

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, the undersigned, registered land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed under my supervision on July 15th, 2002 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

LEGAL DESCRIPTION

BEGINNING at the Northwest corner of the Northeast Quarter of Section 31, T.26S., R.2W. of the 6th P.M., thence South 03°10'24" East along the West line of said Northeast Quarter, a distance of 1234.00 feet; thence North 90° East parallel with the North line of said Northeast Quarter, a distance of 1,283.08 feet; thence North 01°17'41" West along the East line of the Northwest Quarter of the Northeast Quarter, a distance of 712.42 feet; thence North 90° West parallel with the North line of said Northeast Quarter, a distance of 802.88 feet; thence North 31°0'24" West parallel with the West line of said Northeast Quarter, a distance of 520.87 feet; thence North 90° West along the North line of said Northeast Quarter, a distance of 503.59 feet to the POINT OF BEGINNING; said tract containing 26.60 acres more or less.

Dated 12 Feb 03, 2003

Mark A. Savoy, L.S. # 188

OWNER'S CERTIFICATE

State of Kansas } ss
County of Sedgwick }

This is to certify that the undersigned owners, as joint tenants of the land described in the Land Surveyor's Certificate; have caused the same to be surveyed and platted into lots, blocks, and streets under the name of Martin Addition; an addition to Sedgwick County, Kansas; that all highways, streets, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements, and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. All abutter's rights of access to or from 37th Street North are hereby granted to the appropriate governing body. The floodway is hereby granted for Floodway purposes and shall be the responsibility of the owner of each of the lots until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure 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 Engineer of the appropriate governing body.

Leon J. Martin, Olga A. Stockemer, Trent Edelman, Janell Georges-Edelman

NOTARY CERTIFICATE

State of Kansas } ss
County of Sedgwick }

The foregoing instrument was acknowledged before me this 19th day of February, 2003, by Leon J. Martin.

Kathryn M. Kausse, Notary Public

My Commission Expires: 11-14-06

NOTARY CERTIFICATE

State of Kansas } ss
County of Sedgwick }

The foregoing instrument was acknowledged before me this 19th day of February, 2003, by Olga A. Stockemer.

Kathryn M. Kausse, Notary Public

My Commission Expires: 11-14-06

NOTARY CERTIFICATE

State of Kansas } ss
County of Sedgwick }

The foregoing instrument was acknowledged before me this 19th day of February, 2003, by Trent Edelman and Janell Georges-Edelman.

Kathryn M. Kausse, Notary Public

My Commission Expires: 11-14-06

DEPUTY COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this 14th day of February, 2003.

Tricia L. Robello, Deputy County Surveyor

PLANNING COMMISSION CERTIFICATE

State of Kansas } ss
County of Sedgwick }

This plat of "Martin Addition", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 22nd day of August, 2002

Bernard A. Hentzen, Chairman

Dale Miller, Secretary

GOVERNING BODY CERTIFICATE

State of Kansas } ss
County of Sedgwick }

The plat approval and all dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas,

this ___ day of ___, 2003.

Tim Norton, Chairman

Don Brace, County Clerk

TRANSFER RECORD

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

Don Brace, County Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas } ss
County of Sedgwick }

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

Office on the ___ day of ___, 2003,

at ___ o'clock ___ M. and is duly recorded.

Bill Meek, Register of Deeds

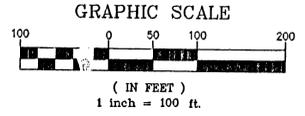
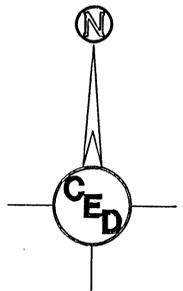
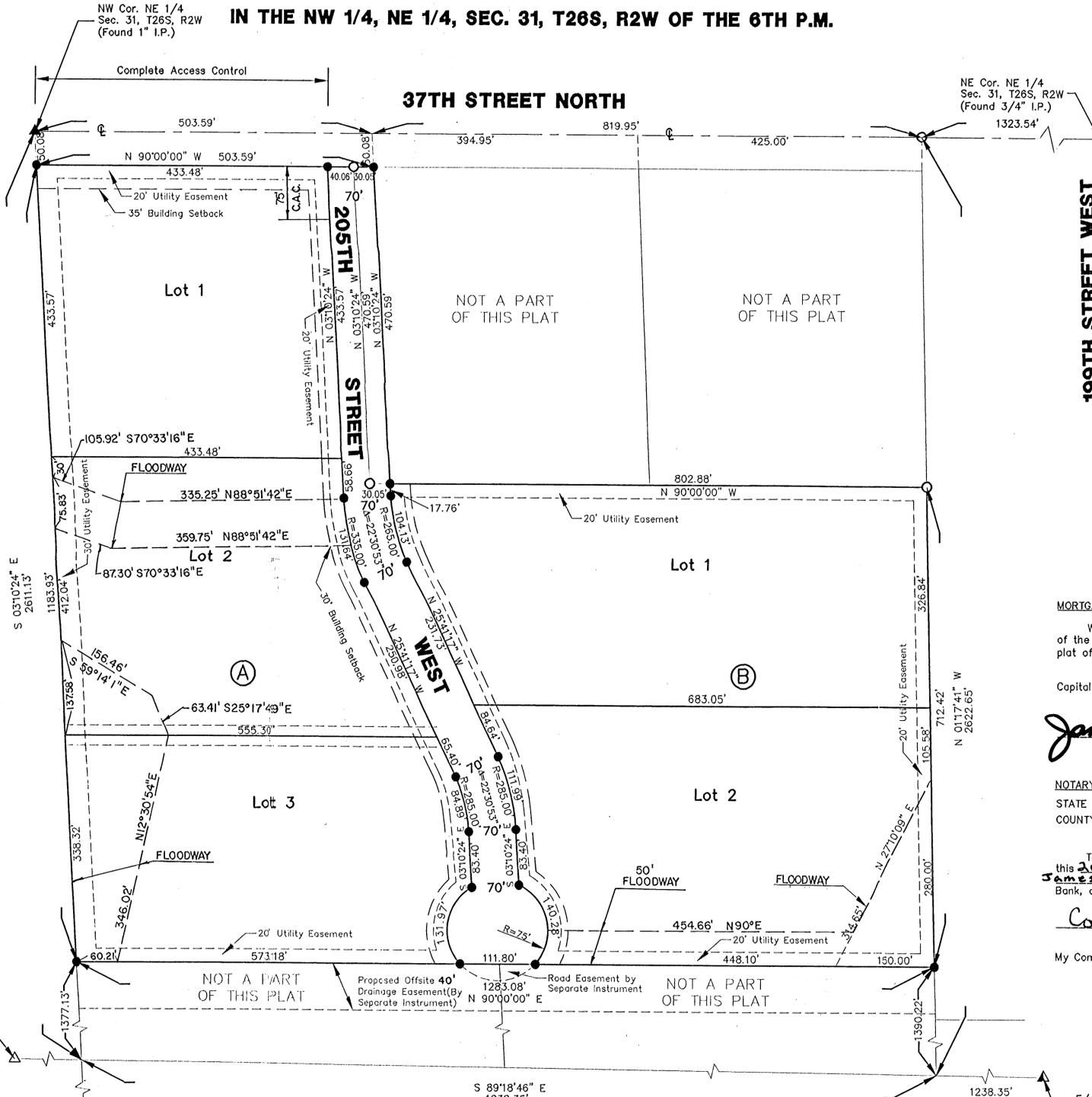
Linda Kizire, Deputy

W/4 Cor. Sec. 31, T26S, R2W (Found 1/2" I.P.)

S/4 Cor. Sec. 31, T26S, R2W (Found 1/2" I.P.)

FINAL PLAT OF MARTIN ADDITION SEDGWICK COUNTY, KANSAS

IN THE NW 1/4, NE 1/4, SEC. 31, T26S, R2W OF THE 6TH P.M.



- LEGEND: 1/2" Iron Sect. Monument Fnd., 3/4" Iron Sect. Monument Fnd., 1" Iron Sect. Monument Fnd., Survey Monument Found., #4 Rebar Set w/Cop "JLA 921"

Closure Computation: Northing Error=0.0019', Easting Error=0.0004', Error of Closure=0.0019', Accuracy 1:2,661,389

BENCHMARK: "I" Top of S. Headwall 10' South of NE Cor., NE 1/4 & 650' W. Elev=1418.07(USGS)

MORTGAGE HOLDER

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to the plat of "MARTIN ADDITION", Sedgwick County, Kansas.

Capital Federal Savings Bank

James L. Warrick, V.P. (Title)

NOTARY CERTIFICATE

STATE OF KANSAS) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 20th day of March, 2003, by James L. Warrick, Vice Pres. of Capital Federal Savings Bank, on behalf of the Bank.

Connie Achilles, Notary Public

My Commission Expires: 2-8-06





Wichita-Sedgwick County Metropolitan Area Planning Department

August 22, 2002

Harlan D. Foraker, P.E.
Certified Engineering Design
810 W. Douglas, Ste C
Wichita KS 67203

RE: SUB 2002-77 -- One-Step Final Plat of Martin Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 2002, 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 August 16, 2002.

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.

A handwritten signature in cursive script, appearing to read '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

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

August 16, 2002

Harlan D. Foraker, P.E.
Certified Engineering Design
810 W. Douglas, Ste C
Wichita KS 67203

RE: SUB 2002-77 -- One-Step Final Plat of Martin Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 2002, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. Lot 1, Block A contains 4.3 acres, less than the required 4.5 acres for lots served by sewage lagoons, which will need to be approved by a Zoning Adjustment. County Code Enforcement needs to be contacted to determine soil testing necessary to determine appropriate sewer systems.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to review the drainage plan.
- D. County Engineering has required complete access control dedicated along 37th St. North. Complete access control needs to be dedicated along 205th St. W. for the north 75 feet of Lot 1, Block A. The final plat tracing shall reference the dedication of access controls in the plat's text.
- E. The plat's text shall note the dedication of the street to and for the use of the public.
- F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- G. The Applicant is advised that if platted, the building setbacks must be a minimum of 85 feet from the centerline of 37th St. North to conform with the Zoning setback standard for County section line roads.
- H. The County Fire Department/GIS needs to comment on the plat's street names. The street names are approved.
- I. A fire department access drive to any structure located on the individual lots more than 150 feet from the edge of 205th street west will need to be provided and installed prior to construction in accordance with fire department specifications:
 - 1. 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.
 - 2. The surface will need 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).
 - 3. An approved turnaround is provided that allows the turning of apparatus in no more than two maneuvers.
 - 4. 13-foot 6-inch vertical clearance is maintained the entire length of the access drive
- J. 205th Street West is to be installed in accordance with county road standards and approved prior to development of the individual lots.
- K. 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.
- L. The Applicant needs to verify the location of the pipeline right-of-way indicated in the platting binder. The right-of-way shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- M. The platting 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.
- N. 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.)
- O. 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.

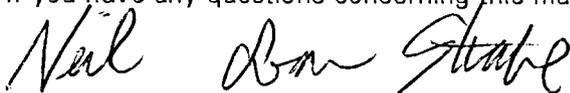
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 22, at 1:00 p.m.

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

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

STAFF REPORT
(One-Step Final Plat Approved 8/15/02)

CASE NUMBER: SUB 2002-77 -- MARTIN ADDITION

OWNER/APPLICANT: Leon Martin, 4213 N. 215th West, Colwich, KS 67030; Olga A. Stockemer, 4312 N. 215th West, Colwich, KS 67030; Trent and Janell Edelman, 20505 W. 37th St. N., Colwich, KS 67030

AGENT: Harlan D. Foraker, P.E., CED, 810 W. Douglas, Suite C, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy Company, Mark Savoy, L.S., 535 S. Emporia, Suite 104, Wichita, Ks 67202

LOCATION: South side of 37th St. North, West side of 199th St. West

SITE SIZE: 26.82 Acres

NUMBER OF LOTS

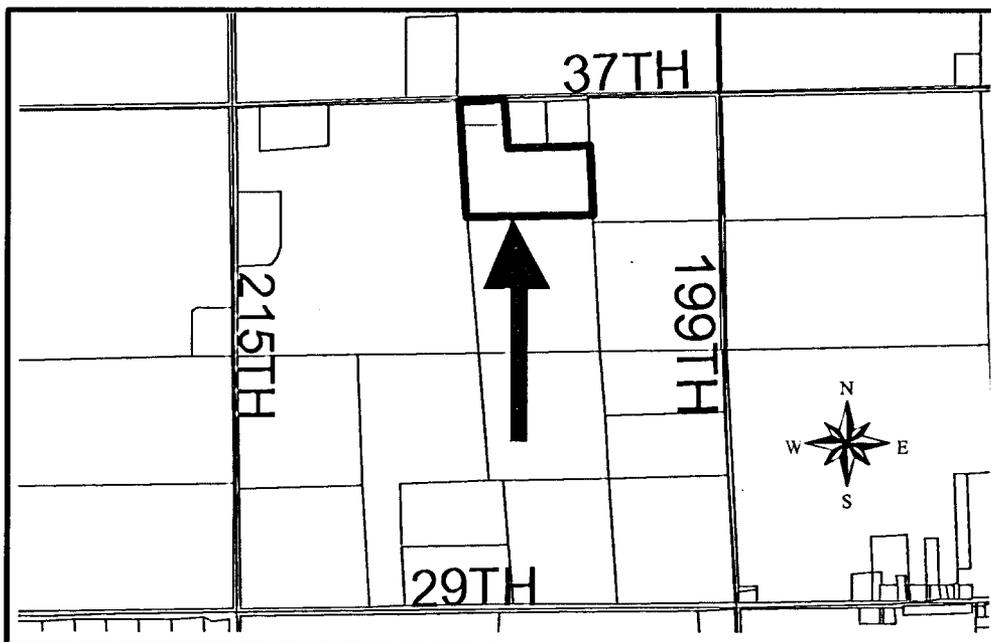
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 4.31 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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 neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval. Lot 1, Block A contains 4.3 acres, less than the required 4.5 acres for lots served by sewage lagoons, which will need to be approved by a Zoning Adjustment. **County Code Enforcement** needs to be contacted to determine soil testing necessary to determine appropriate sewer systems.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering needs to review the drainage plan.**
- D. **County Engineering has required complete access control dedicated along 37th St. North. Complete access control needs to be dedicated along 205th St. W. for the north 75 feet of Lot 1, Block A. The final plat tracing shall reference the dedication of access controls in the plat's text.**
- E. The plat's text shall note the dedication of the street to and for the use of the public.
- F. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- G. The Applicant is advised that if platted, the building setbacks must be a minimum of 85 feet from the centerline of 37th St. North to conform with the Zoning setback standard for County section line roads.
- H. The **County Fire Department/GIS** needs to comment on the plat's street names. The street names are approved.
- I. A fire department access drive to any structure located on the individual lots more than 150 feet from the edge of 205th street west will need to be provided and installed prior to construction in accordance with fire department specifications:
 - 1. 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.
 - 2. The surface will need 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).

SUB 2002-77 -- One-Step Final Plat of MARTIN ADDITION

August 22, 2002 - Page 3

3. An approved turnaround is provided that allows the turning of apparatus in no more than two maneuvers.
4. 13-foot 6-inch vertical clearance is maintained the entire length of the access drive
- J. 205th Street West is to be installed in accordance with county road standards and approved prior to development of the individual lots.
- K. 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.
- L. The Applicant needs to verify the location of the pipeline right-of-way indicated in the platting binder. The right-of-way shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- M. The platting 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

SUB 2002-77 -- One-Step Final Plat of MARTIN ADDITION

August 22, 2002 - Page 4

- U. 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.

- V. 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.