BOOHER 2ND ADDITION TO SEDGWICK COUNTY, KANSAS

CERTIFICATE OF SURVEY–

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this 18th day of Aug., 1999, I have surveyed and platted "BOOHER 2ND ADDITION" an Addition to Sedgwick County, Kansas, into a lot and block, the same being described as follows:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 40 FEET THEREOF AND EXCEPT THE WEST HALF THEREOF.

DONALD C. ARMSTRONG R.L.S. #780

DONALD C. ARMSTRONG REGISTERED LS-780 KANSAS LAND SURVEYOR 8-18-99

OWNER'S CERTIFICATE–

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "BOOHER 2ND ADDITION" TO SEDGWICK COUNTY, KANSAS. The Utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The ingress-egress easement is hereby dedicated to the public. The street is hereby dedicated to and for the use of the public. All abutters rights of access over and across the east line of Lots 1 and 2 are hereby granted to the appropriate Governing Body. Reserve "A" is hereby reserved as a private drive and shall be owned and maintained by the adjacent property owners.

OWNER:

Raymond James
Raymond James - James Family Trust Trustee

Pauline James
Paulline James - James Family Trust Trustee

NOTARY CERTIFICATE–

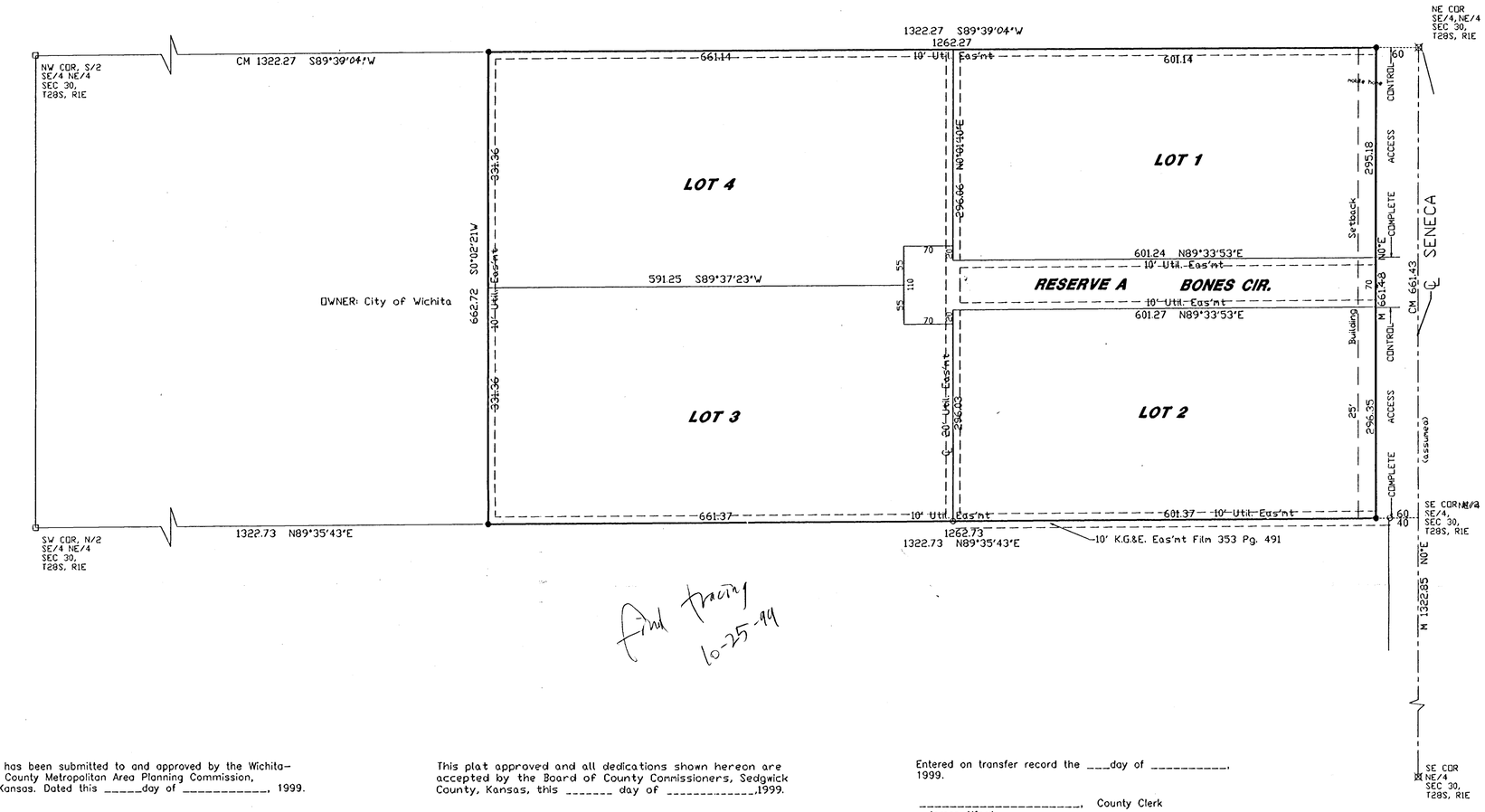
State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 20 day of August, 1999, before me, a Notary Public in aforesaid state and county, came Pauline and Raymond James, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carmen Mowdy Notary Public

My commission expires: 01/15/2013

CARMEN MOWDY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 01/15/2013



Final tracing 10-25-99

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____day of _____, 1999.

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

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

_____ Mayor
Bob Knight

_____ City clerk
Pat Burnett

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

_____ Chair
Bill Hancock

ATTEST:

_____ County Clerk
James Alford

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 1999.

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

Entered on transfer record the ____day of _____, 1999.

_____, County Clerk
James Alford

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____day of _____, 1999, at _____ M., and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

SCALE 1"=100'
W.O.# 24882-5

LEGEND

- ● - 5/8" bar W/"Armstrong"cap set
- O - 3/4" iron pipe found
- Δ - stone found
- ⊠ - 5/8" rebar found
- □ - 1/2" iron pipe found
- M - measured distance
- D - deed distance

ARMSTRONG LAND SURVEY, P.A.
250 N. MATHEWSON
WICHITA, KANSAS
PH - (316) 263-0032
Fax - (316) 263-0092

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 12, 1999

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67214

RE: S/D 99-13 -- One-Step Final Plat of BOOHER 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 1999, 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 March 5, 1999.

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 and residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

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

March 5, 1999

Armstrong Land Survey, P.A.
250 Mathewson
Wichita, KS 67214

RE: S/D 99-13 -- One-Step Final Plat of BOOHER 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 1999, 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.

A revised lot layout is needed indicating at least 4.5 acres per lot unless the site is approved for septic systems.

B. Since this site is within one-quarter mile of the City limits, City Engineering needs to comment if guarantees for future extension of sanitary sewer and City water need to be provided at this time. ***A guarantee for future extension of City water is required.***

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 drainage plan needs to be reviewed.***

E. The applicant proposes a private street to access the four lots. Subdivision regulations require private streets to be platted as reserves. These reserves need to be platted as distinct entities and not denoted as part of any adjoining lot.

F. A covenant shall be submitted regarding the reserve platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of

the reserve to the lots benefiting from the reserve. The plattor's text shall reference the platting of the reserve for private drive purposes along with ownership and maintenance responsibilities.

G. The final plat tracing shall denote complete access control along Seneca to the north and south of the private street. Access controls shall be referenced in the plattor's text.

H. The private street shall be designated a name and approved by the **County Fire Department.** ***Bones Circle is recommended***

I. The County Commissioners signature block needs to be revised to reference "Thomas G. Winters" and "Bill Hancock".

J. The MAPC signature block needs to be revised to reference "William M. Johnson".

K. According to the platting binder, a blanket pipeline easement appears to have been granted over the plat. The applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of the easement if on this plat shall be shown and the pipeline's name and recording information shown.

L. The applicant shall guarantee the installation of the private street to a public street standard. As a private improvements, such guarantee shall not be provided through the use of a petition.

M. **County Fire** needs to comment on the acceptability of the hammerhead turnaround.

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 316-729-0102) 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. ***Southwestern Bell and KGE have requested additional easements.***

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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

W. 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.

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, March 11, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: James Family Trust, P. O. Box 607, Buhler, KS 67522
Harold Swann, Agent, 1110 Greenfield, Wichita, KS 67217
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-11
March 11, 1999

STAFF REPORT
(One-Step Final Plat Approved 3/4/99)

CASE NUMBER: S/D 99-13 - BOOHER 2ND ADDITION

OWNER/APPLICANT: James Family Trust, P.O. Box 607, Buhler, KS 67522

AGENT: Harold Swann, 1110 Greenfield, Wichita, KS 67217

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: West side of Seneca, South of 55th St. South

SITE SIZE: 20.08 acres

NUMBER OF LOTS

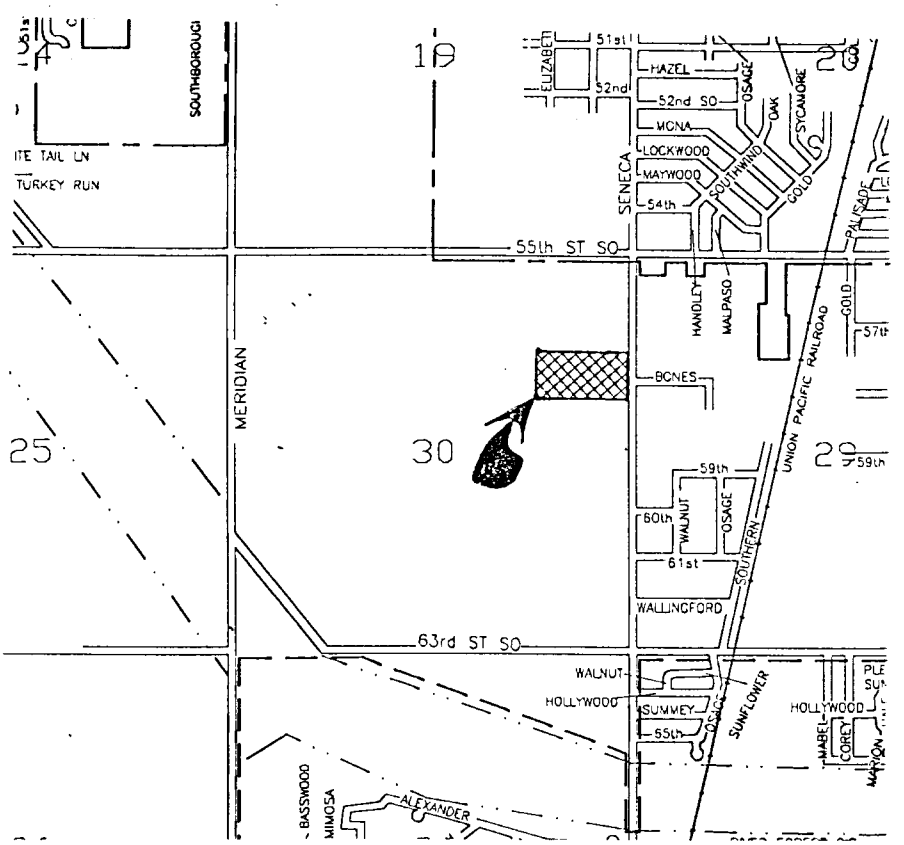
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5.02 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a private street to access the four lots.

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.

   A revised lot layout is needed indicating at least 4.5 acres per lot unless the site is approved for septic systems.

B. Since this site is within one-quarter mile of the City limits, **City Engineering** needs to comment if guarantees for future extension of sanitary sewer and City water need to be provided at this time. ***A guarantee for future extension of City water is required.***

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