

# MILLS ESTATES

## Sedgwick County, Kansas



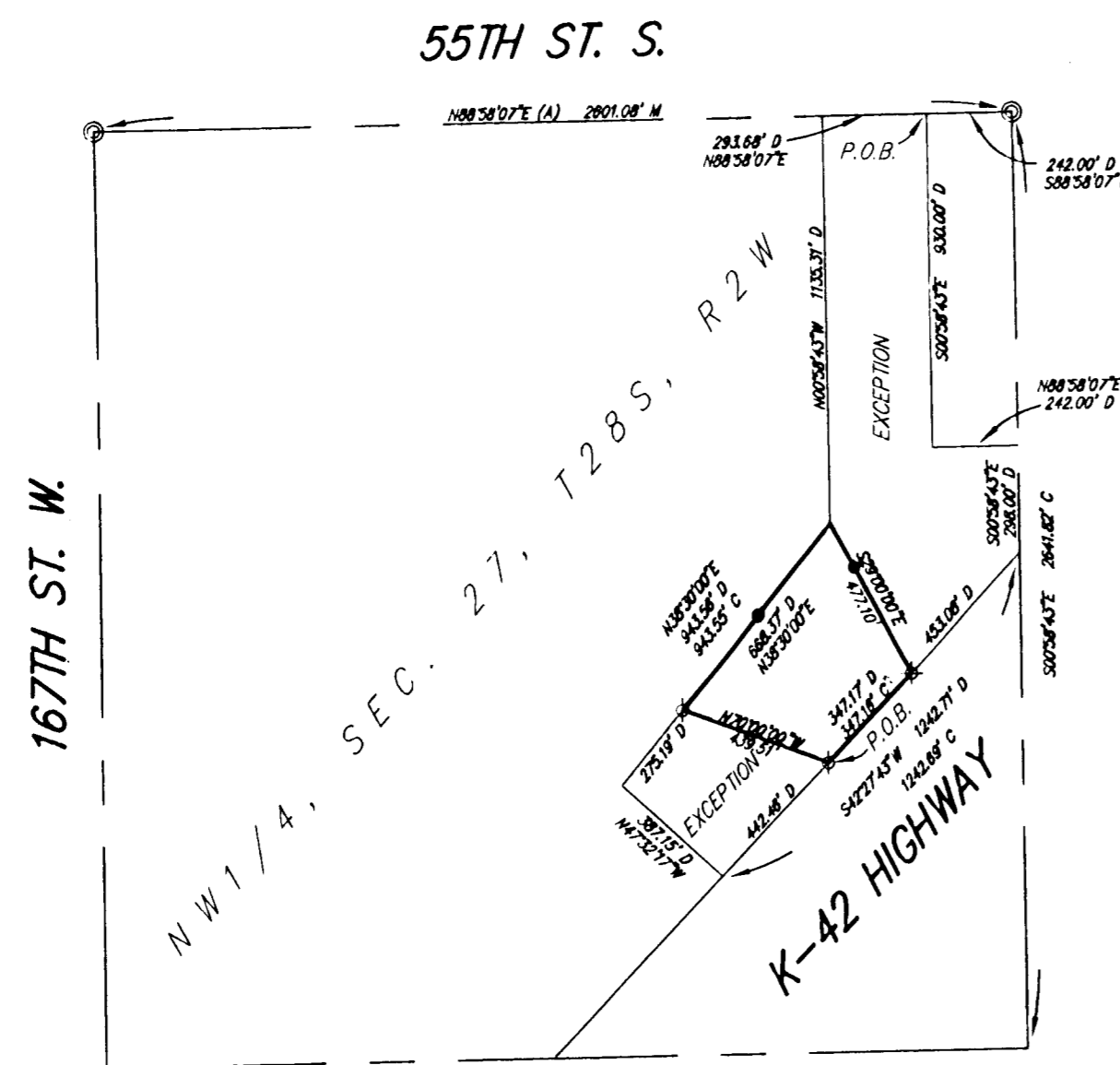
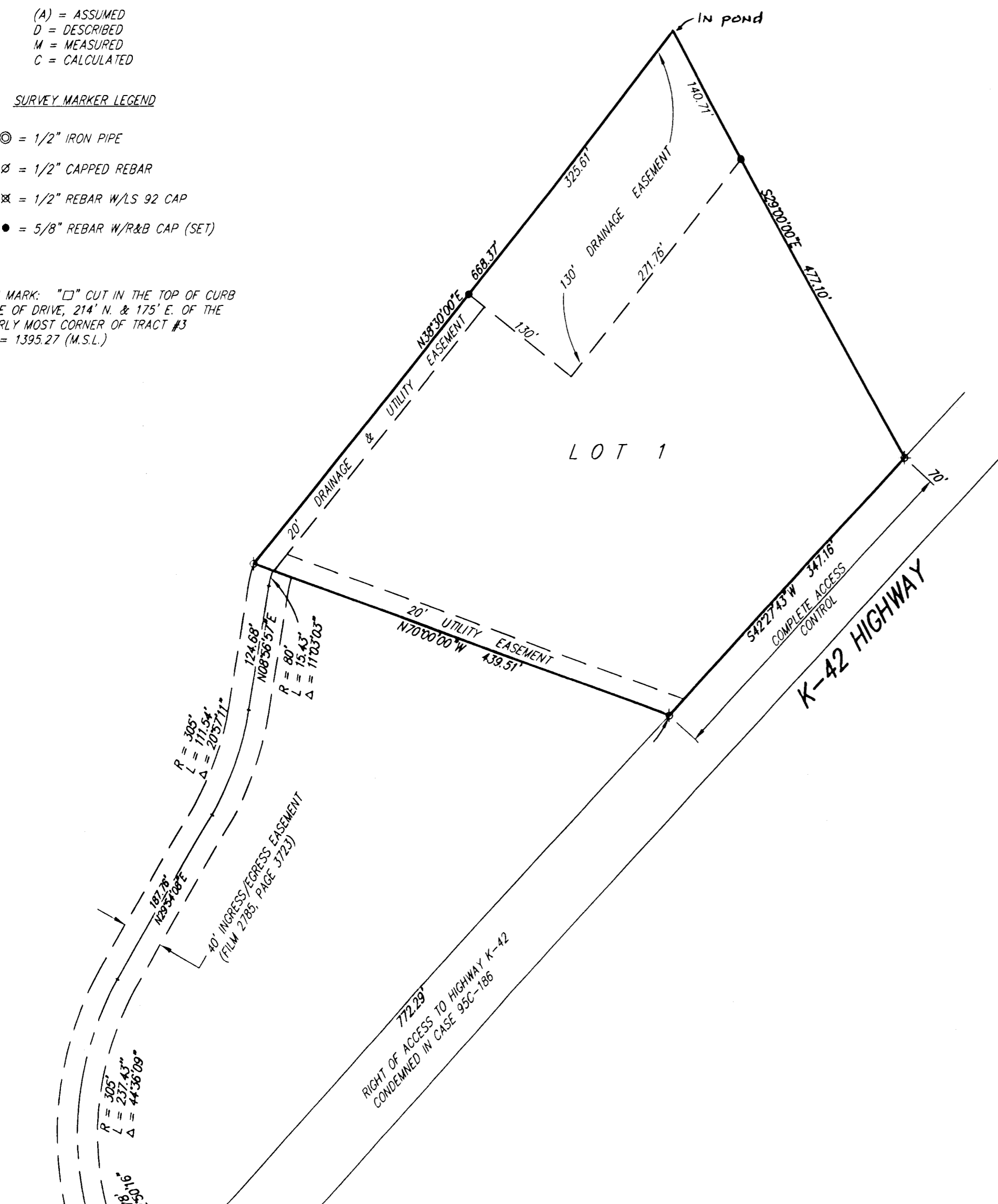
1" = 100'

(A) = ASSUMED  
D = DESCRIBED  
M = MEASURED  
C = CALCULATED

**SURVEY MARKER LEGEND**

- ⊙ = 1/2" IRON PIPE
- ⊗ = 1/2" CAPPED REBAR
- ⊗ = 1/2" REBAR W/LS 92 CAP
- = 5/8" REBAR W/R&B CAP (SET)

BENCH MARK: "1" CUT IN THE TOP OF CURB  
W. SIDE OF DRIVE, 214' N. & 175' E. OF THE  
WESTERLY MOST CORNER OF TRACT #3  
ELEV. = 1395.27 (M.S.L.)



1" = 500'

State of Kansas)  
Sedgwick County) SS

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

**LEGAL DESCRIPTION:**

That part of the Northwest Quarter of Section 27, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as commencing at the Northeast Corner thereof; thence S88°58'07"W along the North line of said Northwest Quarter, 242 feet to a point of beginning; thence S00°58'43"E, parallel with the East line of said Northwest Quarter, 930 feet; thence N88°58'43"E, 242 feet; thence S00°58'43"E along the East line of said Northwest Quarter, 298.00 feet to the Northwestern right of way line of K-42 Highway, thence S42°27'43"W along said K-42 Highway right of way, 1242.71 feet; thence N47°32'17"W, 387.15 feet; thence N38°30'00"E, 943.56 feet; thence N00°58'43"W, 1135.31 feet; thence N88°58'07"E along the North line of said Northwest Quarter, 293.68 feet to the point of beginning.

Except that part described as commencing at the Northeast corner of the Northwest Quarter of Section 27, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S88°58'07"W along the North line of said Northwest Quarter, 242 feet to a point of beginning; thence S00°58'43"E parallel with the East line of said Northwest Quarter, 930 feet; thence N88°58'43"E, 242 feet; thence S00°58'43"E along the East line of said Northwest Quarter, 298.00 feet to the Northwestern right of way line of K-42 Highway, thence S42°27'43"W along said K-42 Highway right of way, 453.08 feet; thence N29°00'00"W, 477.10 feet; thence N00°58'43"W, 1135.31 feet; thence N88°58'07"E along the North line of said Northwest Quarter, 293.68 feet to the point of beginning.

And Except that part described as commencing at the Northeast corner of the Northwest Quarter of Section 27, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence S88°58'07"W along the North line of said Northwest Quarter, 242 feet; thence S00°58'43"E parallel with the East line of said Northwest Quarter, 930 feet; thence N88°58'43"E, 242 feet; thence S00°58'43"E along the East line of said Northwest Quarter, 298.00 feet to the Northwestern right of way line of K-42 Highway, thence S42°27'43"W along said K-42 Highway right of way, 800.24 feet to a point of beginning; thence continuing S42°27'43"W along said K-42 Highway right of way, 442.46 feet; thence N47°32'17"W, 387.15 feet; thence N38°30'00"E, 275.19 feet; thence S70°00'00"E, 439.51 feet to the point of beginning.

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

Ruggles & Bohm, P.A.



Thomas C. Ruggles  
Land 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, to be known as "MILLS ESTATES", Sedgwick County, Kansas. The drainage and utility easement is hereby granted for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted to the public as indicated for drainage purposes. Access Controls as indicated are hereby granted to the appropriate governing body. A drainage plan has been developed for this plat and all drainage easements 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 storm water.

Randy D. Mills  
Randy D. Mills

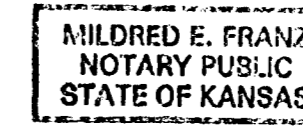
Jane M. Mills  
Jane M. Mills

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11<sup>th</sup> day of November, 2003, by Randy D. & Jane M. Mills.

Mildred E. Franz Notary Public  
Mildred E. Franz

My appointment expires 02-13-2007



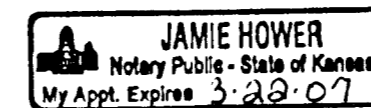
We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "MILLS ESTATES", Sedgwick County, Kansas, this 1<sup>st</sup> day of DECEMBER, 2003.

Prairie State Bank

Carmen Campbell Vice President  
Carmen Campbell

State of Kansas)  
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 1<sup>st</sup> day of December, 2003, by Carmen Campbell, Vice President, on behalf of the bank.



Jamie Hower Notary Public  
Jamie Hower

My appointment expires March 22 2007

This plat of "MILLS ESTATES", 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  
Ronald L. Marrell

\_\_\_\_\_  
Secretary  
John L. Schlegel

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  
Karen Schofield

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

\_\_\_\_\_  
Deputy County Surveyor  
Tricia L. Robello, LS #1246

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
County Clerk  
Don Brace

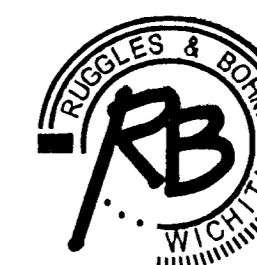
State of Kansas)  
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2003, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Bill Meek

\_\_\_\_\_  
Deputy  
Linda Kizzire

DWG FILE: 2419P-W.C.  
PROJECT NO: 2419P  
OCTOBER 15, 2003



**Ruggles & Bohm, P.A.**  
Engineering, Surveying, Land Planning  
924 North Main (316) 264-8008  
Wichita, Kansas 67203 (316) 264-4621 fax  
www.rbkansas.com E-mail: info@rbkansas.com



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 18, 2003

Chris Bohm  
Ruggles and Bohm  
924 N. Main Street  
Wichita KS 67203

RE: SUB 2003-99 -- One-Step Final Plat of Mills Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 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 September 12, 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 compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

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

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division  
NES:ch

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

T 316.268.4421 F 316.268.4390

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**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 12, 2003

Chris Bohm  
Ruggles and Bohm  
924 N. Main Street  
Wichita KS 67203

RE: SUB 2003-99 -- One-Step Final Plat of Mills Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If any drainage will be directed onto K-42 Highway, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. **A drainage plan has been approved. A minimum pad elevation needs to be 1391.0**
- F. County Engineering needs to comment on the access controls. The plat denotes complete access control along K-42 and an access easement from adjoining property. **County Engineering requests a 20-ft wide drive within a 40-ft private egress/ingress easement.**

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- G. KDOT needs to comment on the location of the off-site access opening along K-42. *The opening is approved.*
- H. A covenant shall be submitted regarding the private ingress/egress easement which sets forth ownership and maintenance responsibilities and limits the private drive to servicing no more than three residential lots.
- I. A copy of the ingress/egress easement that provides access to this site shall be provided.
- J. According to the platting binder, a pipeline easement has been granted over a portion of the area involved in this plat. Prior to this plat being scheduled for City Council review, the applicant shall either obtain a release of the easement or provide proof that the easement has been confined. If confined, any portion of this easement if on this plat shall be shown and the pipeline's name and recording information shown.
- K. Adjoining property owners should be shown on preliminary plat.
- L. County Surveying advises that a dimension is needed to the property corner on northeast monument at the drainage easement.
- M. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1)Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
- N. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- O. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- P. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- Q. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- R. The platlor'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.

- 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. (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.)
- 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 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. **SBC has requested additional easements.**
- AA. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . 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, September 18, 2003, at 12:00 p.m. The enclosed "marked" copy of the plat is for your information and files.

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

**STAFF REPORT**

(One-Step Final Plat Approved 9/11/03)

**CASE NUMBER:** SUB 2003-99 -- MILLS ESTATES ADDITION

**OWNER/APPLICANT:** Randy D. Mills and Jane M. Mills, 511 Janet, Clearwater, KS 67206

**SURVEYOR/ENGINEER:** Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** East of 167th St. West, South of 55th St. South

**SITE SIZE:** 5 Acres

**NUMBER OF LOTS**

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

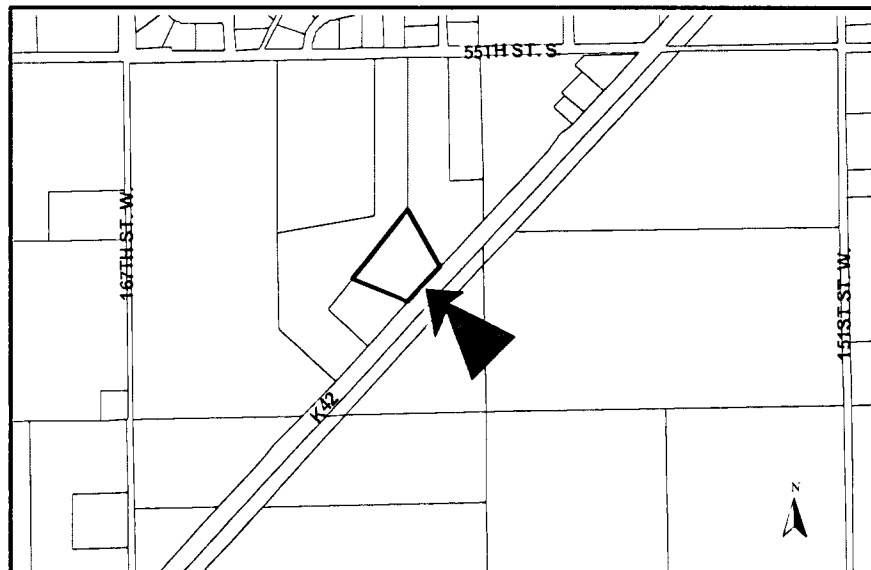
**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**NOTE:** This unplatted site is located in the County in an area designated as “rural” by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If any drainage will be directed onto K-42 Highway, a letter shall be provided from KDOT indicating their agreement to accept such drainage. *OK by Bob Raymond*
- E. **County Engineering** needs to comment on the status of the applicant’s drainage plan. **A drainage plan has been approved. A minimum pad elevation needs to be 1391.0**
- F. **County Engineering** needs to comment on the access controls. The plat denotes complete access control along K-42 and an access easement from adjoining property. **County Engineering requests a 20-ft wide drive within a 40-ft private egress/ingress easement.**
- G. **KDOT** needs to comment on the location of the off-site access opening along K-42. **The opening is approved.**
- H. A covenant shall be submitted regarding the private ingress/egress easement which sets forth ownership and maintenance responsibilities and limits the private drive to servicing no more than three residential lots.
- I. A copy of the ingress/egress easement that provides access to this site shall be provided.
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- K. Adjoining property owners should be shown on preliminary plat.
- L. **County Surveying** advises that a dimension is needed to the property corner on northeast monument at the drainage easement.

**SUB 2003-99 – One-Step Final Plat of MILLS ESTATES ADDITION**  
**September 18, 2003 - Page 3**

- M. Per Sedgwick County Fire Department, access drives to any structures in access of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1)Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface needs to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed.)
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- 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.
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**SUB 2003-99 – One-Step Final Plat of MILLS ESTATES ADDITION**

**September 18, 2003 - Page 4**

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.

- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. ***SBC has requested additional easements.***
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