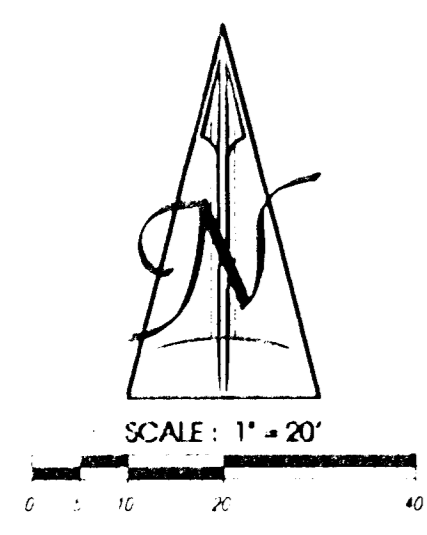
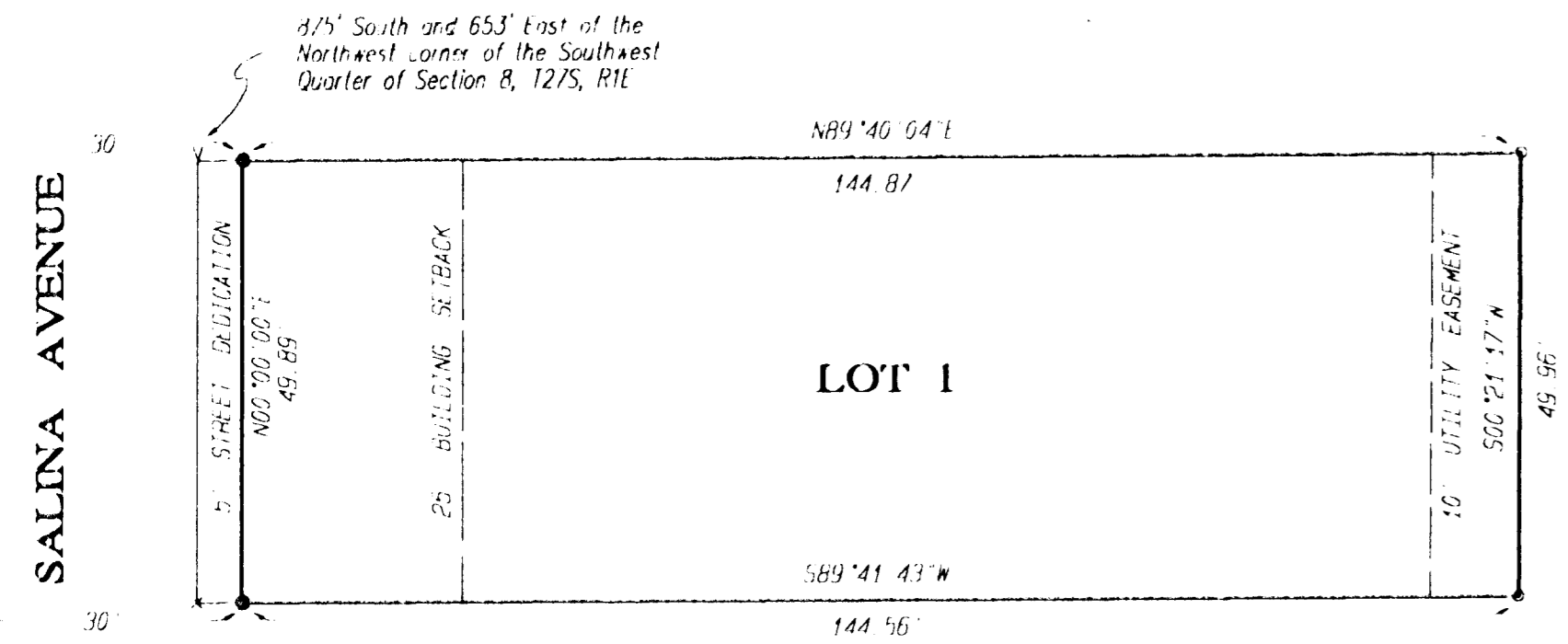


FINAL PLAT OF  
**"RITCHIE'S FIRST ADDITION"**  
 TO WICHITA, SEDGWICK COUNTY, KANSAS  
 IN THE SW 1/4 OF SECTION 8, T27S, R1E OF THE 6TH P.M.

*Final tracing received 5-4-00*



**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 0300 A, effective June 3, 1986.

- = 1/2" Iron Pipe Found
- × = Chisled Plus Found
- = #4 Rebar Set with I.D. Cap
- ∇ = Chisled Vee Found
- "ILSI CLS22"

State of Kansas )  
 Sedgwick County )

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

The North 50 feet of the West Half of Lot 2, Block G, "FERRELL'S FOURTH ADDITION" to the City of Wichita, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #958 Date



Know all men by these presents that Woodland United Methodist Church of Wichita, Kansas, a Kansas corporation, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into a Lot and a Street, to be known as "RITCHIE'S FIRST ADDITION", to Wichita, Sedgwick County, Kansas. The Street is hereby granted to and for the use of the public. The utility easement as shown hereon is 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 City Engineer, and unobstructed to allow for the conveyance of stormwater.

WOODLAND UNITED METHODIST CHURCH OF WICHITA, KANSAS

Garyl Turley, President

State of Kansas )  
 Sedgwick County )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by Garyl Turley, President of Woodland United Methodist Church of Wichita, Kansas, a Kansas Corporation, on behalf of the corporation.

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

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

This plat of "RITCHIE'S FIRST ADDITION", to Wichita, 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

Francis S. Garofalo, Chairman

Marvin S. Krout, Secretary

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

Tricia L. Robello, LS#1216  
 Deputy County Surveyor  
 Sedgwick County, Kansas

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

WICHITA CITY COUNCIL

Bob Knight, Mayor

Pat Burnett, City Clerk

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

James Alford, County Clerk

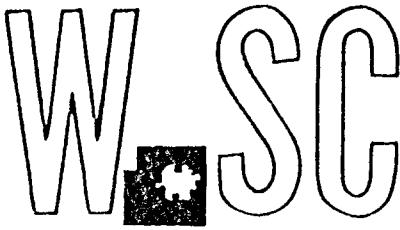
State of Kansas )  
 Sedgwick County )

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.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

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

April 27, 2000

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

RE: SUB 2000-27 -- One-Step Final Plat of RITCHIE'S FIRST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 27, 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 April 21, 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.

A handwritten signature in black ink that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch





## Wichita-Sedgwick County Metropolitan Area Planning Department

April 21, 2000

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

RE: SUB 2000-27 -- One-Step Final Plat of RITCHIE'S FIRST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 20, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

### STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. ***No additional guarantees or easements are needed.***
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***
- D. 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.
- E. The final plat shall reference a tie point to a section corner.
- F. The platted lot exceeds the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- G. 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.
- H. 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

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)

SUB 2000-27 -- One-Step Final Plat of RITCHIE'S FIRST ADDITION

April 21, 2000

Page 2

fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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, April 27, 2000, at 1:00 p.m.

**STAFF REPORT**

(One-Step Final Plat Approved 4/20/00)

**CASE NUMBER:** SUB 2000-27 -- RITCHIE'S FIRST ADDITION

**OWNER/APPLICANT:** Woodland United Methodist Church, 1100 W. 15<sup>th</sup>, Wichita, KS 67203

**AGENT:** Dwight Glenn, 2208 W. 18<sup>th</sup>, Wichita, KS 67203

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

**LOCATION:** East side of Salina, South of 16<sup>th</sup> St. North

**SITE SIZE:** 7,500 Sq. Ft.

**NUMBER OF LOTS**

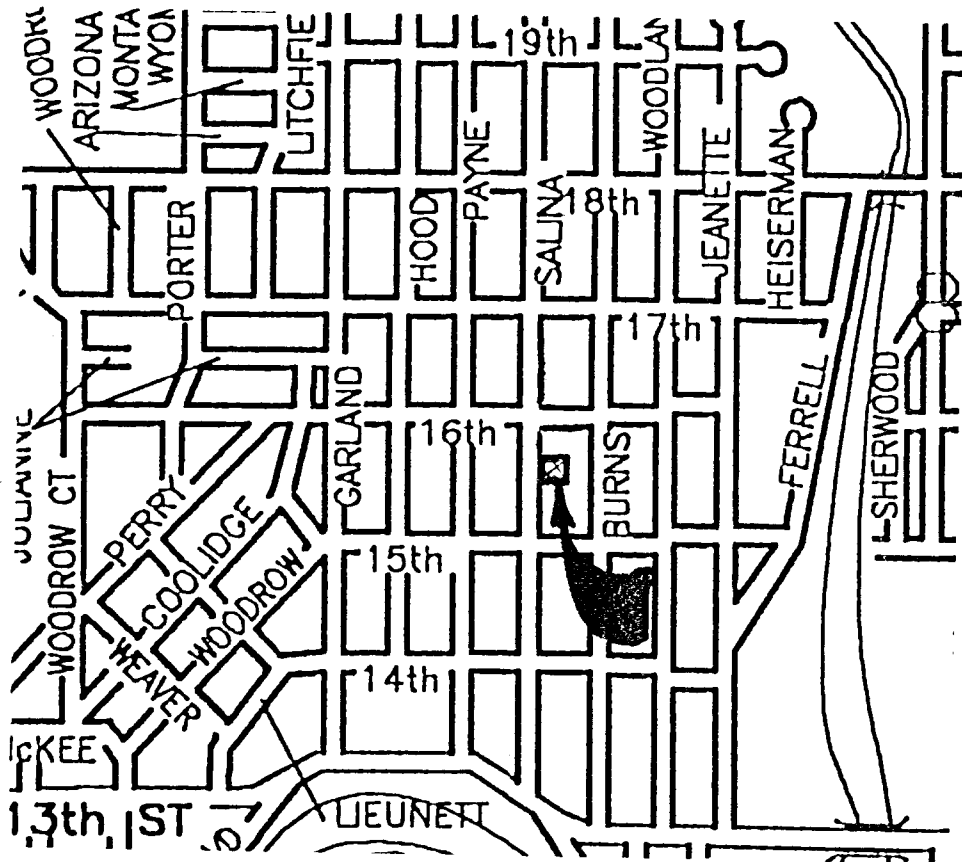
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 7,225 Sq. Ft.

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2000-27 -- One-Step Final Plat of RITCHIE'S FIRST ADDITION**  
**April 27, 2000 - Page 2**

**Note:** This is a replat of a portion of Ferrell's 4<sup>th</sup> Addition.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. ***No additional guarantees or easements are needed.***
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***
- D. 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.
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- H. 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.)
- I. 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.
- J. 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.
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- L. 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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**SUB 2000-27 -- One-Step Final Plat of RITCHIE'S FIRST ADDITION**

**April 27, 2000 - Page 3**

- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.