

WALKER ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WALKER ESTATES", Wichita, Sedgwick County, Kansas.

GARY D. SCHMITT *sup*
GARY D. SCHMITT (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 23 day of July, 2003, by GARY D. SCHMITT, SUSAN K. COOK of INTRUST Bank, N.A., on behalf of the bank.

My App't. Exp. 11/3/04
Susan K. Cook
SUSAN K. COOK
Notary Public - State of Kansas
My App't. Expires 11/3/04

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "WALKER ESTATES", Wichita, Sedgwick County, Kansas.

LARRY ECK *sup*
LARRY ECK (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 21 day of July, 2003, by LARRY ECK, AVP of Legacy Bank, on behalf of the bank.

My App't. Exp. 4-19-07
Kimberly Bugner
KIMBERLY BUGNER
Notary Public - State of Kansas
My App't. Expires 4-19-07

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WALKER ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as The East half of the Northeast Quarter of the Northeast Quarter of Section 5, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, except the South 15 feet thereof, TOGETHER with a tract of land in Government Lot 1, of Section 5, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; described as beginning at a point in the North line and 198.46 feet East of the Northwest corner of said Government Lot 1, said point being 168.47 feet East of the Northeast corner of Clasen Addition, Sedgwick County, Kansas; thence South a distance of 1293.87 feet parallel to Clasen Addition to a point 15 feet north of the South line of said Government Lot 1; thence East parallel with the South line of said Government Lot 1, a distance of 502.78 feet; thence North parallel with the East line of said Clasen Addition, a distance of 1299.51 feet to a point in the North line of said Government Lot 1; thence West 502.78 feet to the point of beginning.

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

Michael G. Conrey
Michael G. Conrey
Surveyor
ATTEST: *Don Brace*
Don Brace
County Clerk

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "WALKER ESTATES", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage reserves are hereby reserved for drainage reserve purposes and shall be the responsibility of the owners of each Lot, respectively, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said drainage reserves, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said appropriate governing body. The streets, (29th Street North and 183rd Street West), are hereby dedicated to and for the use of the public. The contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 1, Block A. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body. The permitted opening locations shall be as determined by the Engineer of the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Marshall D. Walker
Marshall D. Walker
Donna Walker
Donna Walker
Richard P. Harris
Richard P. Harris
Michelle M. Harris
Michelle M. Harris
Francis J. Randall
Francis J. Randall
Amber M. Randall
Amber M. Randall

State of Kansas) SS The foregoing instrument acknowledged before me, this 21 day of July, 2003, by Marshall D. Walker and Donna Walker, husband and wife.

My App't. Exp. 4-19-07
Kimberly Bugner
KIMBERLY BUGNER
Notary Public - State of Kansas
My App't. Expires 4-19-07

State of Kansas) SS The foregoing instrument acknowledged before me, this 21 day of July, 2003, by Richard P. Harris and Michelle M. Harris, husband and wife.

My App't. Exp. 4-19-07
Kimberly Bugner
KIMBERLY BUGNER
Notary Public - State of Kansas
My App't. Expires 4-19-07

State of Kansas) SS The foregoing instrument acknowledged before me, this 21 day of July, 2003, by Francis J. Randall and Amber M. Randall, husband and wife.

My App't. Exp. 10/28/04
Jan Wetta
JAN WETTA
Notary Public - State of Kansas
My App't. Expires 10/28/04

This plat of "WALKER 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

Bernard A. Hentzen
Bernard A. Hentzen
Chair

Dale Miller
Dale Miller
Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this day of , 200 .

Bill Hancock
Bill Hancock
Chairman

ATTEST: *Don Brace*
Don Brace
County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this day of , 200 .

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

Entered on transfer record this day of , 200 .

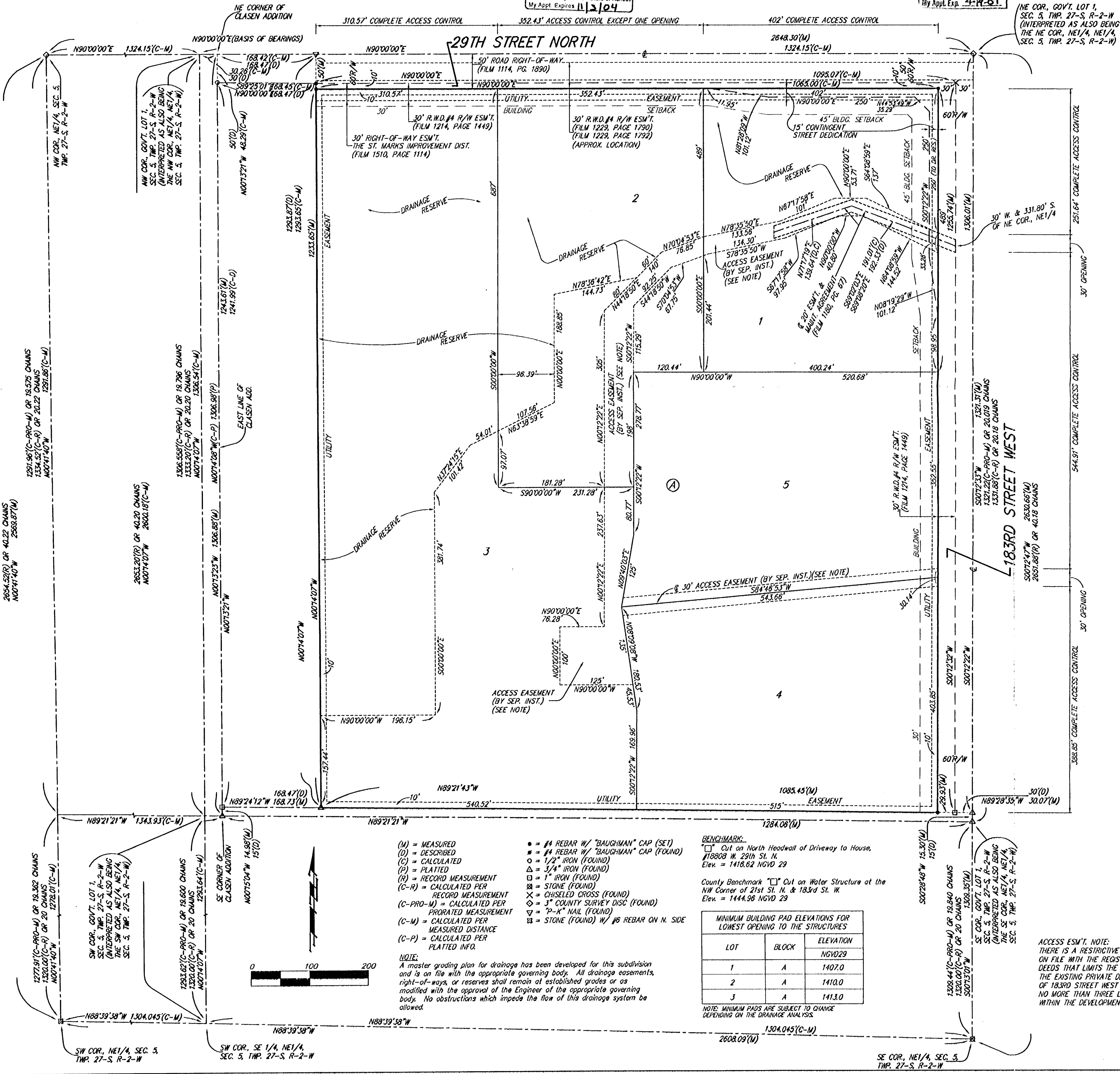
Don Brace
Don Brace
County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of , 200 at o'clock M.; and is duly recorded.

Bill Meek
Bill Meek
Register of Deeds

Linda Kizzire
Linda Kizzire
Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-202-7271 • 315-1111 • WICHITA, KANSAS 67201
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Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-133 -- Final Plat of Walker Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 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 January 17, 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 four (4) copies. Also, if a change is required on the tracing after submittal, four (4) 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. (Cost: \$8.00 for the first page; \$4.00 for each additional page); 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.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

January 17, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2002-133 -- Final Plat of Walker Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 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. Existing lagoons on Lot 5 currently serve homes on Lots 2 and 3. **A restrictive covenant will need to be provided that requires removal of the lagoons upon development of Lot 5.**
- B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- C. **The Subdivision Committee has determined that this access shall be considered as a private drive. The applicant proposes to submit a restrictive covenant limiting the private drive to three lots. County Fire Department has approved the width of the drive and has required an all-weather surface.**
- D. A covenant shall be submitted regarding the private drive which sets forth ownership and maintenance of the private drive, and future reversionary rights to the lots benefiting from the private drive. The platting text shall reference the platting of the private drive and shall state which specific lots are to be accessed by the private drive.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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T 316.268.4421 F 316.268.4390

www.wichitagov.org

- F. County Engineering requests the expansion of the drainage reserve from sec 0+25 to sec 3+50 (Lot 1) to include all of the property below elevation of 1401.5, to agree with the water surface elevations. From the water surface for sec 9+74 a spillway exists on the east side of the dam up to elevation 1408.9. The drainage reserve needs expanded, from sec 3+50 to sec 10+50, on the north side of the access easement (Lots 1 and 2) to include all of the property below elevation 1409. The drainage reserve needs expanded from sec 13+00 to sec 15+50 to include all property below elevation 1410.0 (Lots 2 and 3).
- G. The platlor's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- H. The language in the platlor's text regarding the contingent street dedication needs to be revised to replace reference to Lot 5, Block A with Lot 1, Block A.
- I. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. County Engineering requests the contingent dedication of a major intersection right of way along with a 25 x 25-ft corner clip. The contingent dedication shall be referenced in the platlor's text as becoming effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.

The contingent street dedication has been platted as requested.

- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.

- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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, January 23, 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

Copies to: Dr. Marshall Walker, 2915 N. 183rd Street West, Colwich, KS 67030
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(Final Plat Approved 1/16/03; Preliminary Plat Approved 12/12/02)

CASE NUMBER: SUB 2002-133 – WALKER ESTATES ADDITION

OWNER/APPLICANT: Dr. Marshall Walker, 2915 N. 183rd Street West, Colwich, KS 67030

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 183rd St. West and 29th St. North

SITE SIZE: 30.17 acres

NUMBER OF LOTS

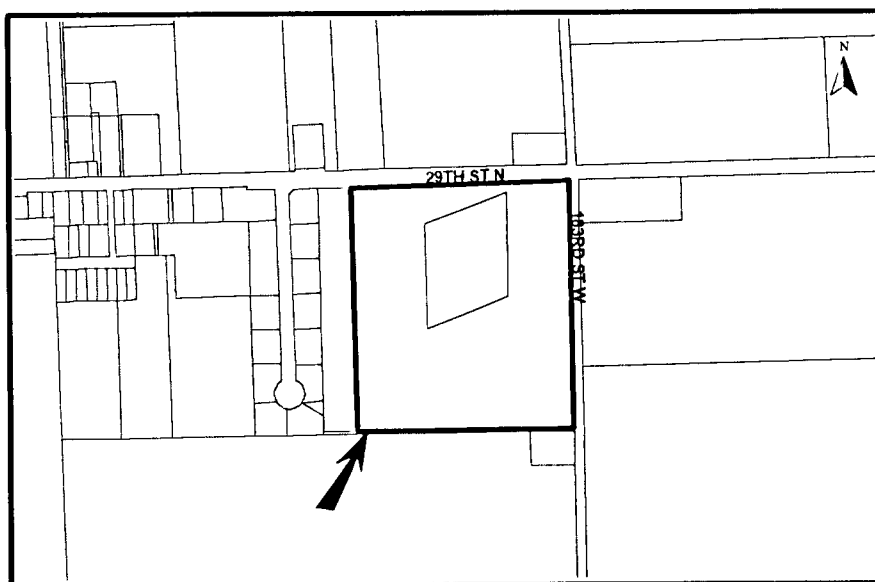
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2002-133 – Final Plat of WALKER ESTATES ADDITION
January 23, 2003 - Page 2

NOTE: This site is located in the County in an area designated as “rural” by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

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. Existing lagoons on Lot 5 currently serve homes on Lots 2 and 3. **A restrictive covenant will need to be provided that requires removal of the lagoons upon development of Lot 5.**
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SUB 2002-133 – Final Plat of WALKER ESTATES ADDITION
January 23, 2003 - Page 3

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