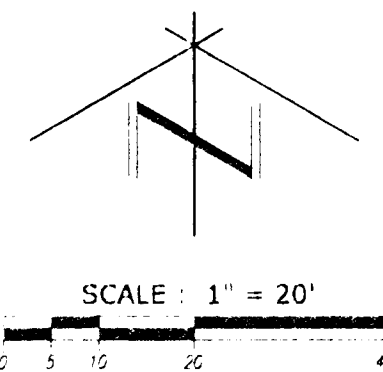
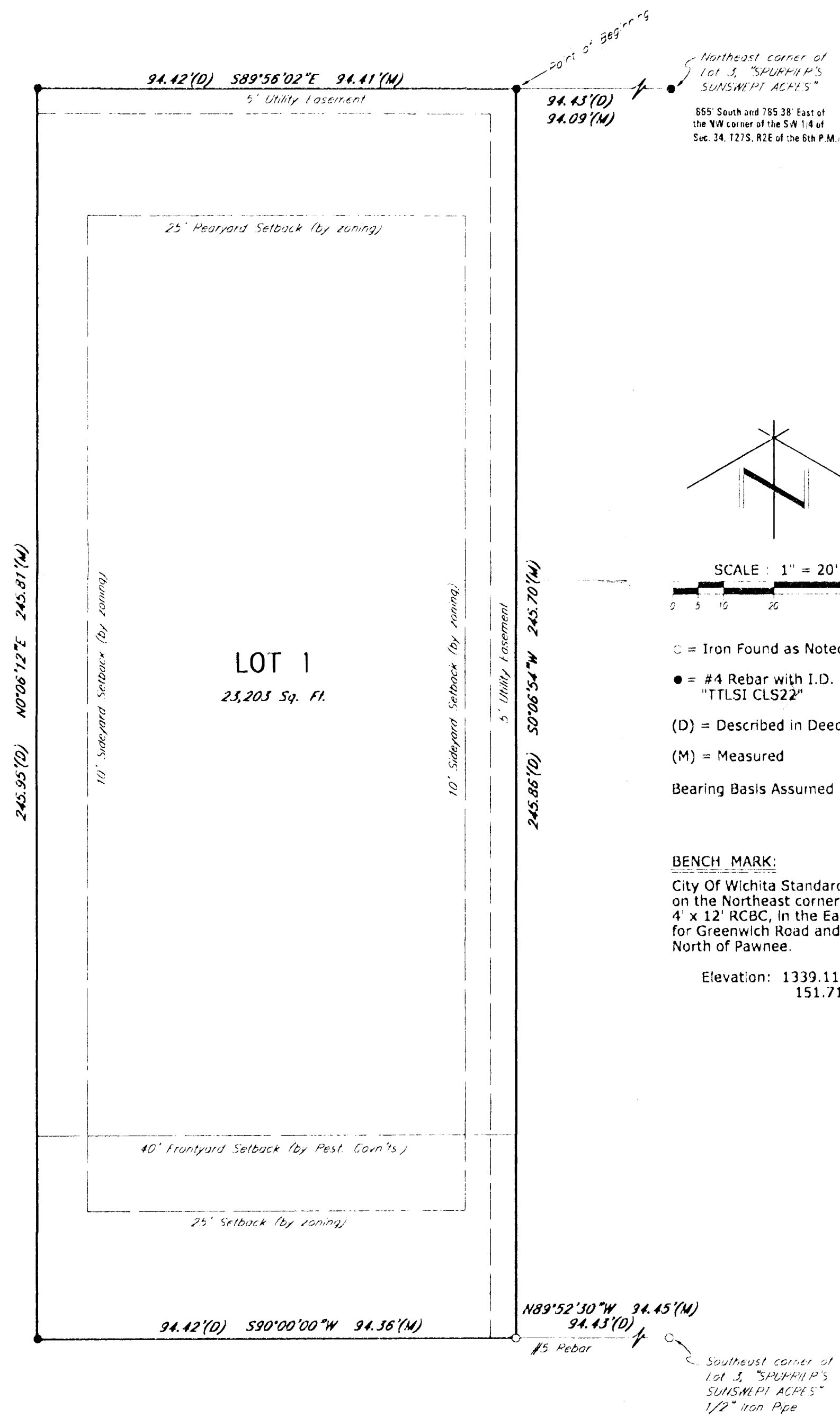


FINAL PLAT OF
"SEERY'S' FIRST ADDITION"
 AN ADDITION TO SEDGWICK COUNTY, KANSAS
 IN THE SW 1/4 OF SECTION 34, T27S, R2E OF THE 6TH P.M.

*final thing
 9-27-99*



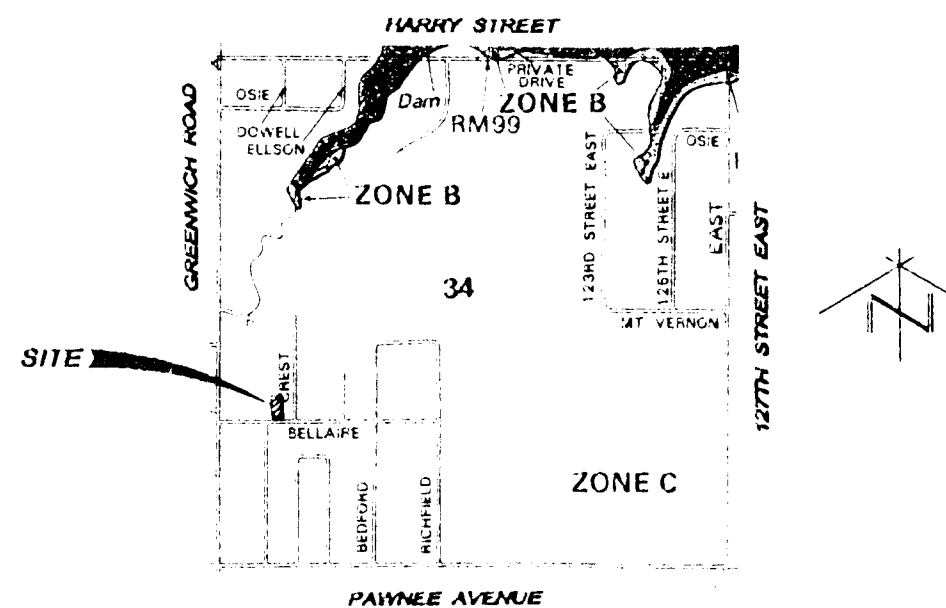
- = Iron Found as Noted
 - = #4 Rebar with I.D. Cap "TTLST CLS22"
 - (D) = Described in Deed
 - (M) = Measured
- Bearing Basis Assumed

BENCH MARK:
 City Of Wichita Standard Bench Mark on the Northeast corner of a double 4' x 12' RCBC, in the East right of way for Greenwich Road and 1/2 mile North of Pawnee.

Elevation: 1339.11 NGVD29
 151.71 City Datum

FLOOD ZONE MAP

Sec. 34, T27S, R2E

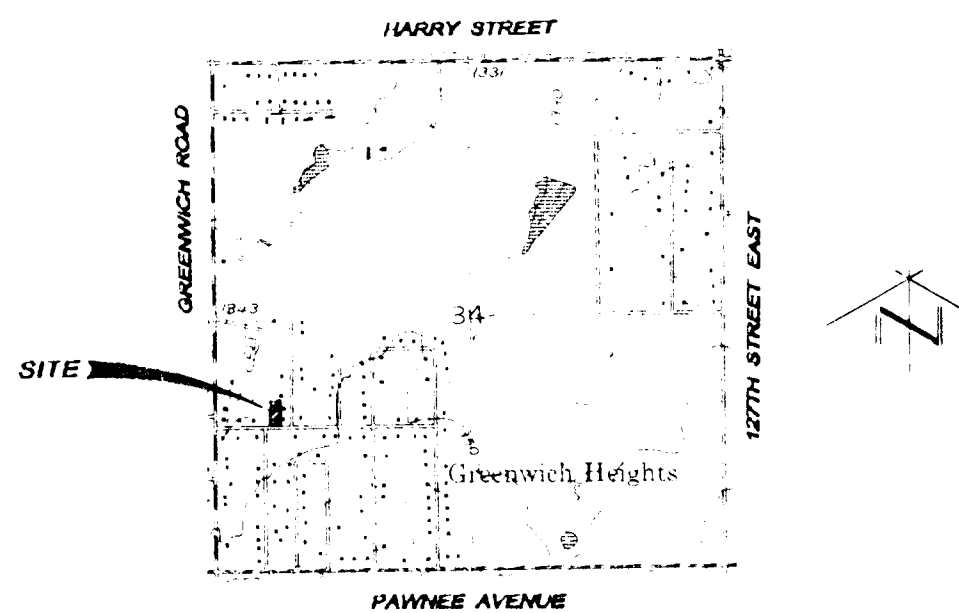


SCALE: 1" = 2,000'

FLOOD ZONE:
 Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0225 A, effective June 3, 1986.

VICINITY MAP OF "SEERY'S' FIRST ADDITION"

Sec. 34, T27S, R2E



ANDOVER QUADRANGLE
 7.5 Minute Series

SCALE: 1" = 2,000'

State of Kansas)
 Sedgwick County) ss

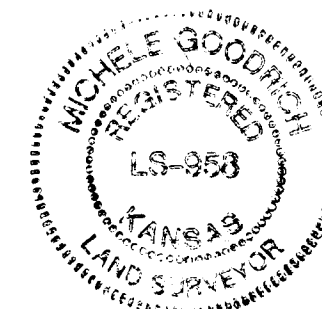
Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "SEERY'S' FIRST ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described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

BEGINNING at a point in the North line of Lot 3, "SPURRIER'S SUNSWEPT ACRES", Sedgwick County, Kansas, 94.43 feet West of the Northeast corner of said Lot 3; thence South parallel with the East line of said Lot 3 a distance of 245.86 feet to a point in the South line of said Lot 3; thence West along the South line of said Lot 3 a distance of 94.42 feet; thence North parallel with the East line of said Lot 3 a distance of 245.95 feet to a point in the North line of said Lot 3; thence East 94.42 feet to the POINT OF BEGINNING; the same being situated in the North Half of the West Half of the Southwest Quarter of Section 34, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michelle Goodrich
 Michelle Goodrich LS #958

September 20, 1999
 Date



This plat of "SEERY'S' FIRST 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

Attest: _____, County Clerk
 James Alford

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk
 James Alford

Know all men by these presents that Ralph C. Seery and Arleta Seery, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot to be known as "SEERY'S' FIRST ADDITION", Sedgwick County, Kansas. The blanket easement granted to Butler Rural Electric Cooperative, recorded at Film 1621, Page 2, is hereby vacated by virtue of K.S.A. 12-512 (b) et. seq. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat and 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.

Ralph C. Seery
 Ralph C. Seery

Arleta Seery
 Arleta Seery

State of Kansas)
 Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999, by Ralph C. Seery and Arleta Seery.

_____, Notary Public
 Sarah Rhodeman

My Commission Expires: _____

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

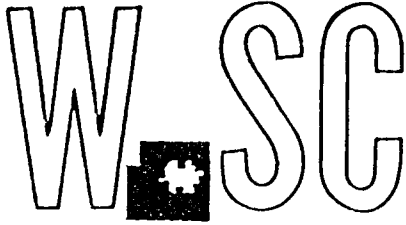
Bill Meek

_____, Deputy
 Linda Kizzire

BELLAIRE AVENUE 60' R/W

*Michelle Goodrich
 9-20-99*

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

September 16 1999

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

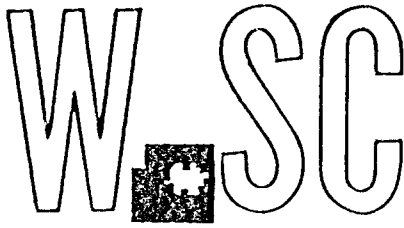
RE: S/D 99-58 — One-Step Final Plat of SEERY'S 1ST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on September 16, 1999, 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 September 10, 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.

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

September 10, 1999

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-58 — One-Step Final Plat of SEERY'S 1ST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 9, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. City water facilities are currently available to serve the site.
- 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. A four-corner lot grading plan is requested
- E. The plat contains less than the required 100-foot lot width and an administrative adjustment will be required.
- F. Based upon the platting binder, a mortgage is being held by First National Bank. This party needs to be made a signatory to the plat or a document provided that such interest is no longer involved.
- G. The name of the plat shall be corrected in the MAPC certification.
- H. The final plat tracing shall reference a tie point to a section corner.

- I. The lot depth exceeds its width by more than a ratio of 2.5 to 1, and a modification will need to be granted by the MAPC. *The Subdivision recommends that this modification be granted.*
- J. The plat'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.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

S/D 99-58 -- One-Step Final Plat of SEERY'S 1ST ADDITION
September 10, 1999
Page 3

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.

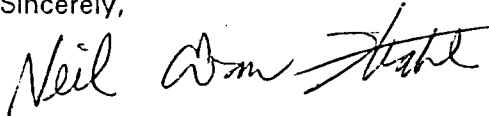
The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 16, 1999, at 1:30 p.m.

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

If you should have any questions, please call.

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl". The signature is written in black ink and is positioned above the typed name.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Mr. and Mrs. Ralph Seery, 2155 Crest, Wichita, KS 67207
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 9/09/99)

CASE NUMBER: S/D 99-58 - SEERY'S ADDITION

OWNER/APPLICANT: Ralph and Arleta Seery, 2155 Crest, Wichita, KS 67207

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

LOCATION: East of Greenwich Road, North of Pawnee

SITE SIZE: 23,203 sq. ft.

NUMBER OF LOTS

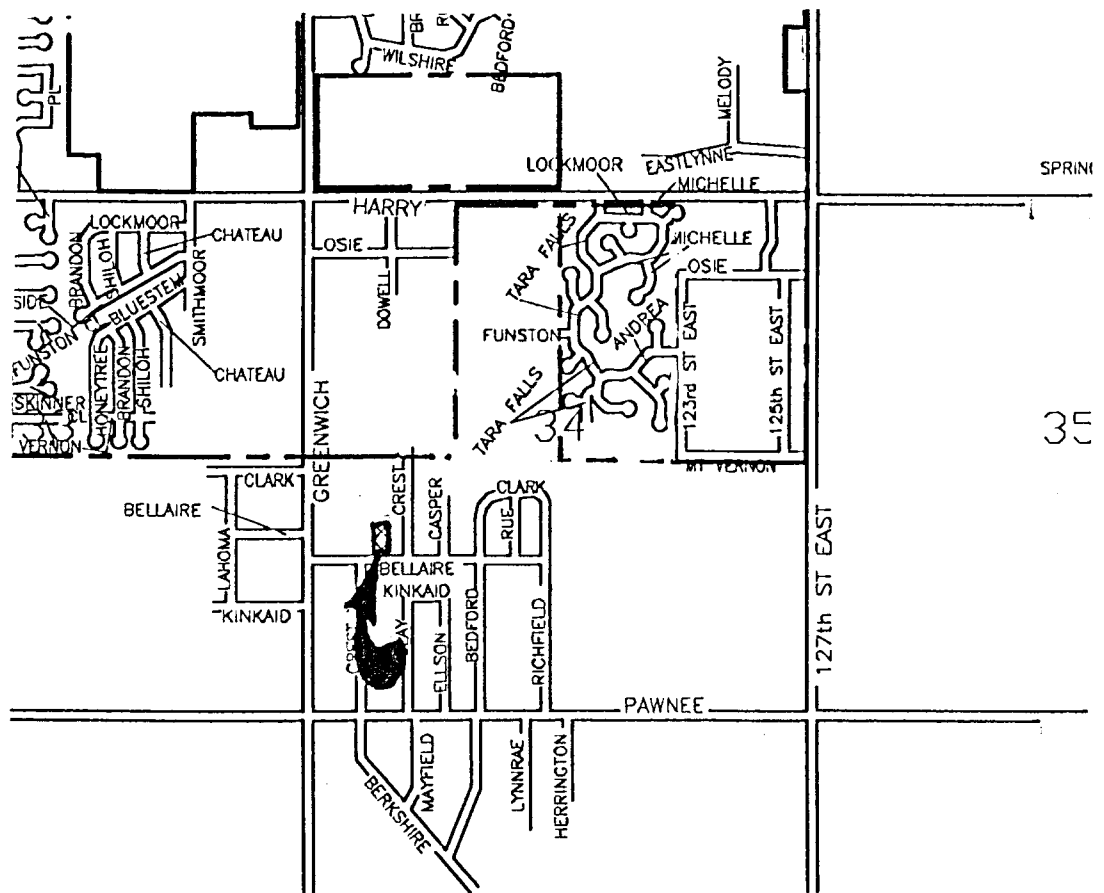
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 23,203 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. City water facilities are currently available to serve the site.
- 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. **A four-corner lot grading plan is requested**
- E. The plat contains less than the required 100-foot lot width and an administrative adjustment will be required.
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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.

- N. 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.
- O. 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.
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