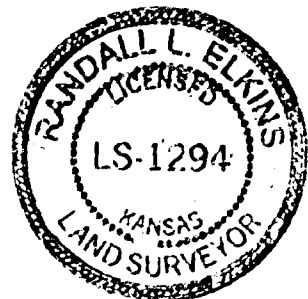


State of Kansas) ss
Sedgwick County)

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 "SAND PLUM ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract in the Northeast Quarter of Section 29, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning 1323.75 feet south of the Northeast corner of Lot 1, in said Northeast Quarter; thence south 330.24 feet; thence west parallel to the North line of said Northeast Quarter 1319.62 feet more or less to the West line of the East Half of said Northeast Quarter; thence north 330.24 feet; thence east 1318.5 feet more or less to the point of beginning.

Existing public dedications, rights-of-way, 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 Lots and Blocks, to be known as "SAND PLUM ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Reserve "A" is to be used as a detention pond. An owner's association shall be erected to own and maintain the Reserve.

A drainage plan has been developed for the plat. All drainage easements and/or rights-of-way 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.

Sand Plum Investments, LLC, Owner _____ Date _____

SAND PLUM ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED that on this _____ day of _____, 2004, before me, the undersigned, a notary public in and for the County and

State aforesaid came _____ 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.

Notary Public _____

My appointment expires: _____

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 _____, 2004. At the Direction of the City Council.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Entered on transfer record this _____ day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas) ss
Sedgwick County)

This plat of "SAND PLUM 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 _____, 2004.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Ron L. Marnell

_____, Secretary
John L. Schlegel

Entered on transfer record this _____ day of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas) ss
Sedgwick County)

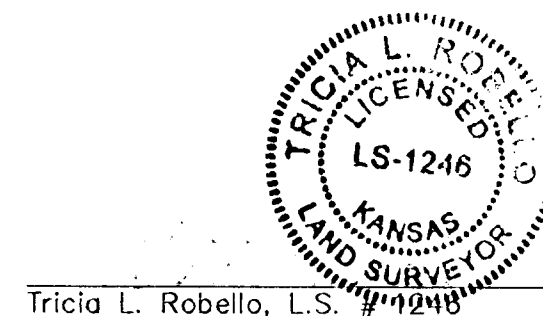
This is to certify that this instrument was filed for record in the Register

of Deeds office at _____ o'clock _____ .m., on the _____ day of _____, 2004, and is duly recorded.

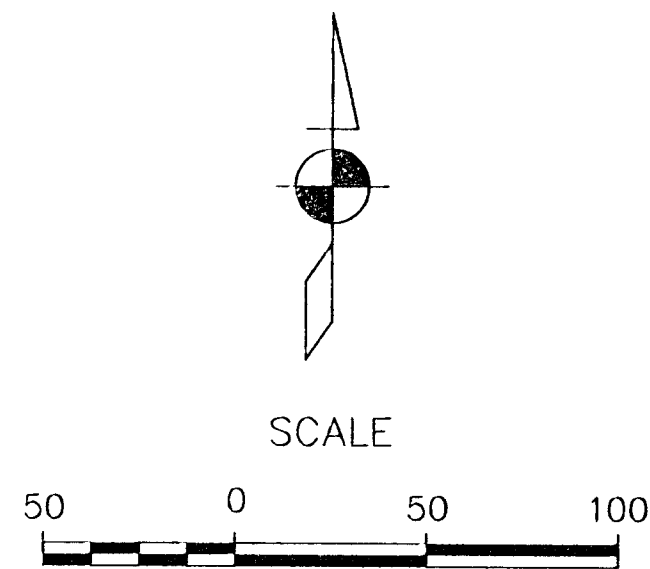
_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.



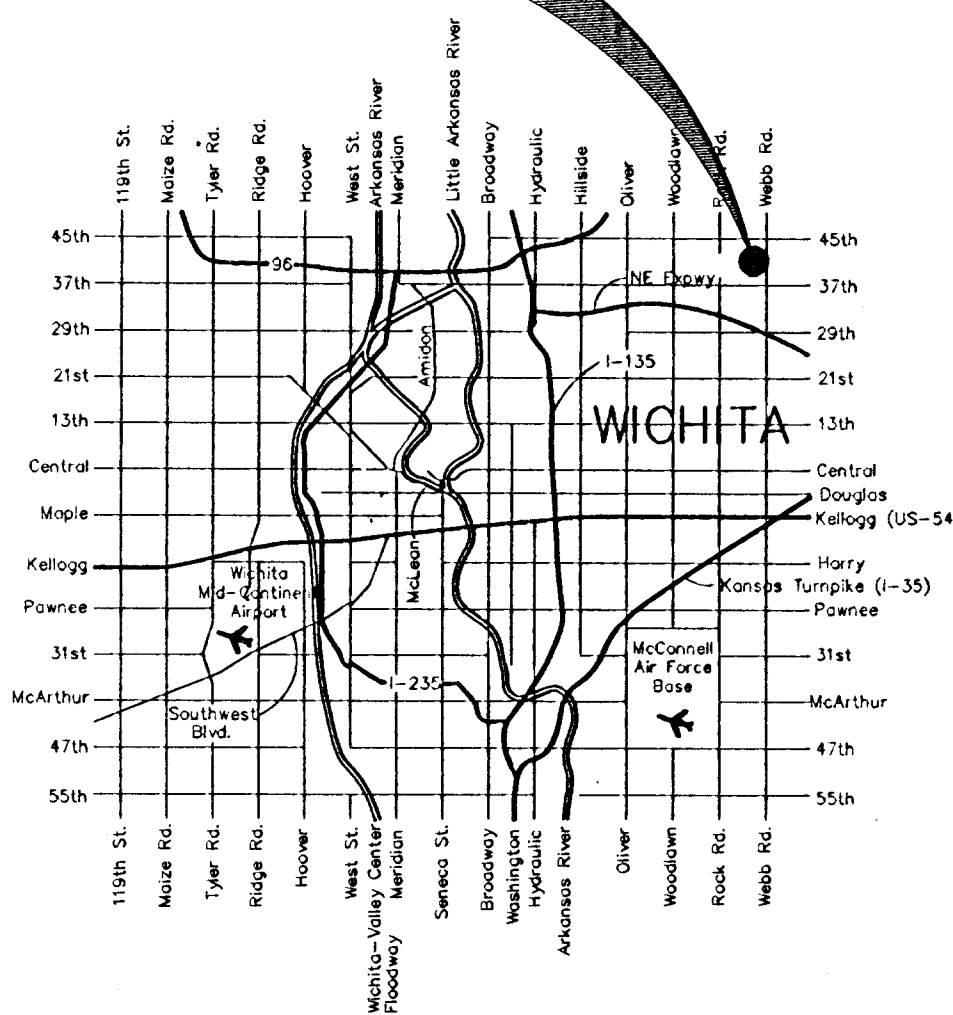
Tricia L. Robello, L.S.
Deputy County Surveyor
Sedgwick County, Kansas



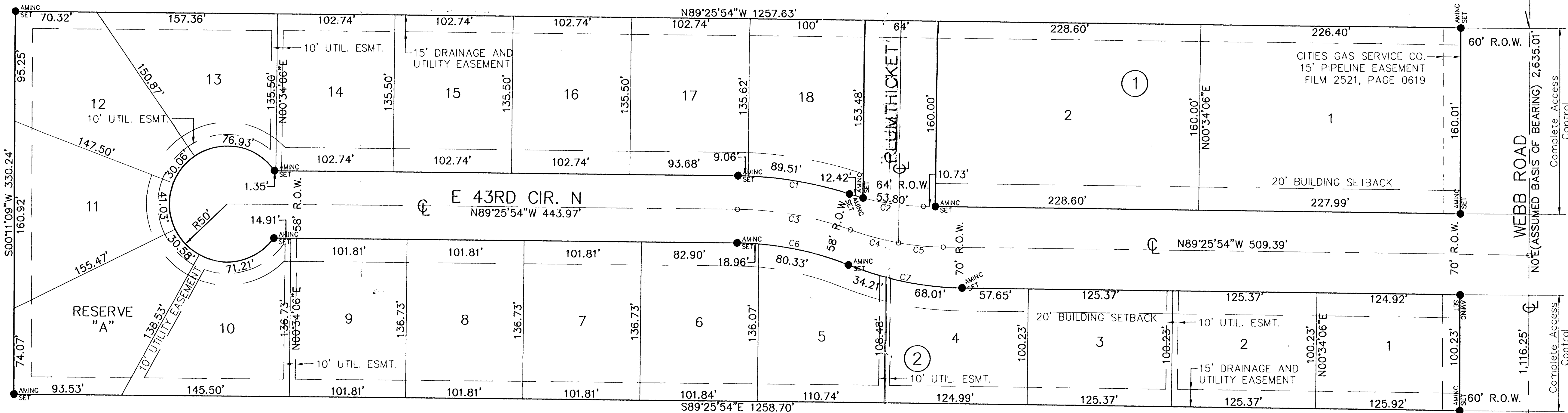
LEGEND

- = Section Corner
- = 5/8" Rebar AMINC CLS #104 (set)

SITE



VICINITY MAP



CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LEN	CHORD BEARING
C1	17°09'57"	98.57'	329.00'	49.66'	98.20'	S 80°50'55" E
C2	17°09'57"	66.21'	221.00'	33.36'	65.96'	S 80°50'55" E
C3	19°10'14"	100.38'	300.00'	50.66'	99.91'	S 79°50'47" E
C4	10°04'06"	43.93'	250.00'	22.02'	43.87'	S 75°17'42" E
C5	09°06'08"	39.72'	250.00'	19.90'	39.67'	S 84°52'49" E
C6	20°59'28"	99.28'	271.00'	50.21'	98.73'	S 78°56'10" E
C7	20°59'28"	102.22'	279.00'	51.69'	101.64'	S 78°56'10" E

BENCHMARK

Railroad spike E face of power pole
at NE corner Lot 1, Block 1,
Sand Plum Addition

Elevation 1417.01 MSL (229.61 city datum)

NOTE:

Minimum lowest opening for Lots 10
and 11, Block 2, shall be 1415 MSL.

SE COR., NE 1/4
SEC.29, T26S, R2E

FILE NAME: 12151 02 final plat





Wichita-Sedgwick County Metropolitan Area Planning Department

January 22, 2004

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

RE: SUB 2003-110 -- One-Step Final Plat of Sand Plum Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 2004, 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 January 16, 2004.

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). Please include the name of the plat on the disc.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

January 16, 2004

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

RE: SUB 2003-110 -- One-Step Final Plat of Sand Plum Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 15, 2004, 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. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **An off-site utility easement is needed.**
- 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. **A drainage guarantee is needed. A minimum pad elevation may be needed for Lots 10 and 11.**
- D. Complete access control needs to be shown on the east line of Lots 1 and 20.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. **City Engineering** has requested additional right-of-way along 43rd St. Circle. A 70-ft right of-way for a commercial street is needed from Webb Road to the west right-of-way line of the stub street to the north. **The Subdivision Committee has approved the 70-ft right-of-way with reduced setbacks.**
- G. The Applicant shall guarantee the paving of the proposed street. **Traffic Engineering** has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the stub street to the north, then transitioning to the 64-ft residential street standard.
- H. The Reserve shall be denoted as Reserve A.

- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. The applicant shall submit an avigational easement covering all of the 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.
- L. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- M. The MAPC signature block needs to be added and reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".
- N. The Register of Deeds signature block needs to be added.
- O. GIS needs to comment on the plat's street names. GIS has requested the street name be revised to "E 43rd Cir N". A street name is needed for the street stub to the north.
- P. County Surveying requests distance and direction to all the monuments used to locate the land described in the certificate of survey.
- Q. Lots 19 and 20 should be in a new block.
- R. County Surveying advises that monuments along 43rd Street Circle (Block Boundary) need to be shown and installed.
- S. County Surveying advised that the benchmark has no description or elevation.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- U. 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.
- V. 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.)

- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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. Westar Energy has requested additional easements.
- DD. 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) . 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, January 22, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

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

STAFF REPORT

(One-Step Final Plat Approved 1/15/04; Deferred 10/16/03, 10/30/03)

CASE NUMBER: SUB 2003-110 -- SAND PLUM ADDITION

OWNER/APPLICANT: Sand Plum Investments, LLC, 7541 Killarney Ct., Wichita, KS 67206

AGENT: Joel & Associates, Attn: Len Marotte, 1999 N. Amidon, Wichita, KS 67203

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: South of 45th St. North, West side of Webb Road

SITE SIZE: 10 Acres

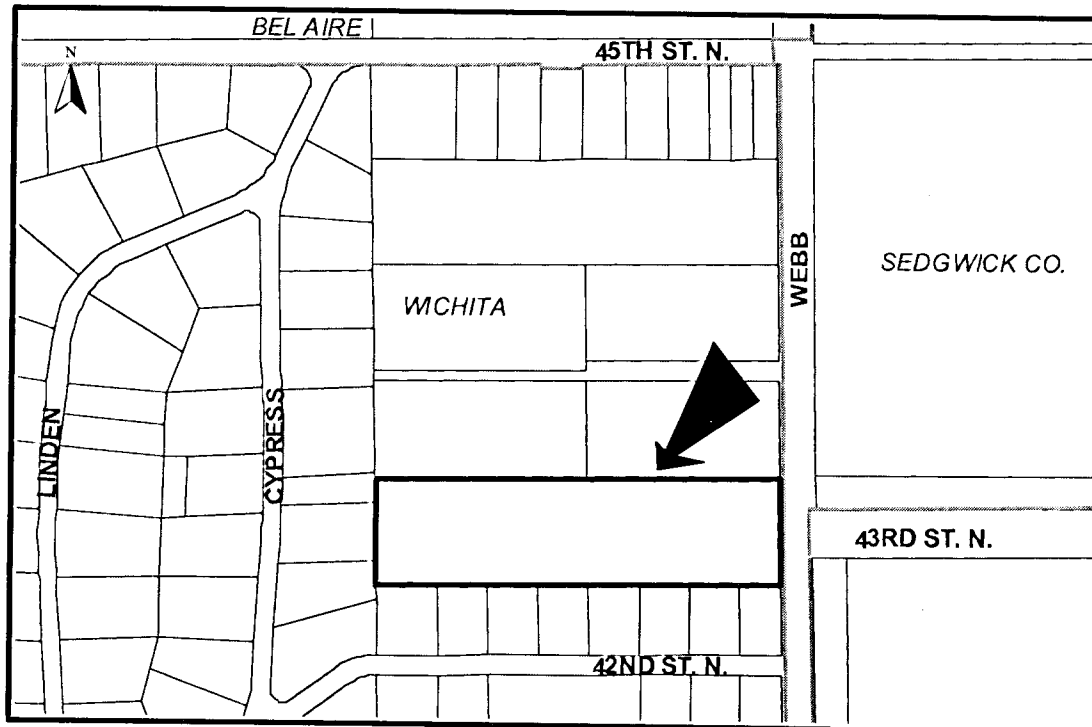
NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	20

MINIMUM LOT AREA: 14,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP

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

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. An off-site utility easement is needed.
- 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. A drainage guarantee is needed. A minimum pad elevation may be needed for Lots 10 and 11.
- D. Complete access control needs to be shown on the east line of Lots 1 and 20.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. City Engineering has requested additional right-of-way along 43rd St. Circle. A 70-ft right of-way for a commercial street is needed from Webb Road to the west right-of-way line of the stub street to the north. The Subdivision Committee has approved the 70-ft right-of-way with reduced setbacks. *policy 4-7 58-4 ok for residential portion 66-5t pka owner*
- G. The Applicant shall guarantee the paving of the proposed street. Traffic Engineering has requested a guarantee for the paving of the street to the business/industrial street standard from Webb Road to the stub street to the north, then transitioning to the 64-ft residential street standard.
- H. The Reserve shall be denoted as Reserve A.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
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- AA. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2003-110 -- One-Step Final Plat of SAND PLUM ADDITION

January 22, 2004 - Page 4

- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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