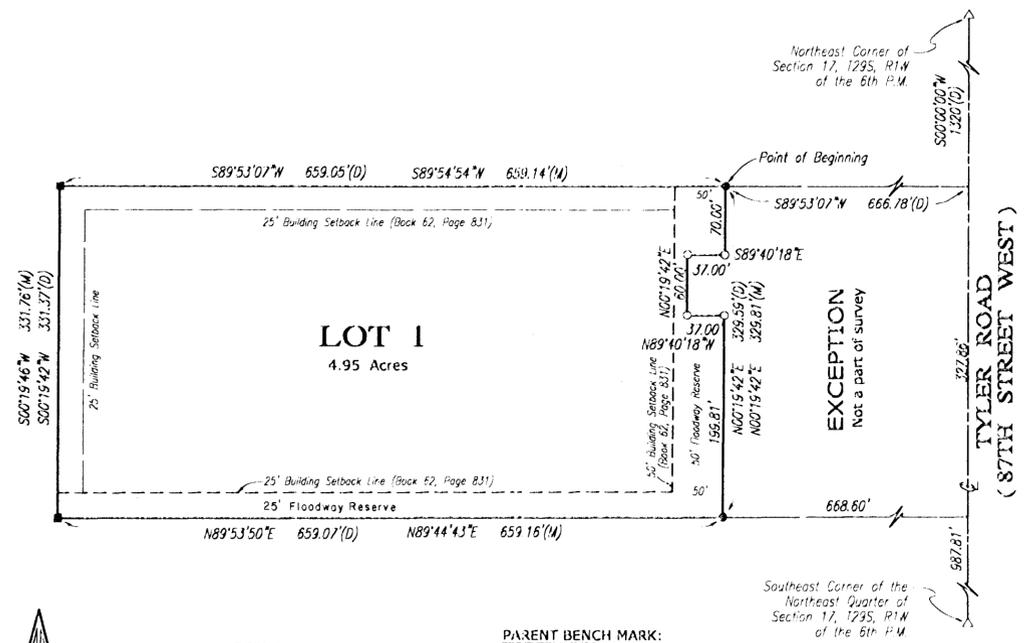


Final bearing received  
4/13/00

FINAL PLAT OF  
**"ROONEYS' FIRST ADDITION"**  
 SEDGWICK COUNTY, KANSAS  
 IN THE NE 1/4 OF SECTION 17, T29S, R1W OF THE 6TH P.M.



Know all men by these presents that the undersigned, 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 "ROONEYS' FIRST ADDITION", Sedgwick County, Kansas. The Floodway Reserves shall be the responsibility of the owner(s) of Lot 1, "ROONEYS' FIRST ADDITION" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. 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.

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

\_\_\_\_\_  
 Steve A. Rooney

\_\_\_\_\_  
 Norma J. Rooney

COUNTY COMMISSIONERS

\_\_\_\_\_, Chairman  
 Thomas G. Winters

Attest: \_\_\_\_\_, County Clerk  
 James Alford

**LEGEND:**

- △ = Section Corner
- = 1 1/4" Iron Pipe Found
- = #5 Rebar Found with I.D. Cap "A.C.L.S. LS#77"
- = #4 Rebar Set with I.D. Cap "TFLSI CLS22"
- (D) = Described in Deed
- (M) = Measured

Bearing Basis Assumed

**PARENT BENCH MARK:**  
 60J Nail in Guy Pole,  
 50' NW of Northeast Corner  
 of Section 17, T29S, R1W  
 of the 6th P.M.  
 Elevation: 1291.50 NAVD29

**ON-SITE BENCH MARK:**  
 Railroad Spike in Fence  
 Corner Post near Southeast  
 Corner of Subject Property.  
 Elevation: 1291.80 NAVD29

**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 0275 A, effective June 3, 1986.

**SCALE: 1" = 100'**

State of Kansas )  
 Sedgwick County ) ss

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000,  
 by Steve A. Rooney and Norma J. Rooney

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

My Commission Expires: \_\_\_\_\_

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

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 "ROONEYS' FIRST ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

From the Northeast corner of the Northeast Quarter of Section 17, Township 29 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence South on the East line of said Northeast Quarter on an assumed bearing of S00°00'00"E a distance of 1320 feet; thence S89°53'07"W, 666.78 feet to the Point of Beginning; thence continuing S89°53'07"W, 659.05 feet to a point on the West line of the East Half of said Northeast Quarter; thence S00°19'42"W on the West line of the East Half of said Northeast Quarter a distance of 331.37 feet; thence N89°53'50"E, 659.07 feet; thence N00°19'42"E, 329.59 feet to the Point of Beginning, EXCEPT the South 60 feet of the North 130 feet of the East 37 feet thereof.

This plat of "ROONEYS' 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 \_\_\_\_\_, 2000.

WICHITA-SEDGWICK COUNTY  
 METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, Chairman  
 Francis S. Garofalo

\_\_\_\_\_, Secretary  
 Marvin S. Krout

\_\_\_\_\_, County Clerk  
 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 \_\_\_\_\_, 2000.

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

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

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



TERRA TECH LAND SURVEYING, INC.

\_\_\_\_\_  
 Michele Goodrich LS #958

\_\_\_\_\_  
 March 13, 2000  
 Date



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

Michele Goodrich  
Terra Tech Land Surveying, Inc.  
239 N. Ohio  
Wichita, KS 67203

RE: S/D 00-18 -- One-Step Final Plat of ROONEYS' 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,

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 18, 2000

Michele Goodrich  
Terra Tech Land Surveying, Inc.  
239 N. Ohio  
Wichita, KS 67203

RE: S/D 00-18 -- One-Step Final Plat of ROONEYS' 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. *The water well easement shall be increased per County Health Department regulations.*
- 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 comment on the status of the applicant's drainage plan. *The drainage plan is approved. A Floodway Reserve is required along the south lot line and on the east lot line.*
- D. *County Engineering* and *County Fire Department* needs to comment on the access to this property. The plat proposes access through an existing 50-ft private street which currently serves three lots. The Subdivision regulations limit private streets to serving no more than three lots. Approval of the proposed plat would require a modification from the Subdivision regulations. An ingress/egress easement needs to be established by separate instrument which includes this lot. *County Fire Department has approved the site for a 24' wide access road. The Subdivision Committee have the approved the access road for four total lots.*



- E. The platlor's text shall note the creation of the floodway reserve in addition to referencing the standard floodway language.
- F. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the reserves in the event the owner fails to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner by the governing body.
- G. 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.
- H. The platlor'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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- 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.

RE: S/D 00-18 -- One-Step Final Plat of ROONEYS' FIRST  
February 18, 2000  
Page 3

- 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 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: Steve and Norma Rooney, 9005 S. Tyler, Clearwater, KS 67026  
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)

**CASE NUMBER:** S/D 00-18 -- ROONEYS' FIRST ADDITION

**OWNER/APPLICANT:** Steve and Norma Rooney, 9005 S. Tyler, Clearwater, KS 67026

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

**LOCATION:** West of Tyler Road, South of 87<sup>th</sup> St. South

**SITE SIZE:** 5 Acres

**NUMBER OF LOTS**

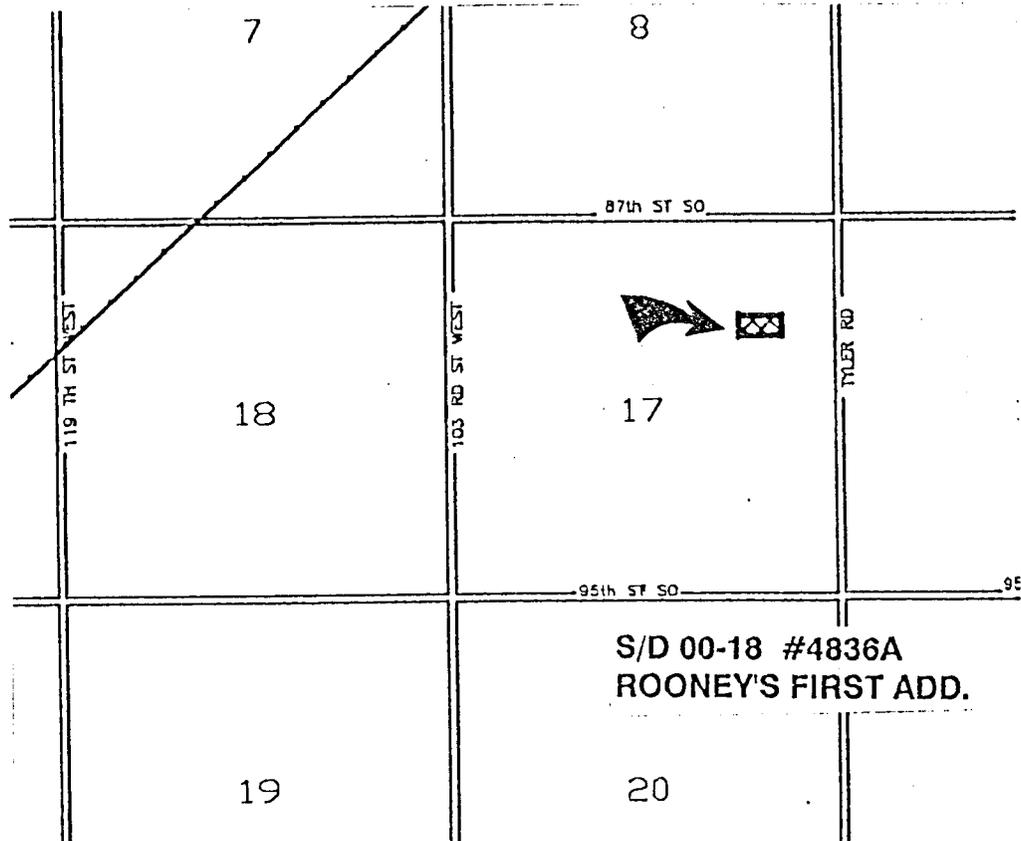
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Clearwater Area of Influence.

**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.
- 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 comment on the status of the applicant's drainage plan. *A Floodway Reserve is required along the south lot line and on the east lot line.*
- D. County Engineering and County Fire Department needs to comment on the access to this property. The plat proposes access through an existing 50-ft private street which currently serves three lots. The Subdivision regulations limit private streets to serving no more than three lots. Approval of the proposed plat would require a modification from the Subdivision regulations. An ingress/egress easement needs to be established by separate instrument which includes this lot.
- E. The plattor's text shall note the creation of the floodway reserve in addition to referencing the standard floodway language.
- F. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the reserves in the event the owner fails to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner by the governing body.
- G. 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.
- H. The plattor'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.
- I. 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.)
- J. 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.

**S/D 00-18 -- One-Step Final Plat of ROONEYS' FIRST ADDITION**

**February 17, 2000 - Page 3**

- K. 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.
- L. 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.
- M. 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.
- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.