

FINAL PLAT OF  
**"WESTBROOK MANOR"**  
 AN ADDITION TO SEDGWICK COUNTY, KANSAS  
 IN THE SW 1/4 OF SECTION 26, T28S, R2W 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 "WESTBROOK MANOR", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

**Tract 1:**  
 Beginning 312.84 feet North of the Southwest corner of the Southwest Quarter; thence East parallel to the South line 290.40 feet; thence North parallel to the West line 150 feet; thence West parallel to the South line 290.40 feet; thence South to the Point of Beginning 150 feet, all of said land being in the Southwest Quarter of Section 26, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

**Tract 2:**  
 Beginning 312.72 feet North of the Southwest corner of the Southwest Quarter, Section 26, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence with a deflection right of 90°51', a distance of 294.04 feet to a point 309.4 feet North of the South line of said Southwest Quarter; thence with a deflection left of 90°12', a distance of 150 feet; thence with a deflection right of 90°12', a distance of 128.45 feet to a point 457.9 feet North of the South line of said Southwest Quarter; thence South to the South line of said Southwest Quarter; thence West 418.85 feet to the Southwest corner of said Southwest Quarter; thence North to Beginning.

**Tract 3:**  
 A tract described as: Beginning at a point 418.85 feet East of the Southwest corner of the Southwest Quarter of Section 26, Township 28 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence with a deflection left of 89°33', a distance of 670.0 feet; thence with a deflection right of 89°33', a distance of 649.48 feet; thence with a deflection right of 90°27', a distance of 670.7 feet to the South line of the Southwest Quarter; thence West 649.48 feet to the Point of Beginning, EXCEPT the East 200 feet thereof.

TERRA TECH LAND SURVEYING, INC.

*Michele Goodrich*  
 Michele Goodrich LS #958 Date July 12, 2000



This plat of "WESTBROOK MANOR", 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. Kroot, Secretary

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.

COUNTY COMMISSIONERS

Thomas G. Winters, Chairman

James Alford, County Clerk

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

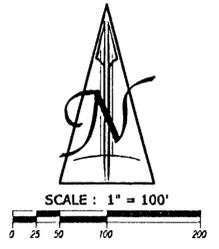
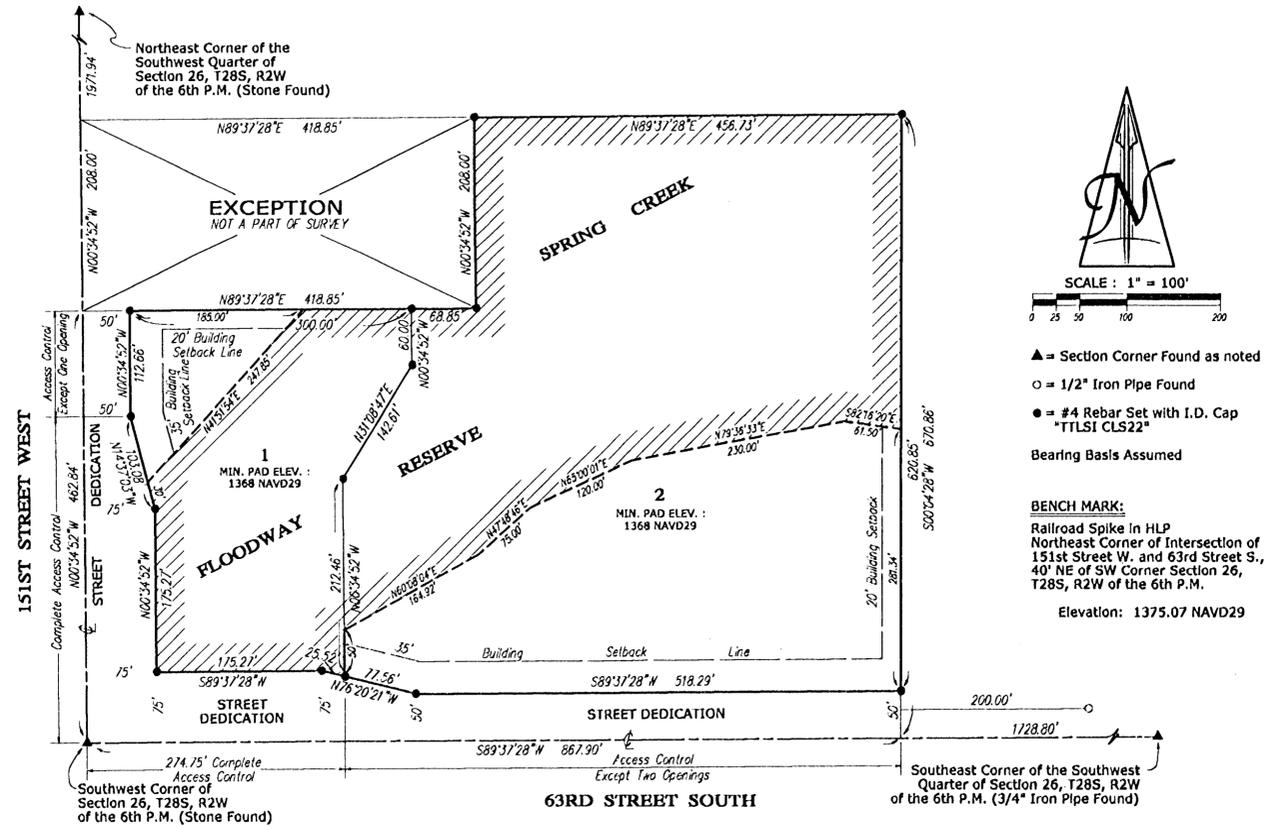
James Alford, County Clerk

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.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



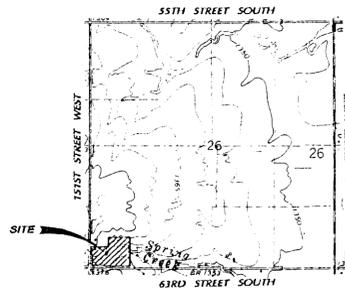
▲ = Section Corner Found as noted  
 ○ = 1/2" Iron Pipe Found  
 ● = #4 Rebar Set with I.D. Cap "TILSI CLS22"  
 Bearing Basis Assumed  
**BENCH MARK:**  
 Railroad Spike in HLP  
 Northeast Corner of Intersection of  
 151st Street W. and 63rd Street S.,  
 40' NE of SW Corner Section 26,  
 T28S, R2W of the 6th P.M.  
 Elevation: 1375.07 NAVD29

**VICINITY MAP**

Sec. 26, T28S, R2W

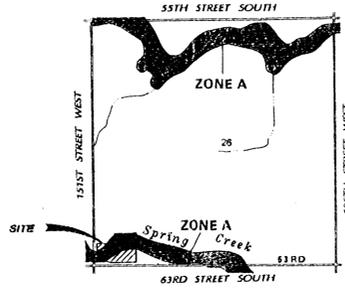
**FLOOD ZONE MAP**

Sec. 26, T28S, R2W



BAYNVILLE QUADRANGLE  
 CLEARWATER QUADRANGLE  
 7.5 Minute Series

SCALE: 1" = 2,000'



SCALE: 1" = 2,000'

**FLOOD ZONE:**  
 Subject property is in Zone A and in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A, effective June 3, 1986.

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

The undersigned, mortgagee on the land being platted herein, does hereby consent to this plat of "WESTBROOK MANOR", Sedgwick County, Kansas.

CAPITOL FEDERAL SAVINGS

*Connie J. Achilles*  
 Connie J. Achilles, Asst. Cashier

State of Kansas )  
 Sedgwick County ) ss  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000 by

of Capitol Federal Savings, on behalf of the savings bank.

Notary Public Linda Phonenstiel

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

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 Lots and Streets to be known as "WESTBROOK MANOR", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The Floodway Reserve shall be the responsibility of the owner(s) of Lots 1 and 2, "WESTBROOK MANOR" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no structures shall be constructed on or within said Floodway Reserve nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. 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 County Engineer, and unobstructed to allow for the conveyance of stormwater. A minimum pad elevation (lowest opening) of 1388 is hereby established for each lot platted herein. All abutters' rights of access to or from 63rd Street South, over and across the South lines of Lots 1 and 2, are hereby granted to the appropriate governing body, provided however that Lot 2 shall have access to 63rd Street South at two locations. All abutters' rights of access to or from 151st Street West, over and across the West line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 151st Street West at one location located within the North 112.66 feet thereof.

*Dennis W. Westbrook* Dennis W. Westbrook  
*Vickie L. Westbrook* Vickie L. Westbrook

State of Kansas )  
 Sedgwick County ) ss

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by Dennis W. Westbrook and Vickie L. Westbrook.

Linda Phonenstiel, Notary Public

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



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 29, 2000

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

RE: SUB 2000-28 -- Final of WESTBROOK MANOR ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 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 June 23, 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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

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)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 23, 2000

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

RE: SUB 2000-28 -- Final Plat of WESTBROOK MANOR ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 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 size of Lot 1 necessitates the use of a septic system. A restrictive covenant is required addressing the buildable area in Lot 2.
- 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. The floodway reserve should be extended to include the south boundary of Lot 1. The minimum pad elevation shall be indicated for Lot 1.
- D. County Engineering needs to comment on the need for access controls. The plat shall dedicate access control except for two openings along 63<sup>d</sup> St. South and one opening along 151<sup>st</sup> St. West. The dedication of access controls shall be referenced in the plat's text.
- E. 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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- F. The platator'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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are available from this office.

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

**STAFF REPORT**

(Final Plat Approved 6/22/00; Preliminary Plat Approved 5/4/00)

**CASE NUMBER:** SUB 2000-28 -- WESTBROOK MANOR ADDITION

**OWNER/APPLICANT:** Leonard Westbrook, 15040 W. 63<sup>rd</sup> Street South, Clearwater, KS 67026

**AGENT:** Dennis and Vickie Westbrook, 6320 S. 151<sup>st</sup> Street West, Clearwater, KS 67026

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

**LOCATION:** North side of 63<sup>rd</sup> Street South, East side of 151<sup>st</sup> Street West

**SITE SIZE:** 11.43 Acres

**NUMBER OF LOTS**

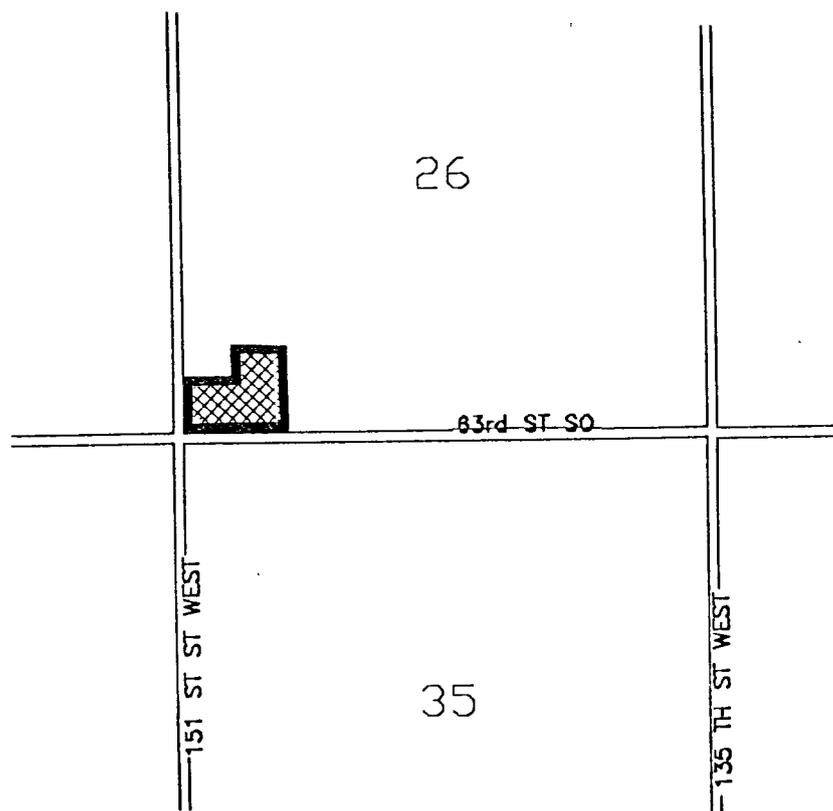
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 2.08 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** The 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.

This revised final plat has included the property to the west as a second lot as was requested by the S/D Committee. The new lot configuration also has allowed the width of the lot to the east to be expanded to meet the lot width standard.

**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 size of Lot 1 necessitates the use of a septic system. **A restrictive covenant is required addressing the buildable area in Lot 2.**
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**SUB 2000-28 -- Final Plat of WESTBROOK MANOR ADDITION**  
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