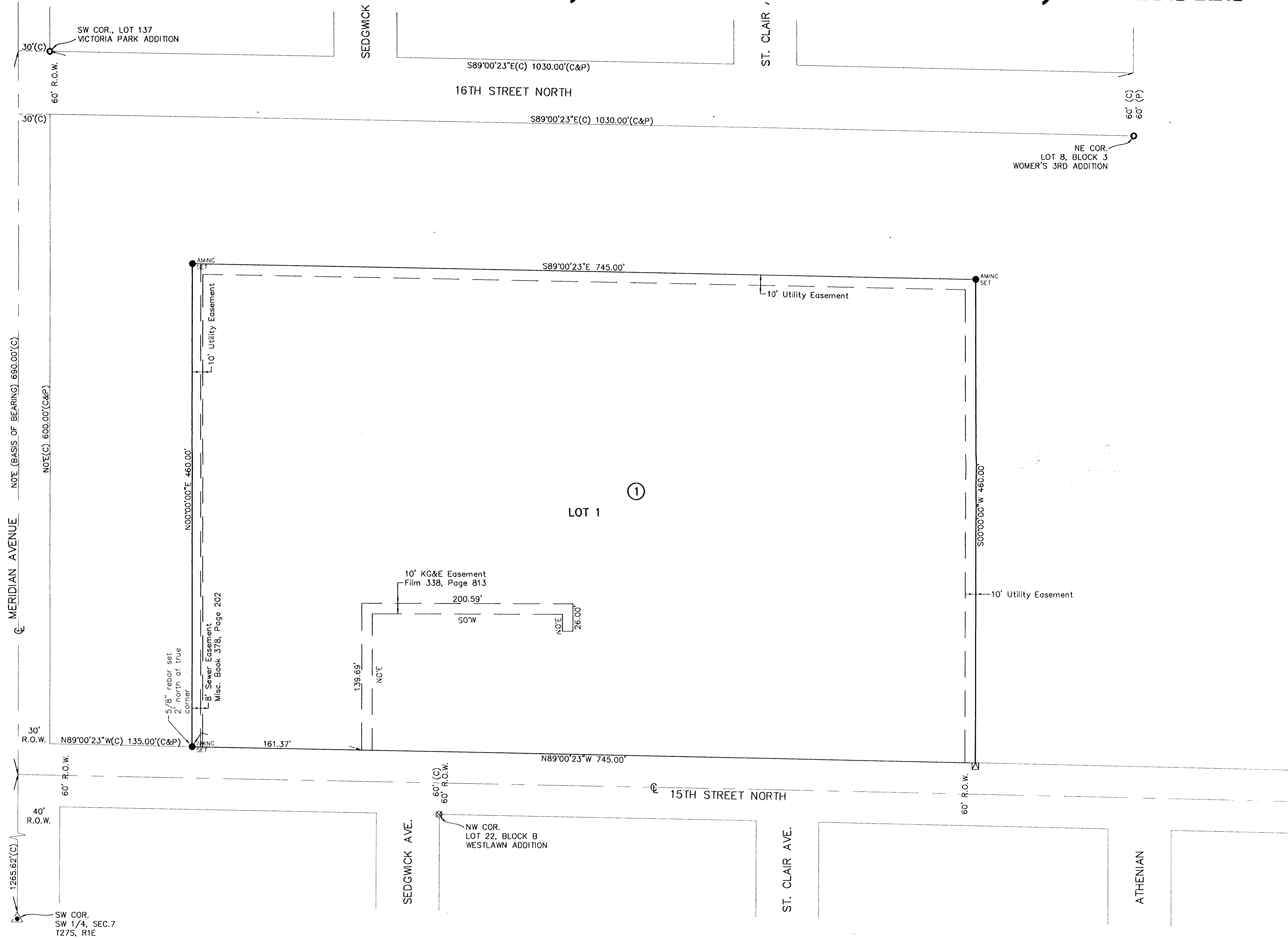


EMERSON ELEMENTARY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE



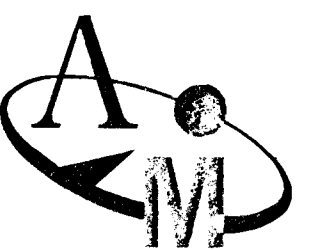
LEGEND

-

PAGE 2 OF 2

BENCHMARK

"□" cut on to © West property line
extended to curb, North side of 15th
Street North.
Elev. 118.89 (city datum)



AM CONSULTING Inc.
ENGINEERING SERVICES

142 N. Emporia Wichita, KS 67202
316/265-2870 fax: 316/265-2839

28
JP
25

EMERSON ELEMENTARY ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) ss
Sedgwick County)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, AM Consulting, Inc. have surveyed and platted "EMERSON ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel 1: Beginning at a point 330 feet east of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 7, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence east 330 feet; thence north 530 feet; thence west 330 feet; thence south 530 feet to the point of beginning, EXCEPT the north 40 feet thereof.

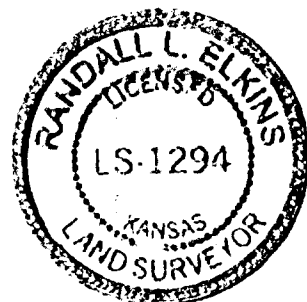
Parcel 2: Beginning at a point 660 feet east of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 7, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence north 530 feet; thence east 175 feet; thence south 530 feet; thence west 175 feet to the point of beginning, EXCEPT the north 40 feet thereof.

Parcel 3: Beginning at a point 835 feet east of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 7, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence north 490 feet; thence east 75 feet; thence south 490 feet; thence west 75 feet to the point of beginning.

Parcel 4: The South 10 feet of lot 150 and all of lots 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, and 186, Block N, Victoria Park Addition, to Wichita, Sedgwick County, Kansas, together with the West half of vacated Dora Avenue adjoining said Lots on the East.

Said tract contains 342,645 square feet more or less.

Existing public dedications, right-of-ways, and easements being vacated by virtue of K.S.A. 12-512(b).



_____, Surveyor
Randall L. Elkins, L.S. # 1294

State of Kansas) ss
Sedgwick County)

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 and Block, to be known as "EMERSON ELEMENTARY ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. Right of Way as shown is hereby dedicated to the public for streets.

A drainage plan has been developed for the plat. All drainage easements and/or right-of-ways shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Michael Kinard
U.S.D. 259, By: _____

Date

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED that on this 15th day of September, 2003, before me, the undersigned, a notary public in and for the County and

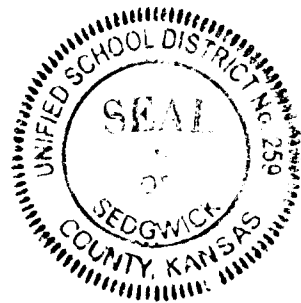
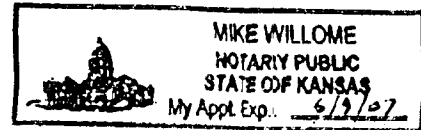
State aforesaid came Michael Kinard, _____ of

USD 259 to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Mike Willome
Notary Public

6/9/03
My appointment expires: _____



State of Kansas) ss
Sedgwick County)

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

Dated this _____ day of _____, 2003.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chairman
Bernard A. Hentzen

_____, Secretary
John L. Schlegel

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City

Council of the City of Wichita, Kansas, this _____ day of _____, 2003. At the Direction of the City Council.

_____, Mayor
Carlos Mayans

_____, City Clerk
Pat Graves

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
Don Brace

State of Kansas) ss
Sedgwick County)

This is to certify that this instrument was filed for record in the Register

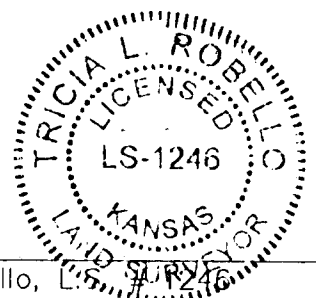
of Deeds office at _____ o'clock _____ .m., on the _____ day of _____, 2003, and is duly recorded.

_____, Register of Deeds
Bill Meek

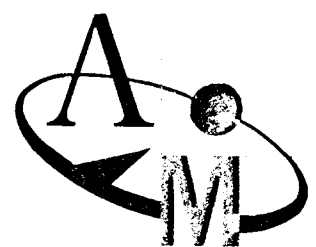
_____, Deputy
Linda Kizzire

State of Kansas) ss
Sedgwick County)

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.



_____,
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas





Wichita-Sedgwick County Metropolitan Area Planning Department

July 10, 2003

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-67 -- One-Step Final Plat of Emerson Elementary Addition

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated June 27, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Joe Hoover, USD 259, 3850 N. Hydraulic, Wichita, KS 67219
Neil Cable, City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

June 27, 2003

Tim Austin
AM Consulting, Inc.
142 N. Emporia
Wichita, KS 67202

RE: SUB 2003-67 -- One-Step Final Plat of Emerson Elementary Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 26, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- E. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- F. 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.)
- G. 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.

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T 316.268.4421 **F** 316.268.4390

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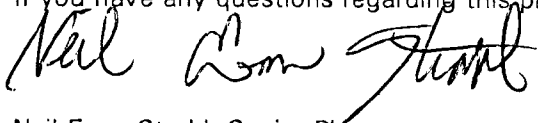
- H. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. 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.
- J. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, July 10, 2003, at 1:30 p.m.

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

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-67 -- EMERSON ELEMENTARY ADDITION

OWNER/APPLICANT: USD 259, Attn: Joe Hoover, 3850 N. Hydraulic, Wichita, KS 67219

SURVEYOR/ENGINEER: AM Consulting, Attn: Tim Austin, 142 N. Emporia, Wichita, KS 67202

LOCATION: East of Meridian, North side of 15th Street North

SITE SIZE: 7.88 acres

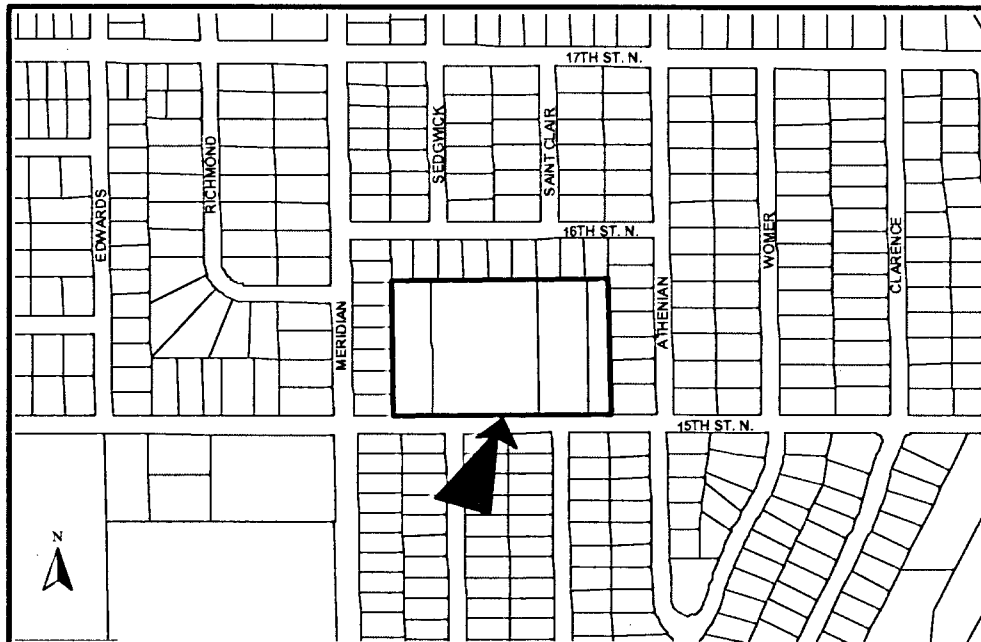
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 7.88 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- E. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- F. 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.)
- G. 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.
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- I. 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.
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- K. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2003-67 -- One-Step Final Plat of EMERSON ELEMENTARY ADDITION
July 10, 2003 - Page 3

- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.