

# LUDLUM FIRST ADDITION TO SEDGWICK COUNTY, KANSAS



BEARINGS ARE ASSUMED  
SCALE 1" = 80'

### LEGEND

- Section Corner found
- MACON capped rebar set

### BENCHMARK

SQUARE CUT ON NORTH HUBGUARD  
ON RCBC 35 EAST OF SW CORNER OF SCLT. 4  
E.L. = 1367.64

### LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 4, Township 28 South, Range 4 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter; thence N 00° 00' 00" E (Assumed) along the West line of said Southwest Quarter for 153.02 feet to the Point-of-Beginning; thence N 00° 00' 00" E along said West line 1149.63 feet; thence N 89° 44' 31" E along the North line of the South Half of said Southwest Quarter for 1344.43 feet; thence S 36° 40' 05" W for 629.73 feet; thence S 40° 08' 15" W for 234.69 feet; thence S 47° 21' 33" W for 417.77 feet; thence S 63° 55' 58" W for 356.60 feet; thence S 80° 34' 19" W for 192.01 feet to the Point-of-Beginning. Said tract containing 22.63 Acres, more or less, subject to 50 foot dedicated Road Right-of-Way on the West.

State of Kansas)  
County of Sedgwick) ss

I, John F. Thummesch, a Licensed Land Surveyor in the State of Kansas, do hereby certify that we have surveyed and platted "Ludlum First Addition" and that the accompanying plat and legal description is a true and correct exhibit of the land described.

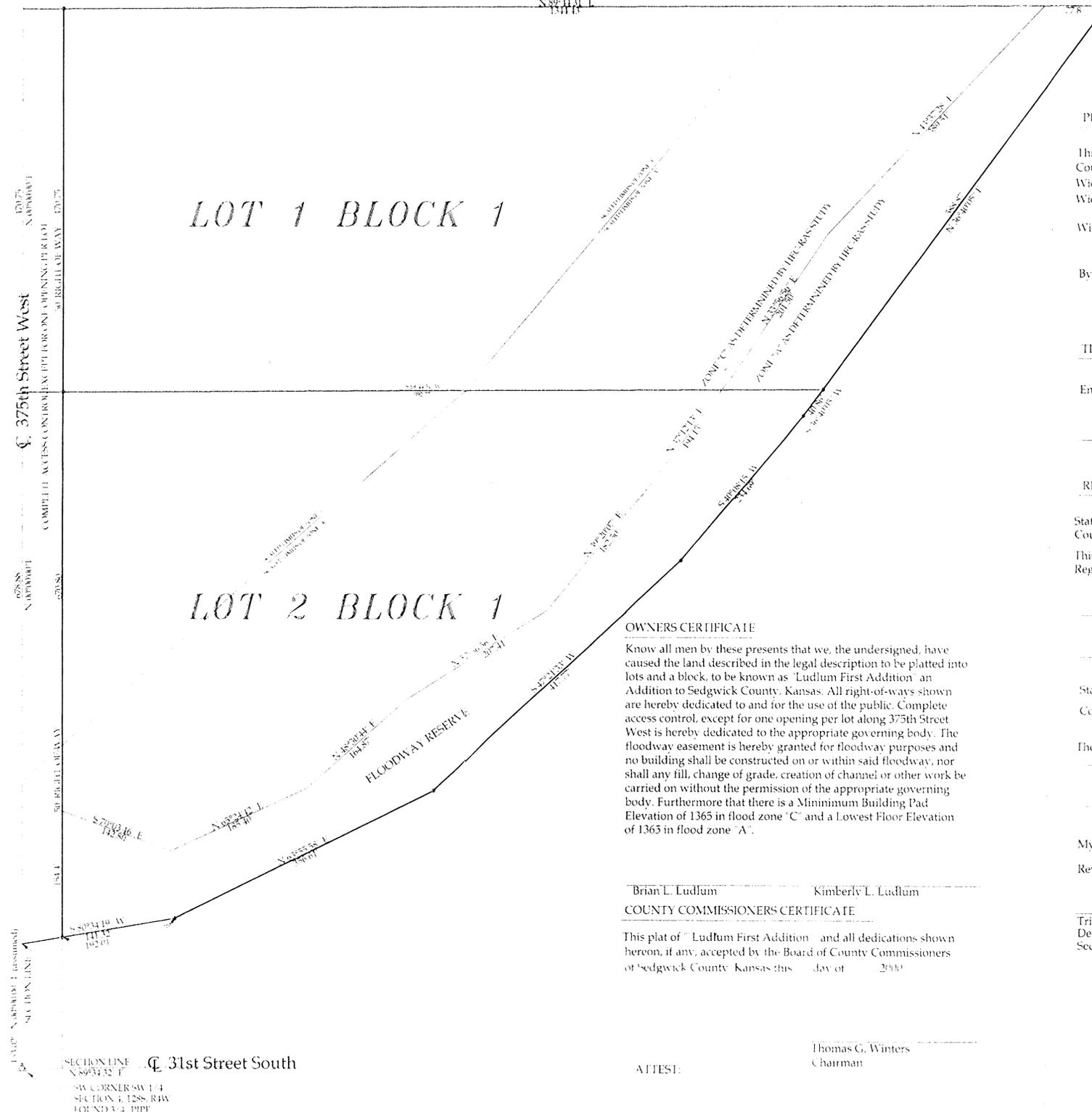
John F. Thummesch, L.S.#1176

**FLOOD NOTE:** By graphic plotting and field work, this property is in Zones A and C of the Flood Insurance Rate Map Community Panel No. 200321-0175 A, which bears an effective date of June 3rd, 1986 and is in a Special Flood Hazard Area.

Until such time a LOMR or LOMA is submitted to FEMA and approved the following shall apply:  
Minimum building pad elevation for Flood Zone C is 1365  
Lowest floor elevation for Flood Zone A is 1365

NW CORNER SW 1/4  
SECTION 4, T28S, R4W  
FOUND 3/4 PIPE

NE CORNER S 1/2 SW 1/4  
SECTION 4, T28S, R4W  
FOUND 5/8 REBAR MACON



### PLANNING COMMISSION CERTIFICATE

This plat of Ludlum First Addition, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_ of \_\_\_, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_ Chairman  
Francis S. Garofalo

\_\_\_\_\_ Secretary (Seal)  
Marvin Krout

### TRANSFER RECORD

Entered on transfer record this \_\_\_ day of \_\_\_, 2000.

\_\_\_\_\_ County Clerk  
James Alford

### REGISTER OF DEEDS CERTIFICATE

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 at \_\_\_ a.m. - p.m. this \_\_\_ day of \_\_\_, 2000.

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

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

State of Kansas)  
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2000 by Brian L. Ludlum and Kimberly L. Ludlum.

\_\_\_\_\_ Notary Public

My Appointment expires \_\_\_\_\_

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_ day of \_\_\_, 2000.

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

### OWNERS CERTIFICATE

Know all men by these presents that we, the undersigned, have caused the land described in the legal description to be platted into lots and a block, to be known as "Ludlum First Addition" an Addition to Sedgwick County, Kansas. All right-of-ways shown are hereby dedicated to and for the use of the public. Complete access control, except for one opening per lot along 375th Street West is hereby dedicated to the appropriate governing body. The floodway easement is hereby granted for floodway purposes and no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. Furthermore that there is a Minimum Building Pad Elevation of 1365 in flood zone "C" and a Lowest Floor Elevation of 1365 in flood zone "A".

\_\_\_\_\_ Brian L. Ludlum  
\_\_\_\_\_ Kimberly L. Ludlum

### COUNTY COMMISSIONERS CERTIFICATE

This plat of "Ludlum First Addition" and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_ day of \_\_\_, 2000.

ATTEST: \_\_\_\_\_  
Thomas G. Winters  
Chairman

James Alford  
County Clerk

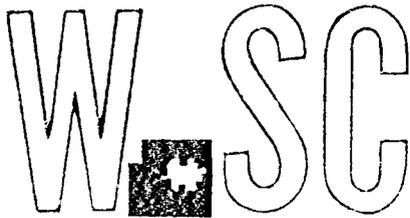
(Seal)



**MACON COMPANY**  
SURVEYING SERVICES

Project No. 18135

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

February 25, 2000

Macon Company  
200 E. 4<sup>th</sup> Street  
Newton, KS 67114

RE: S/D 00-01 -- One-Step Final Plat of LUDLUM FIRST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, 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 February 18, 2000.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch





METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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February 18, 2000

Macon Company  
200 E. 4<sup>th</sup> Street  
Newton, KS 67114

RE: S/D 00-01 -- One-Step Final Plat of LUDLUM FIRST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **No Health Department approval is required per Item B.**
- B. **Sewer and water services will be provided from Cheney; and the Applicant shall submit a letter to that effect.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The Floodway easement needs to be relabeled as a Floodway Reserve. The limits of the Floodway Reserve need to be labeled and dimensioned. The lowest floor or minimum building elevations need to be established as applicable. A HEC Quick-2 flood study run needs to be completed; which may require the revision of the floodway boundaries. A floodway reserve easement needs to be provided.**
- E. The plat proposes one access opening per lot along 375<sup>th</sup> St. West. The plat's text shall reference "one opening per lot" and denote access controls as being dedicated to the appropriate governing body.



- F. Lot line dimensions need to be revised for the north and south lines of Lot 1 and along the southerly line of Lot 2.
- G. The owner's certificate shall reference the language "platted into lots" and include a signature line.
- H. The notary acknowledgment shall reference the owner's name.
- I. The Chairman of the County Commissioners needs to be revised to read "Thomas G. Winters".
- J. The sentence regarding easements in the County Commissioners' certificate needs to be eliminated.
- K. The language "at \_\_\_\_ a.m. - p.m." needs to be added to the signature block of the Register of Deeds.
- L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- N. The legal description needs to be revised to accurately portray the land being platted. The distances on the drawing need to correspond with those denoted within the legal description.
- O. 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.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. 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

RE: S/D 00-01 -- One-Step Final Plat of LUDLUM FIRST ADDITION  
February 18, 2000  
Page 3

construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Brian Ludlum, P.O. Box 564, Cheney, KS 67025  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 2/17/2000)

**CASE NUMBER:** S/D 00-01 -- LUDLUM 1<sup>ST</sup> ADDITION

**OWNER/APPLICANT:** Brian Ludlum, P.O. Box 564, Cheney, KS 67025

**SURVEYOR/ENGINEER:** Macon Company, 200 East 4<sup>th</sup>, Newton, KS 67114

**LOCATION:** East side of 375<sup>th</sup> St. West, North of 31st St. South

**SITE SIZE:** 22.63 Acres

**NUMBER OF LOTS**

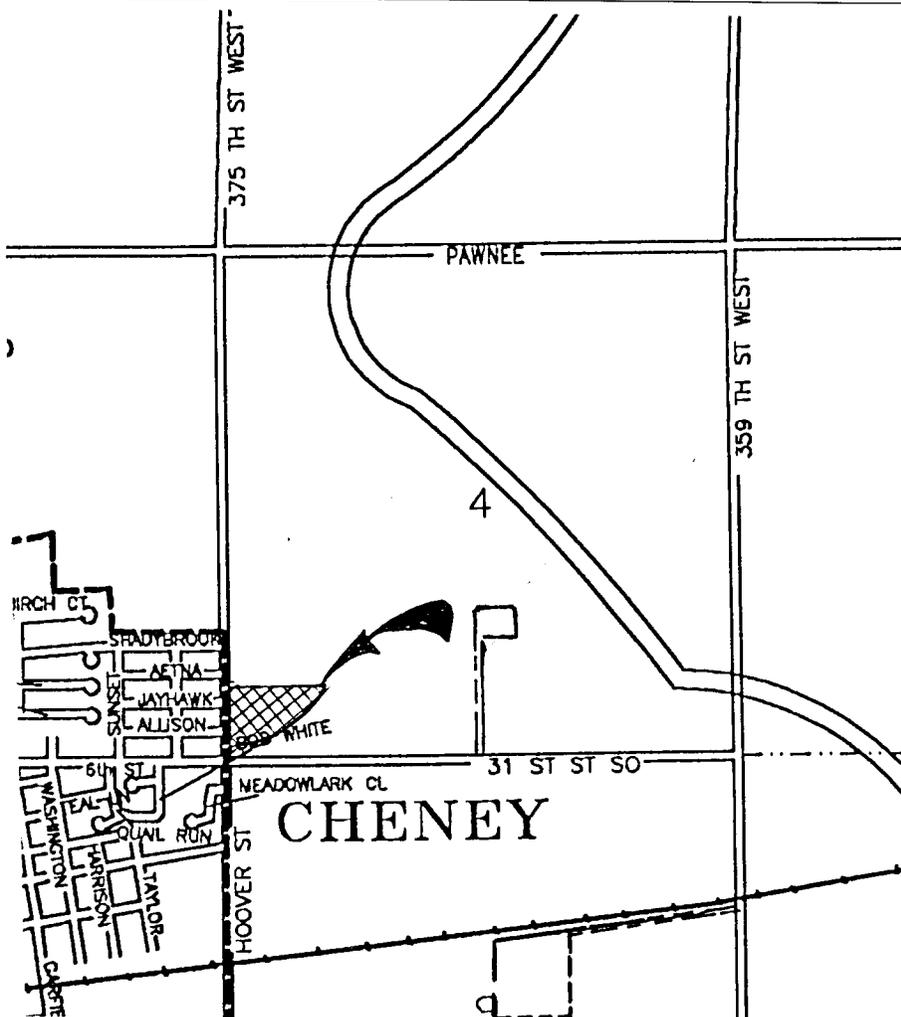
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 10 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** The site is located in the County in the Cheney Area of Influence. The site is located in an area designated as "Small City Future Growth" by the Wichita-Sedgwick County Comprehensive Plan. The plat is within the 100-year floodplain.

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**February 24, 2000 - Page 3**

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