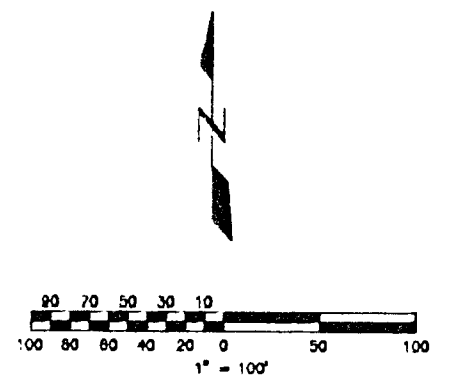
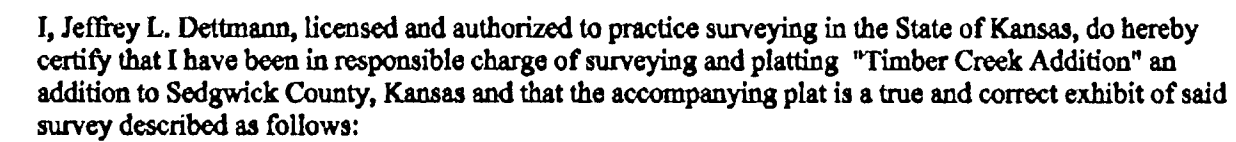


Final tracing
read
1-10-00



- 
- BENCHMARK LAND SURVEY**
JEFFREY DETTMANN, L.S.
309 S. Laura, Suite 214
WICHITA, KANSAS 67211-15
(316) 262-1111



A tract of land lying in the Northeast Quarter of Section 12, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgewick County, Kansas, described as: Commencing at the Northwest corner of said Northeast Quarter; thence on an assumed bearing of $500^{\circ}29'18''$ W along the West line of said Northeast Quarter for 50.0 feet to the point of beginning; thence $S89^{\circ}36'24''$ E parallel to the North line of said Northeast Quarter for 105.643 feet; thence $S01^{\circ}07'55''$ E for 108.69 feet; thence $S89^{\circ}12'25''$ E for 218.71 feet; thence $S24^{\circ}05'10''$ E for 100.06 feet; thence $S00^{\circ}41'07''$ W for 946.78 feet; thence $S89^{\circ}37'12''$ W for 1316.59 feet to a point on the West line of said Quarter; thence $N00^{\circ}29'18''$ E along the West line of said Northeast Quarter for 1151.28 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this
29th Day of DECEMBER, 1999

Know all men by these presents that the undersigned owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into lots and blocks. The same to be known as Timber Creek Addition to Sedgewick County, Kansas. All streets are hereby dedicated to and for the use of the public. All utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. A drainage plan has been developed for the plat and shown hereon, and the same is hereby granted to the City of Sedgewick County, Kansas, the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. All shutters rights of access to or from 31st Street South over and across the North line of Lot 1 Block 1 and Lots 1 and 6 Block 2 of Timber Creek Addition, are hereby granted to Sedgewick County, Kansas.

Duane Reynolds, Owner

Michele Reynolds, Owner

State of Kansas
County of Sedgwick)

This instrument was acknowledged before me on the 30 day of December, 1999 by Duane Reynolds and Michele Reynolds

 David Trout, Notary Public

My commission expires: November 5, 2001

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "Timber Creek Addition", Sedgwick County, Kansas.

Greg Lesh, Community Bank President, Intrust Bank, N.A.

State of Kansas)
County of Sedgwick)

This instrument was acknowledged before me on the 23 day of January, 1999 by Greg Lesh,
Community Bank President, of Intrust Bank, N.A.

David Trout, Notary Public

My commission expires: November 5, 2001

This plat of "Timber Creek Addition" 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 PLANNING COMMISSION

_____, Chairman
Francis S. Garofalo

_____, 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 _____, 2000.

Bill Hancock, Chairman

ATTEST:

_____, County Clerk
James Alford

Entered on transfer record this _____ day of _____, 2000.

_____, County Clerk
James Alford

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

Tricia L. Robello #1246
Deputy County Surveyor
Sedgwick County, Kansas

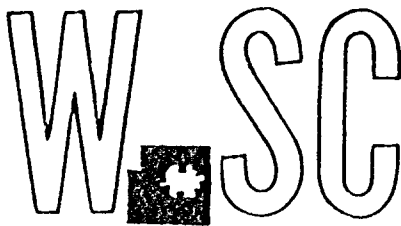
State of Kansas
County of Sedgwick

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m.-p.m., on the _____ day of _____, 2000.

_____, Register of Deeds
Bill Meeks

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

November 5, 1999

Benchmark Land Survey
307 S. Laura, Ste. 214
Wichita, KS 67211

RE: S/D 99-69 -- One-Step Final Plat of TIMBER CREEK 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 5, 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.

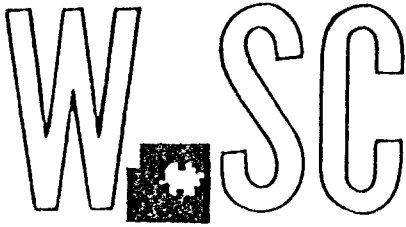
If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division



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 5, 1999

Benchmark Land Survey
307 S. Laura, Ste. 214
Wichita, KS 67211

RE: S/D 99-69 -- One-Step Final Plat of TIMBER CREEK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

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. The site is located in the Goddard 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. The size of the platted lots necessitates the use of septic systems. County Health Department has approved the site for the use of septic systems.
- 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. County Engineering has approved the drainage plan.

D. The applicant shall denote on the face of the plat complete access control for the site's frontage along 31st St. South.

E. County Fire should comment on the plat's street names. *The street name for the interior street shall be Deer Creek.*

F. County Engineering needs to comment on the need for improvements to 31st St. South. *No improvements are required.*

G. The MAPC Chair should be revised to reference "Francis S. Garofalo".

H. The applicant shall guarantee the installation of the interior streets to the suburban street standard.

I. The legal description referenced in the platting binder does not correspond with the legal description in the plat's text.

J. The right-of-way width of the interior street shall be indicated.

K. The tie points need to reference "township 28".

L. The note "page 2 of 2" above the legend shall be deleted.

M. The centerline delta adjacent to Lot 4, Block 1, needs to be changed from 90°00'53" to 90°52'54". The centerline delta adjacent to Lot 7, Block 1, needs to be changed from 90°00'49" to 90°44'20".

N. To allow for County Surveyor approval, the appropriate signature block needs to be included on the final plat.

O. The distance from the easternmost tie point to the plat shall be indicated.

P. The County Commissioners signature block only requires the signature of Bill Hancock.

Q. 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.

R. 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.)

S. 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.

November 5, 1999

Page 3

- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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. *Sedgwick County Electric Cooperative has requested a 20-foot utility easement along both sides of the interior street.*
- Z. 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, 1999, at 12:30 p.m.

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

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

STAFF REPORT
(One Step Final Plat)

CASE NUMBER: S/D 99-69 -- TIMBER CREEK ADDITION

OWNER/APPLICANT: Duane Reynolds, 2200 Myran Road, Wichita, KS 67052

SURVEYOR/ENGINEER: Benchmark Land Survey, 307 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South side of 31st St. South, west of 215th Street West

SITE SIZE: 35 Acres

NUMBER OF LOTS

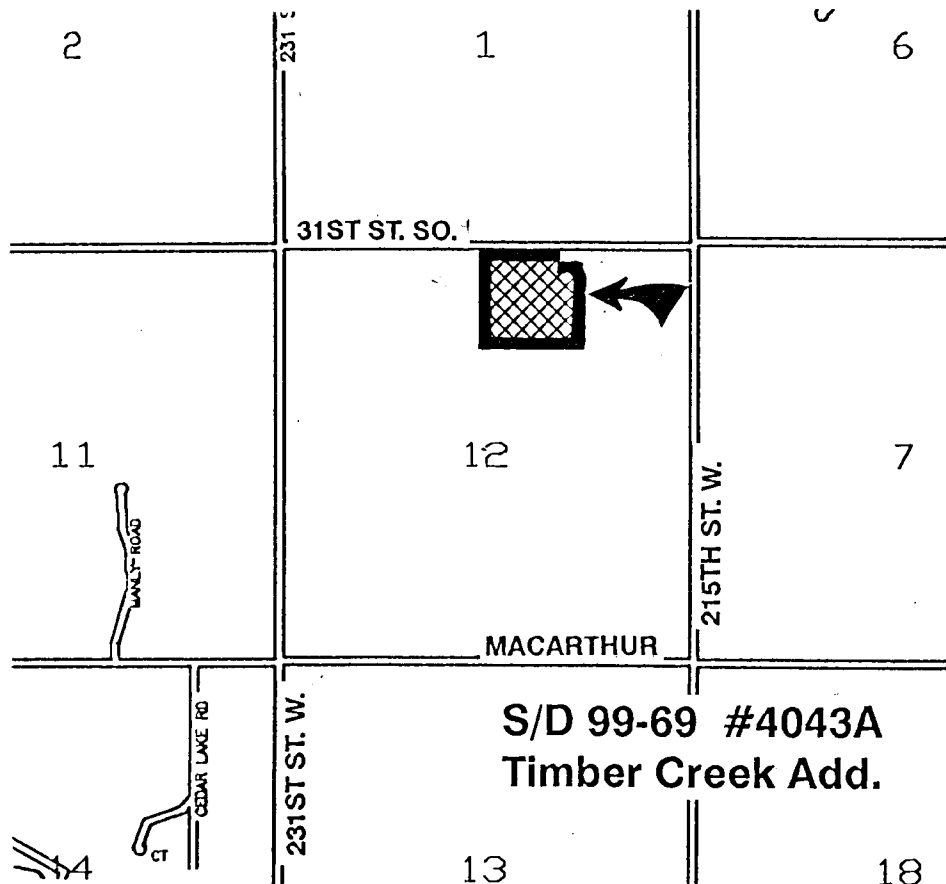
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	<u>15</u>

MINIMUM LOT AREA: 2.0 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. The site is located in the Goddard 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. The size of the platted lots necessitates the use of septic systems.
- 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.
- D. The applicant shall denote on the face of the plat complete access control for the site's frontage along 31st St. South.
- E. County Fire should comment on the plat's street names.
- F. County Engineering needs to comment on the need for improvements to 31st St. South.
- G. The MAPC Chair should be revised to reference "Frank Garofalo".
- H. The applicant shall guarantee the installation of the interior streets to the suburban street standard.
- I. The legal description referenced in the platting binder does not correspond with the legal description in the plat's text.
- J. The right-of-way width of the interior street shall be indicated.
- K. The tie points need to reference "township 28".
- L. The note "page 2 of 2" above the legend shall be deleted.
- M. The centerline delta adjacent to Lot 4, Block 1, needs to be changed from 90°00'53" to 90°52'54". The centerline delta adjacent to Lot 7, Block 1, needs to be changed from 90°00'49" to 90°44'20".
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- Q. The platting 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.
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- S. 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.
- T. 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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