

Final tracing
1-22

FINAL PLAT OF
"DEER CREEK ESTATES
SECOND ADDITION"
SEDGWICK COUNTY, KANSAS
(SW1/4 OF SEC. 24, T28S, R1W OF THE 6TH P.M.)

State of Kansas)
Sedgwick County) ss

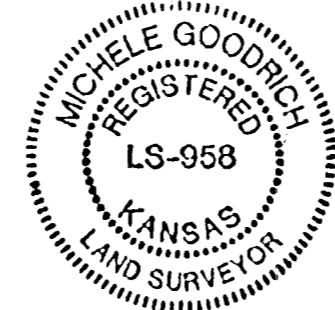
Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "DEER CREEK ESTATES SECOND ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

Part of the Southwest Quarter of Section 24, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows:

From the intersection of the Easterly right-of-way line of the Wichita Valley Center Floodway and a line parallel with and 560 feet South of the North line of said Southwest Quarter; thence with an assumed bearing of North 90°00' East, parallel with said North line of said Quarter, a distance of 1388.23 feet to the POINT OF BEGINNING; thence North 90°00' East, a distance of 360.92 feet, more or less, to the intersection with the East line of said Southwest Quarter; thence South 0°00'30" West, on said East line, a distance of 2073.57 feet, more or less, to the Southeast corner of said Southwest Quarter; thence North 89°48'05" West, on the South line of said Southwest Quarter, a distance of 192.04 feet, more or less, to the intersection with the Easterly right-of-way line of the Wichita Valley Center Floodway; thence North 36°54'27" West, on said Easterly right-of-way line, a distance of 1071.51 feet; thence North 90°00' East, a distance of 474.72 feet; thence North 0°00'30" East, a distance of 1216.12 feet, more or less, to the POINT OF BEGINNING, EXCEPT that part described as follows: BEGINNING at the Northeast corner of Lot 7, "Deer Creek Estates", Sedgwick County, Kansas; thence with a platted bearing of South 0°00'30" West, a distance of 861.12 feet to the Southeast corner of Lot 8, "Deer Creek Estates", which point is also in the centerline of Cowskin Creek; thence on said centerline with the following courses: South 53°45'27" East, a distance of 99.64 feet; thence North 55°43'36" East, a distance of 74.38 feet; thence North 38°18'48" East, a distance of 94.39 feet; thence North 61°20'08" East, a distance of 100.95 feet; thence North 87°30'34" East, a distance of 74.72 feet, more or less, to the intersection of the centerline of Cowskin Creek with the East line of said Southwest Quarter; thence North 0°00'30" East, on said East line, a distance of 750.38 feet, more or less, to a point 560.00 feet South of the Northeast corner of said Southwest Quarter; thence South 90°00'00" West, parallel with the North line of said Quarter, a distance of 360.92 feet, more or less, to the POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
Michele Goodrich LS #958 Date December 18, 1998



Know all men by these presents that Albert William Vanderhoff and Bette Ann Vanderhoff, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and Streets, to be known as "DEER CREEK ESTATES SECOND ADDITION", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. All abutters' rights of access to or from West Street, over and across the West lines of Lots 1, 2, and 3, together with all abutters' rights of access to or from 55th Street South, over and across the South line of Lot 3, are hereby granted to the appropriate governing body, provided however that Lots 2 and 3, shall each have access to West Street at one location per lot and that Lot 3 shall also have access to 55th Street South at one location. The Floodway shall be the responsibility of the owner of Lot 4, "DEER CREEK ESTATES SECOND ADDITION" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. 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 permission of the appropriate governing body. A minimum pad elevation (lowest opening) of 1275 is hereby established for each lot platted herein.

Albert William Vanderhoff
Albert William Vanderhoff
Bette Ann Vanderhoff
Bette Ann Vanderhoff

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 20th day of December, 1998, by Albert William Vanderhoff and Bette Ann Vanderhoff.

Irma S. Weed
Irma S. Weed, Notary Public

My Commission Expires: May 31, 1999 5/31/99

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

WICHITA CITY COUNCIL
_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

This plat of "DEER CREEK ESTATES SECOND ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1999.

WICHITA SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
_____, Chairman
William M. Johnson
_____, Secretary
Marvin S. Krout

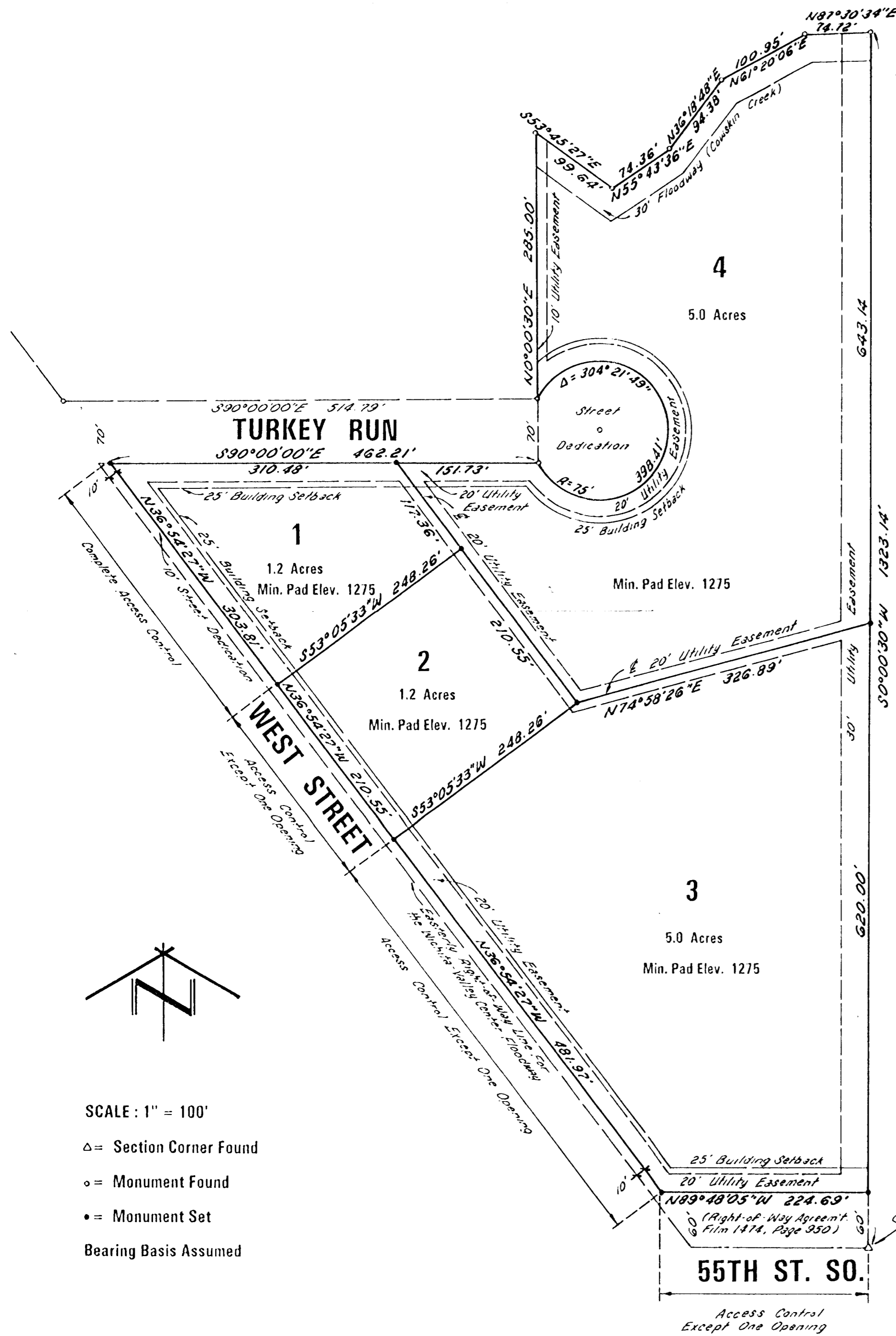
This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1999.

COUNTY COMMISSIONERS
_____, Chairman
Bill Hancock
_____, Pro-tem Chairman
Betsy Gwyn
_____, Commissioner
Carolyn Mc Ginn
_____, Commissioner
Ben Sciortino
Attest: _____, County Clerk
Thomas G. Winters
James Alford

State of Kansas)
Sedgwick County) ss

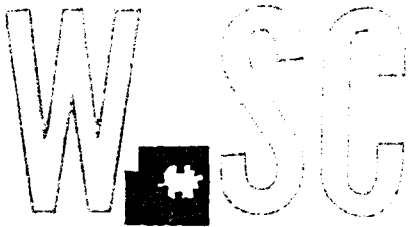
This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 1999.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire
Entered on transfer record this _____ day of _____, 1999.
_____, County Clerk
James Alford



SCALE: 1" = 100'
△ = Section Corner Found
○ = Monument Found
• = Monument Set
Bearing Basis Assumed

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

August 28, 1998

Terra Tech Land Surveying, Inc.
Attn.: Michele Goodrich
239 N. Ohio
Wichita, KS 67214

S/D 98-21 - Final Plat of VANDERHOFF ESTATES

Gentlemen:

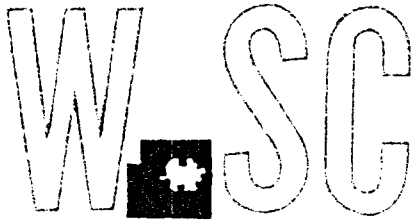
At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 21, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.



WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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August 21, 1998

Terra Tech Land Surveying, Inc.
Attn.: Michele Goodrich
239 N. Ohio
Wichita, KS 67214

S/D 98-21 - Final Plat of VANDERHOFF ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Prior to this site being scheduled for City Council review, the applicant shall submit a request for annexation.
- B. 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. **A plot plan has been requested denoting the location of the septic systems on the lots.**
- C. **City Engineering** needs to indicate the status of Wichita water and sanitary sewer service for this area and what guarantees need to be provided at this time. **Guarantees will be required for future City water and sanitary sewer. An easement for future location of sanitary sewer needs to be denoted on plat.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.



- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan has been approved.*
- F. *County Engineering and MAPD recommends dedication of access control along West Street except for one opening each for lots 2 and 3. Access to Lot 1 shall be from Turkey Run. Subdivision Committee approves said openings in addition to an opening from Lot 3 to 55th Street South per applicant's desire to maintain an existing opening.*

The requested access controls have been denoted on the final plat.

- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. It is recommended that the front yard utility easements are eliminated and replaced with rear yard utility easements. Overly wide utility easements (30 foot) are recommended to be platted in the rear of lots 3 and 4 to allow for the installation of utilities without damage to existing tree rows. *Subdivision Committee approved both front and rear yard easements to give developer an option of their location.*

The final plat denotes the requested 30-foot easement in the rear of lots 3 and 4.

- I. **County Engineering** needs to comment on the need for improvements to perimeter streets.
- J. 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.)
- K. 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.
- L. 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.

- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- 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.

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 27, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

METROPOLITAN AREA PLANNING COMMISSION

August 27, 1998

STAFF REPORT

(Final Plat-Approved 08/20/98, Preliminary Plat Approved 3/5/98)

CASE NUMBER: S/D 98-21 - VANDERHOFF ESTATES

OWNER/APPLICANT: Bill Vanderhoff, 6220 W. 47th St. South,
Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich,
239 N. Ohio, Wichita, KS 67214

LOCATION: North side of 55th Street South, East side of West Street

SITE SIZE: 12.4 acres

NUMBER OF LOTS

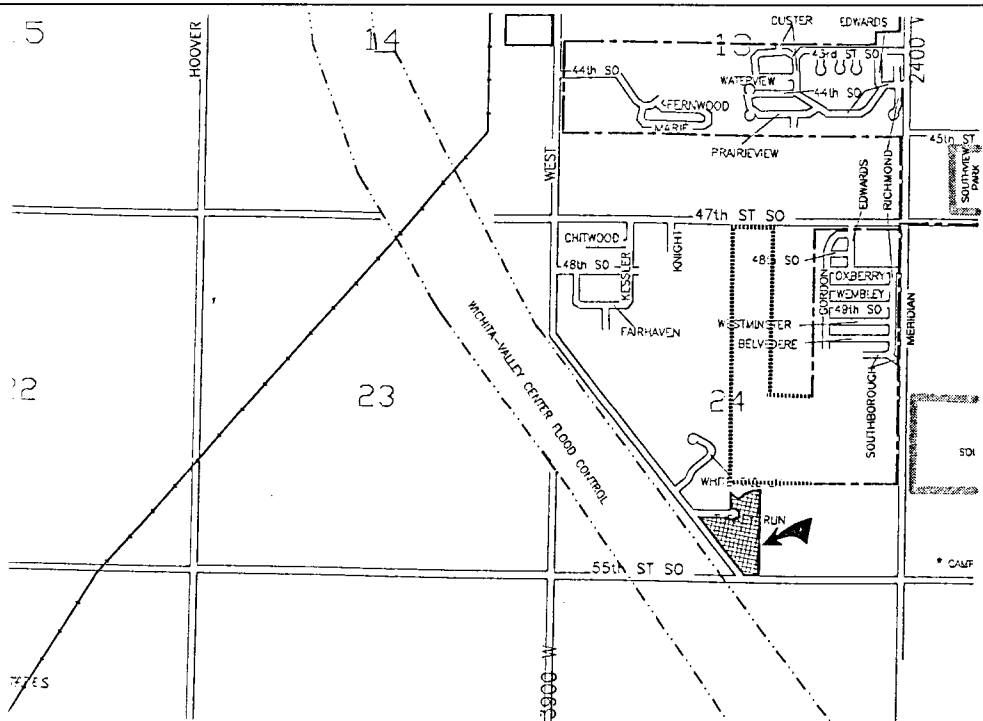
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 1.2 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is presently in the County, but is adjacent to Wichita City limits, and annexation will need to be requested. The site is located in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Prior to this site being scheduled for City Council review, the applicant shall submit a request for annexation.
- B. 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. **A plot plan has been requested denoting the location of the septic systems on the lots.**
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S/D 98-21 -- Final Plat of VANDERHOFF ESTATES
August 27, 1998 - Page 4

and/or County Commission.

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