NESPOR 1ST ADDITION
TO SEDGWICK COUNTY, KANSAS
LOT 1 BLOCK 1

BEARINGS ARE ASSUMED

SCALE : 1" = 50'

0' 25' 50' 100'

LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of the East Half of the Northeast Quarter of Section 25, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows, Beginning at a point on the North line of said Northeast Quarter said point being 548.00 feet West of the Northeast corner of said Northeast Quarter; thence S 00° 20' 45" E (Assumed) parallel with the East line of said Northeast Quarter for a distance of 484.00 feet; thence N 90° 00' 00" W parallel with the North line of said Northeast Quarter for a distance of 451.80 feet; thence N 00° 20' 45" W parallel with the East line of said Northeast Quarter for a distance of 484.00 feet to the North line of said Northeast Quarter; thence S 90° 00' 00" E along the North line of said Northeast Quarter for a distance of 451.80 feet to the Point of Beginning. Said tract containing 5.02 Acres, more or less, EXCEPT for existing Road Right-of-Way on the North

State of Kansas)
County of Sedgwick) ss

I, John F. Thimmesch, a Licensed Land Surveyor in the State of Kansas, do hereby certify that we have surveyed and platted " Nespor 1st Addition" and that the accompanying plat and legal description is a true and correct exhibit of the land described

_____ Surveyor
John F. Thimmesch, L.S.#1175

JOHN F. THIMMESCH LICENSED L.S.-1176 KANSAS LAND SURVEYOR

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) A and C of the Flood Insurance Rate Map, Community Panel No. 200321-0225 A, which bears an effective date of June 3, 1986 and is in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND

△ - Section Corner found

● - "MACON" capped rebar set

BENCHMARK

SQUARE CUT ON W. HG. OF R.C.B.C.
30' SOUTH OF NE SECTION CORNER
EL. = 1319.19'

NOTE

MINIMUM PAD ELEVATION: 1322.0

The floodway easement is hereby granted for floodway purposes and no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the approval of the County Engineer.

Know all men by these presents that we, the undersigned, have caused the land described in the legal description to be platted into a lot and a block, to be known as "Nespor 1st Addition" an Addition to Sedgwick County, Kansas. All right-of-ways shown are hereby dedicated to and for the use of the public.

_____
Ronald G. Nespor

_____
Dixie A. Nespor

COUNTY COMMISSIONERS CERTIFICATE

This plat of "Nespor 1st Addition" and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____ , 1999.
Any previous easements and other public right-of-ways (not shown) are hereby vacated in accordance with KSA 12-512(b).

_____ Chairman
Bill Hancock

ATTEST:

_____ Chairman
Bill Hancock

_____ Chair Pro Tem-First District
Betsy Gwin

_____ Commssioner-Third District
Thomas G. Winters

_____ Commssioner-Fourth District
Carolyn McGinn

_____ Commssioner-Fifth District
Ben Sciortino

_____
James Alford
County Clerk

(Seal)

PLANNING COMMISSION CERTIFICATE

This plat of "Nespor 1st Addition", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ of _____, 1999.

Wichita-Sedgwick County Metropolitan Area
Planning Commission

By _____ Chairman
William M. Johnson

(Seal) _____ Secretary
Marvin Krout

TRANSFER RECORD

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

_____ County Clerk
James Alford

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Sedgwick) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1999.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this 12th day of May, 1999. By Ronald G. Nespor & Dixie A. Nespor

_____ Notary Public

My Appointment expires _____

DONNA CHRISTIAN NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 2-24-99

MACON COMPANY
SURVEYING SERVICES

Project No. 17739

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 25, 1999

Macon Company, Inc.
200 E. 4th Street
Newton, KS 67114

RE: S/D 99-17 -- One-Step Final Plat of NESPOR FIRST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 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 March 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 and 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

NES:ch

Copies to: Ron Nespor, 1005 Whitfield, Wichita, KS 67206
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
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March 19, 1999

Macon Company, Inc.
200 E. 4th Street
Newton, KS 67114

RE: S/D 99-17 -- One-Step Final Plat of NESPOR FIRST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 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.

   County Health needs to comment on the buildable area of the site as the floodplain and pond may present constraints for construction of an on-lot sewage system. *County Health has approved the location of the sewage lagoon contingent upon the applicant receiving a letter of map revision from FEMA. In the alternative, the location of the lagoon will need to be within the western portion of the "proposed building location" as denoted on the preliminary plat. The applicant shall place a note on the face of the plat clarifying lagoon placement.*

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. A floodway reserve needs to be platted along with minimum building pad elevations. The creation of the floodway reserves and the standard floodway language needs to be included in the plattor's text.*

D. The final plat tracing shall denote complete access control except for one opening along 55th St. South. Access controls shall be referenced in the plattor's text.

E. The first line of the legal description needs to be revised to reference the northeast "quarter".

F. The County Commissioners signature block needs to be revised.

G. 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.

H. The Planning Commissioner signature block needs to be revised to include, "Dated this _____ day of _____, 1999."

I. The notary signature block needs to be revised to eliminated reference to "Waco Township"

J. The signature blocks need to be revised to reference "1999".

K. 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.)

L. 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.

M. 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.

N. 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.

O. 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.

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 <u>utility companies</u> 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 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.

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, March 25, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ron Nespor, 1005 Whitfield, Wichita, KS 67206
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
March 18, 1999

STAFF REPORT
(One-Step Final Plat Deferred 3/4/99)

CASE NUMBER: S/D 99-17 - NESPER 1ST ADDITION

OWNER/APPLICANT: Ron Nesper, 1005 Whitfield, Wichita, KS 67206

SURVEYOR/ENGINEER: Macon Co. Inc., 200 East 4th, Newton, KS 67114

LOCATION: West of 159th St. East, South side of 55th St. South

SITE SIZE: 5.54 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.02 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This site is located in the County in an area designated as "Suburban" by the Wichita-Sedgwick County Comprehensive Plan. The northern portion of the plat is located within the 100-year floodplain.

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.

   County Health needs to comment on the buildable area of the site as the floodplain and pond may present constraints for construction of an on-lot sewage system.

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 final plat tracing shall denote complete access control except for one opening along 55th St. South. Access controls shall be referenced in the plattor's text.

E. The first line of the legal description needs to be revised to reference the northeast "quarter".

F. The County Commissioners signature block needs to be revised.

G. 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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L. 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.

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(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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O. 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.

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 <u>utility companies</u> 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 in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.