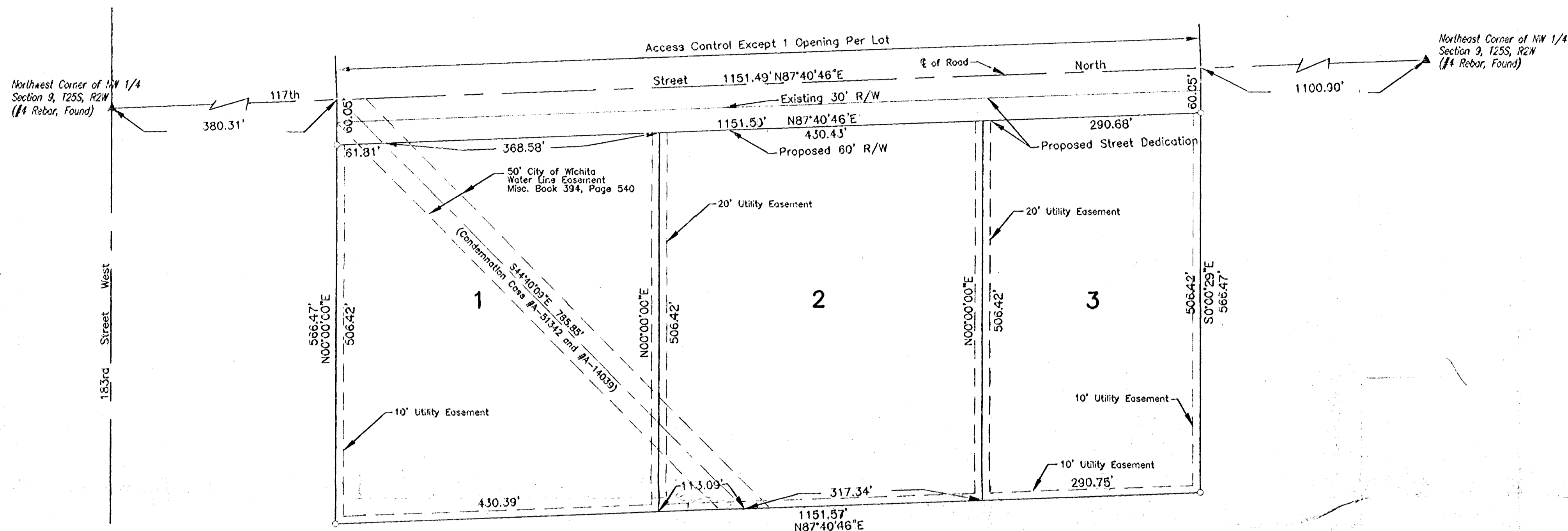
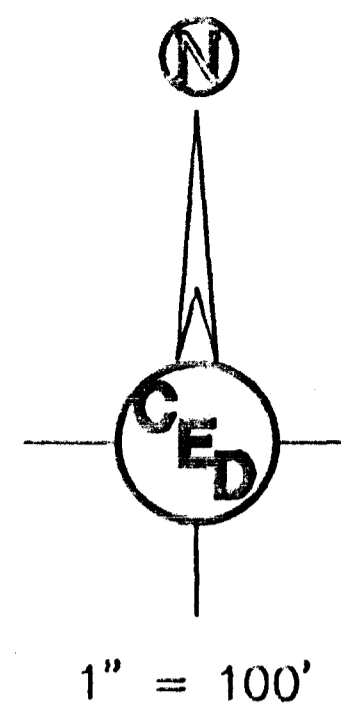


# "TIMBERWOLF ADDITION"

Received 1-12-00

## AN ADDITION TO SEDGWICK COUNTY, KANSAS IN THE NW 1/4 OF SECTION 9, T25S, R2W OF THE 6TH P.M.



**LEGEND**  
 Δ - Sectional Monument Found  
 ○ - Survey Monument Set

State of Kansas, County of Sedgwick, SS.  
 I, Jim E. Bishop, Land Surveyor in the State of Kansas, do hereby certify that I have surveyed and platted "TIMBERWOLF ADDITION", Sedgwick County, Kansas, described as follows: The North 568 feet of the North Half of the Northwest Quarter of Section Nine(9), Township Twenty-Five(25) South, Range Two(2) West of the 6th P.M., Sedgwick County, Kansas, except the East 1100 feet thereof, and except the West 380 feet thereof.

Jim E. Bishop, L.S. 1169

Know all men by these presents that I, Florence M. Wolf, have caused the land described in the Land Surveyor's certificate to be platted into lots "TIMBERWOLF ADDITION", Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility easements as shown on the plat 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. All abutter's right of access to and from 117th Street North over and across the north line of the Timberwolf Addition are hereby granted to the appropriate governing body, provided however that Lots 1, 2 and 3 each shall have one opening, as indicated on the face of the plat.

*Florence M. Wolf*  
 Florence M. Wolf  
 State of Kansas, County of Harvey, SS.  
 The foregoing instrument was acknowledged before me this 10th day of January, 2000 by Florence M. Wolf.  
*Marilyn S. Wilson*  
 Marilyn S. Wilson, Notary Public

My Commission Expires: 1-14-00

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

This plat of "TIMBERWOLF 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  
 \_\_\_\_\_, Chairperson  
 Francis S. Garofalo  
 \_\_\_\_\_, Secretary  
 Marvin S. Krout

(SEAL)

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

\_\_\_\_\_, Chairperson  
 Bill Hancock

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

\_\_\_\_\_, County Clerk  
 James Alford

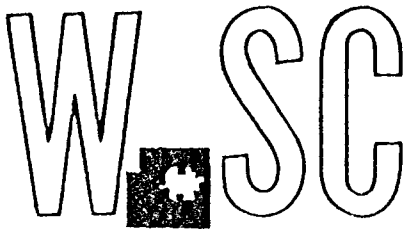
State of Kansas, County of Sedgwick, SS.  
 This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_ o'clock, \_\_\_\_ m., on the \_\_\_\_ day of \_\_\_\_\_, 2000.

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

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

Date of Preparation : October 18, 1999  
**BENCH MARK:**  
 Spike in Power Pole Located Directly North of Existing House on Subject Property. (227' West of NE Corner of Property)  
 Elevation: 1400.97 MSL

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

November 30, 1999

Certified Engineering Design  
C/O Harlan Foraker  
438 N. Ohio  
Wichita, KS 67214

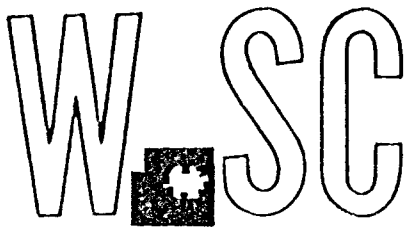
RE: S/D 99-72 -- One-Step Final Plat of TIMBERWOLF ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 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 November 19, 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 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

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November 30, 1999

Certified Engineering Design  
C/O Harlan Foraker  
438 N. Ohio  
Wichita, KS 67214

RE: S/D 99-72 -- One-Step Final Plat of TIMBERWOLF ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 18, 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. Although Lots 1 and 2 meet the minimum size requirements for sewage lagoons, the size of Lot 3 necessitates the use of a septic system. **Standard soil testing is required for Lots 1 and 2.**
- B. Bearings and recording data need to be added for the water line easement. Bearings and distances need to be added for all lot lines.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. Utility easements need to be added between the lots and along the perimeter.**
- D. The Applicant proposes to dedicate access control except for one opening per lot along 117<sup>th</sup> St. North. The face of the plat shall be revised to reference "one opening per lot". The plat's text shall note that the access controls are being dedicated to the appropriate governing body.
- E. The MAPC Chair should be revised to reference "Francis S. Garofalo".

- F. The County Commissioners signature block only requires the signature of Bill Hancock.
- G. 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.
- 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 Release 13 version of 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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, at 12:30 p.m.

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

**STAFF REPORT**  
(One Step Final Plat Approved 11/18/99)

**CASE NUMBER:** S/D 99-72 -- TIMBERWOLF ADDITION

**OWNER/APPLICANT:** Florence M. Wolf, 18101 West 117<sup>th</sup> St. North, Sedgwick, KS 67135

**SURVEYOR/ENGINEER:** Sandalwood Surveying, Inc., P.O. Box 75053, Wichita, KS 67275

**AGENT:** Certified Engineering Design, Attn: Harlan Foraker, 438 North Ohio, Wichita, KS 67214

**LOCATION:** East of 183<sup>rd</sup> St. West, North side of 117<sup>th</sup> St. North

**SITE SIZE:** 13.38 Acres

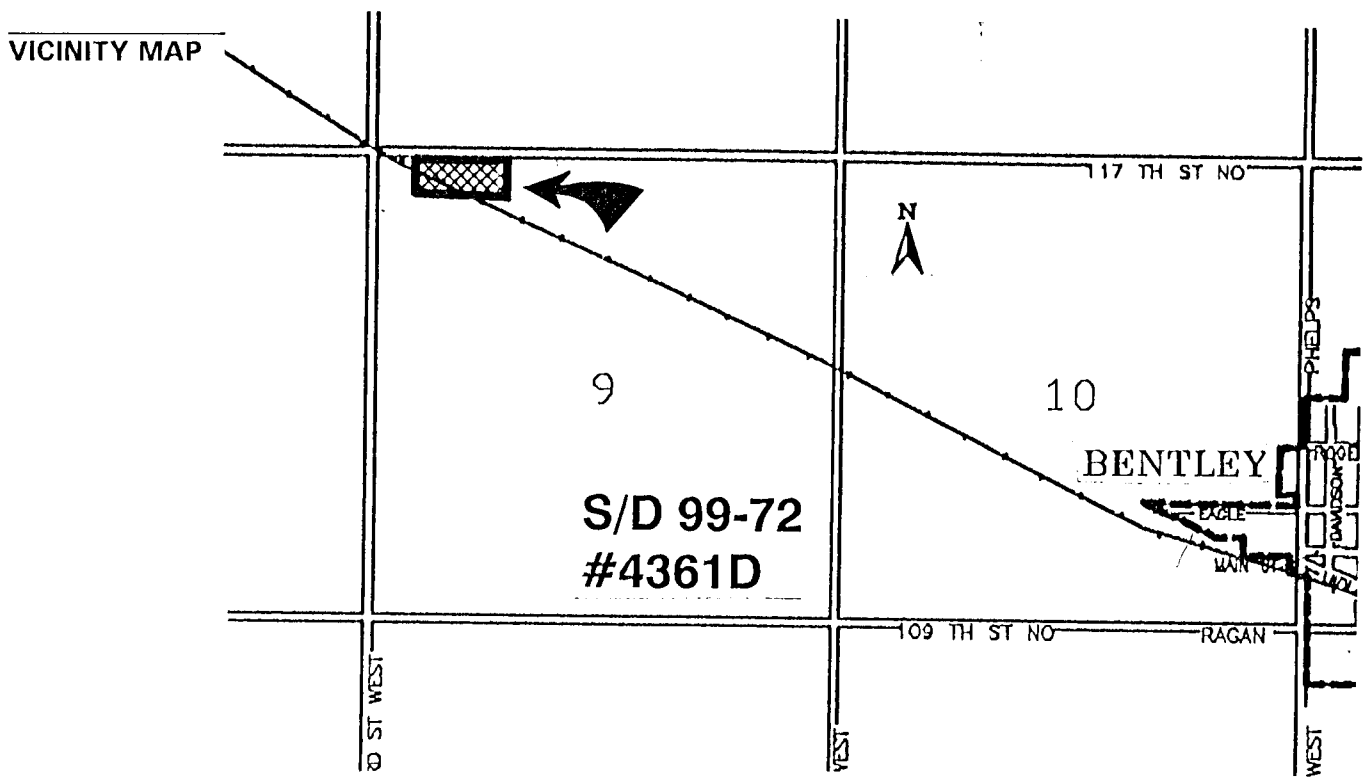
**NUMBER OF LOTS**

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 3.38 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same



**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.

**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. Although Lots 1 and 2 meet the minimum size requirements for sewage lagoons, the size of Lot 3 necessitates the use of a septic system. Standard soil testing is required for Lots 1 and 2.
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S/D 99-72 One-Step Final Plat of TIMBERWOLF ADDITION  
November 29, 1999 - Page 3

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