

OAK KNOLL 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "OAK KNOLL 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, Block 1, Oak Knoll Addition to Wichita, Sedgwick County, Kansas, except a tract described as: Beginning at the N.E. corner of Lot 1; thence S00°E along the east line of said Lot 1, 604.44 feet to the S.E. corner of said Lot 1; thence N90°W, 230 feet; thence N00°E, 163 feet; thence N90°W, 98 feet; thence S00°E, 10 feet; thence N90°W, 32 feet; thence N00°E, 6.44 feet; thence N45°W, 72.12 feet; thence N90°W, 16 feet; thence N00°E, 30 feet; thence N90°E, 10 feet; thence N00°E, 102 feet; thence N90°W, 10 feet; thence N00°E, 30 feet; thence N90°E, 16 feet; thence N45°E, 73.54 feet; thence N00°E, 16 feet; thence N90°E, 121 feet; thence N00°E, 165.25 feet to the north line of said Lot 1; thence S89°42'E along said north line, 238 feet to the point of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 29 March 1999



Mark A. Savoy
Mark A. Savoy, P.L.S. #788 Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into a Lot and Block to be known as "OAK KNOLL 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access Contrais are hereby granted to the City of Wichita (as indicated on the face of the plat), with the location of openings to be approved by the City Engineer.

Dale Hecox and Norma Hecox as Trustees of the Dale and Norma Hecox Living Trust.

Dale Hecox *Norma Hecox*
Dale Hecox Norma Hecox

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 31st day of March, 1999, by Dale Hecox and Norma Hecox as Trustees of the Dale and Norma Hecox Living Trust.

Linda S. Hamby Notary Public
My App't. Exp/0-30-99
LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

This plat of "OAK KNOLL 3RD ADDITION", 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1999.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1999.

James Alford County Clerk

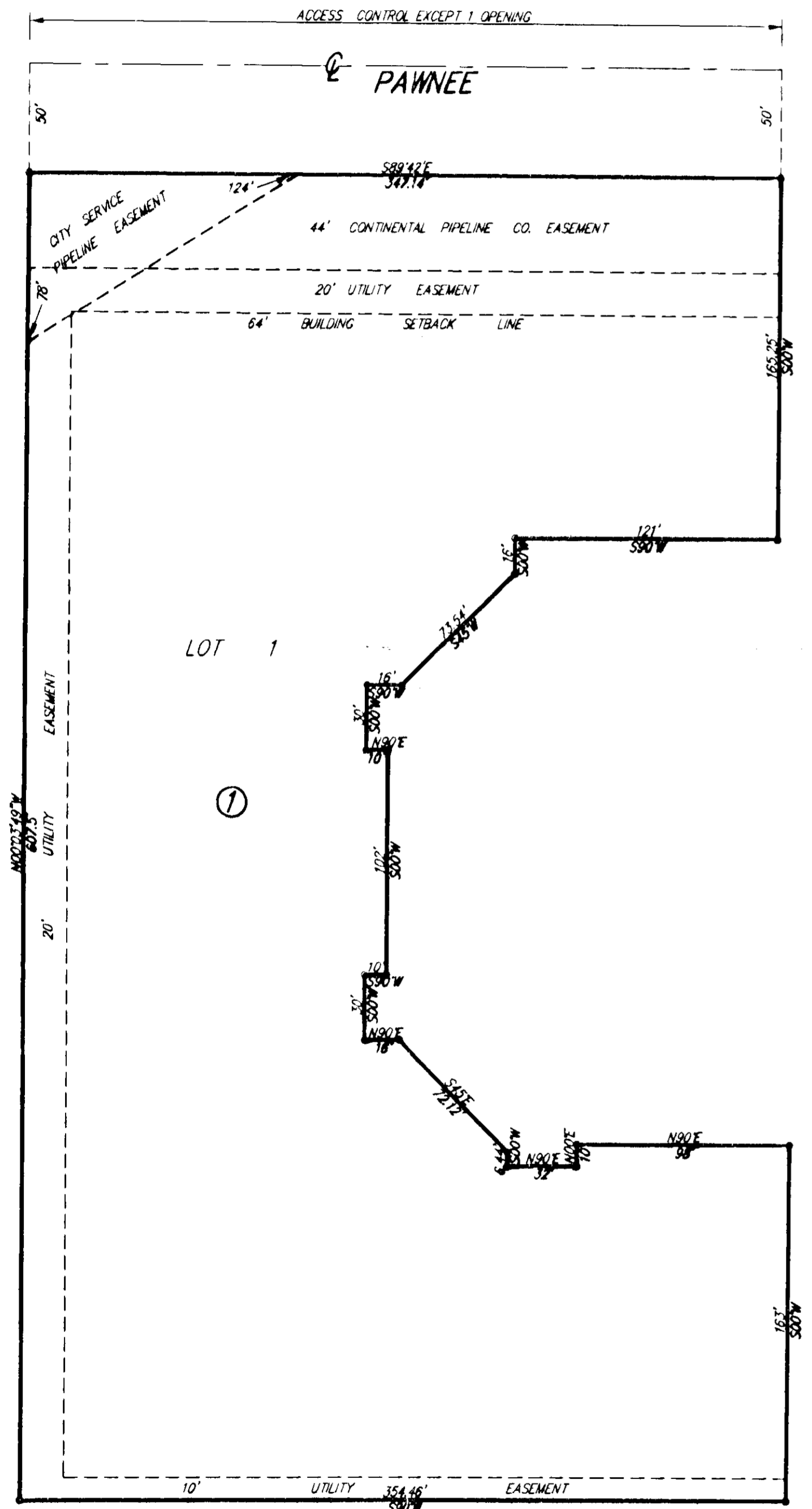
State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1999, at _____ o'clock _____ M. and is duly recorded.

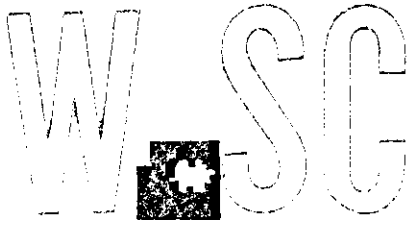
Larry Consalver Register of Deeds

Michael D. Hurtt Deputy

A-26 *file tracing*



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/268-4421
FAX 316/268-4390

February 26, 1998

Savoy, Ruggles & Bohm
Attn. Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 98-16 -- One-Step Final Plat of OAK KNOLL 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 1998, 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 20, 1998.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-16 -- One-Step Final Plat of OAK KNOLL 3RD ADDITION
February 26, 1998 -- Page 2

Please call if you have any questions.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Dale Hecox, 8212 W. Maple, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
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PHONE: (316) 258-4421
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February 20, 1998

Savoy, Ruggles & Bohm
Attn. Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 98-16 -- One-Step Final Plat of OAK KNOLL 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required. **No guarantees are required.**
- 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. **An off-site drainage agreement is needed.**
- D. **Traffic Engineering** needs to comment on any traffic improvements needed for Pawnee. **No traffic improvements are needed.**
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- H. ✓ The dimension of the eastern plat line on the north side of the plat (165.24') should be consistent with the dimension in the plat's text.
- I. The final plat tracing shall reference a tie point to a section corner.
- J. The name of the MAPC Chair should be revised to read Richard E. Lopez.
- K. The applicant is reminded that a platting binder is required with the final plat tracing. ✓ Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

S/D 98-16 -- One-Step Final Plat of OAK KNOLL 3RD ADDITION
February 20, 1998 - Page 3

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive style with a large, sweeping "S" at the end.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Mobile Manor, Inc., 105 E. Rhondda, Andover, KS 67002
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

February 26, 1998

STAFF REPORT
(One-Step Final Plat-Approved 02/19/98)

CASE NUMBER: S/D 98-16 - OAK KNOLL 3RD ADDITION

OWNER/APPLICANT: Dale Hecox, 8212 W. Maple, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67203

LOCATION: South side of Pawnee, East of Rock Road,

SITE SIZE: 3.8 acres

NUMBER OF LOTS

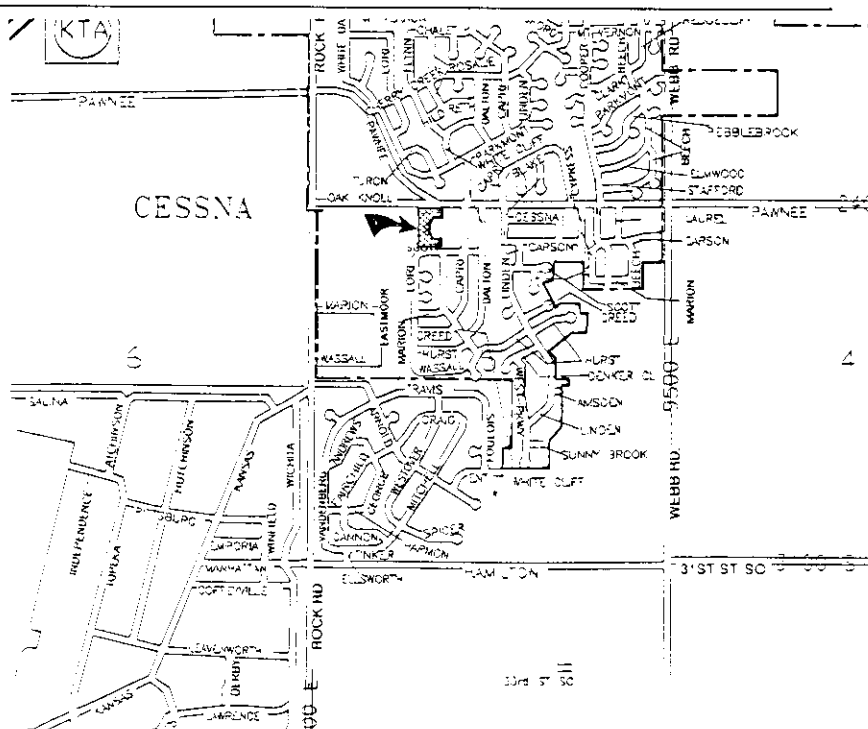
Residential:	
Office:	1
Commercial:	
Industrial:	=
Total:	1

MINIMUM LOT AREA: 3.8 acres

CURRENT ZONING: MF-29, Multi-Family

PROPOSED ZONING: GO, General Office

VICINITY MAP



Note: This is a replat of Lot 1, Block 1, of the Oak Knoll Addition. A zone change (Z-3189) from MF-29, Multi-Family to GO, General Office was approved by City Council on February 13, 1996 subject to platting. This plat vacates the complete access control dedicated on the original plat and proposes one access opening along Pawnee which currently exists on the site.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required. **No guarantees are required.**
- 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. **An off-site drainage agreement is needed.**
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