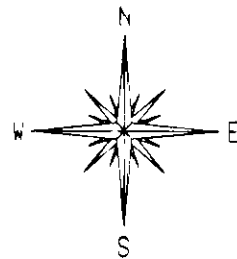
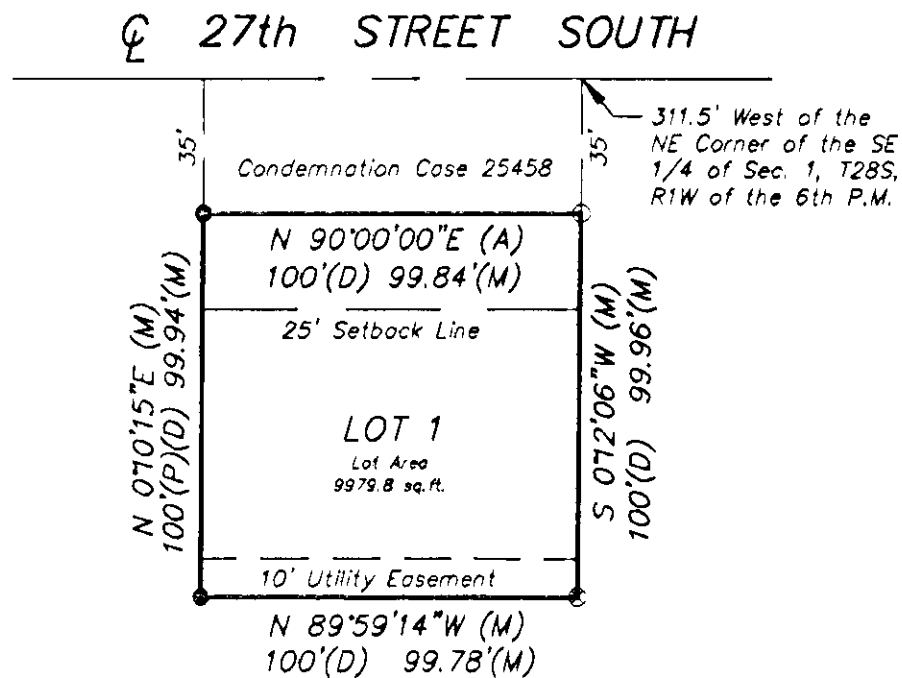


# MOUNIVONG ADDITION

*Final tracing record 8-2-99*

Wichita, Sedgwick County, Kansas



SCALE: 1"=50'

LEGEND:

- = 1/2" Iron pipe, found
- = #4 Rebar with ID cap "BAUGHMAN CLS58", found
- ⊗ = #4 Rebar with ID cap "G&A CLS-95", set
- (A) = Assumed bearing basis
- (D) = Deed information
- (M) = Measured
- (P) = Platted information

This plat of "MOUNIVONG 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 \_\_\_\_\_, 1999.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
William M. Johnson

\_\_\_\_\_, Secretary  
Marvin S. Krout

(SEAL)

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

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

(SEAL)

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, County Clerk  
James Aiford

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 \_\_\_\_\_ a.m.-p.m., on the \_\_\_\_\_ day of \_\_\_\_\_, 1999.

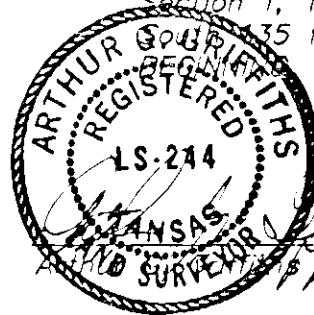
\_\_\_\_\_, Register of Deeds  
Bill Meek

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

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

We, Griffiths & Associates, Inc., surveyors in the aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "MOUNIVONG ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

A tract BEGINNING at a point 311.5 feet West of the Northeast Corner of the Southeast Quarter of Section 1, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 135 feet; thence West 100 feet; thence North 135 feet; thence East 100 feet to the POINT OF BEGINNING.



LS 244

7-29-99  
Date

Know all men by these presents that we, the undersigned owners of the land described in the Surveyor's Certificate, have caused said land to be surveyed and platted into a lot, the same to be known as "MOUNIVONG ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. A drainage plan has been developed for this plat. All drainage easements, rights-of-way, or reserves shall remain at the established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of storm water.

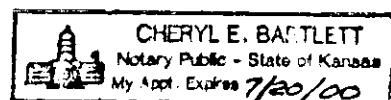
*Bounleuth Mounivong*  
Bounleuth Mounivong

*Kimberly L. Mounivong*  
Kimberly L. Mounivong

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me this 28<sup>th</sup> day of July, 1999, by Bounleuth Mounivong and Kimberly L. Mounivong.

*Cheryl E. Bartlett*, Notary Public  
Cheryl E. Bartlett



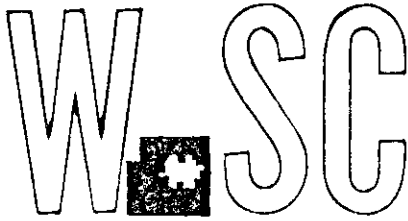
My Appointment Expires: July 20, 2000



Griffiths & Associates, Inc.  
Land Surveyors

1333 N. Broadway, Ste. A  
Wichita, KS 67214  
(316) 267-2900  
fax (316) 267-4431

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
316 268-4421  
FAX 316 268-4390

July 29, 1999

Griffiths and Associate's Inc.  
1333 N. Broadway, Suite A  
Wichita KS 67214

RE: S/D 99-47 - One-Step Final Plat of MOUNIVONG ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 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 July 23, 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.

RE: S/D 99-47 - One-Step Final Plat of MOUNIVONG ADDITION

July 29, 1999

Page 2

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

Sincerely,

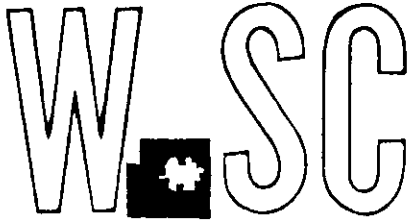
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Bounleuth and Kimberly L. Mounivong, 770 W. MacArthur, #313, Wichita, KS 67217  
Mike Lindebak, City Engineer  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Works, 1144 S. Seneca, Wichita, KS 67213

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

July 23, 1999

Griffiths and Associates Inc.  
1333 N. Broadway, Suite A  
Wichita KS 67214

RE: S/D 99-47— One-Step Final Plat of MOUNIVONG ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any guarantees or easements. 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. The drainage plan is approved.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. 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.

July 23, 1999

Page 2

- F. 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.)
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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.

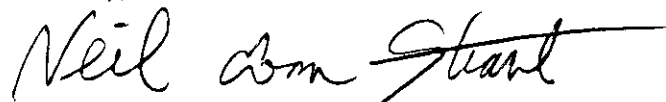
The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 29, 1999, at 12:30 p.m.

RE: S/D 99-47- One-Step Final. t of MOUNIVONG ADDITION  
July 23, 1999  
Page 3

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

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Bounleuth and Kimberly L. Mounivong, 770 w. MacArthur, #313, Wichita, KS 67217  
Mike Lindebak, City Engineer  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public  
Works, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
(One-Step Final Plat Approved 7/22/99)

**CASE NUMBER:** S/D 99-47 - MOUNIVONG ADDITION

**OWNER/APPLICANT:** Bounleuth and Kimberly L. Mounivong, 770 W. MacArthur, #313, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Griffiths & Assocs., Inc., 1333 N. Broadway, Suite A, Wichita, KS 67214

**LOCATION:** South side of 27<sup>th</sup> St. South, west of Meridian

**SITE SIZE:** .31 acres

**NUMBER OF LOTS**

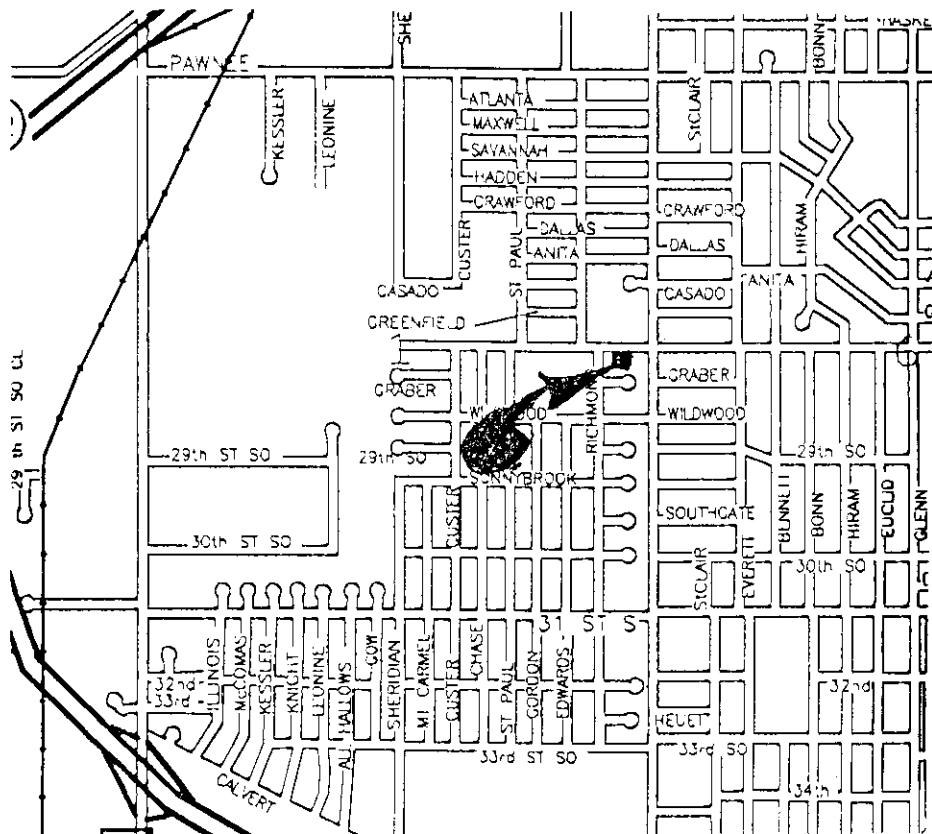
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 10,000 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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