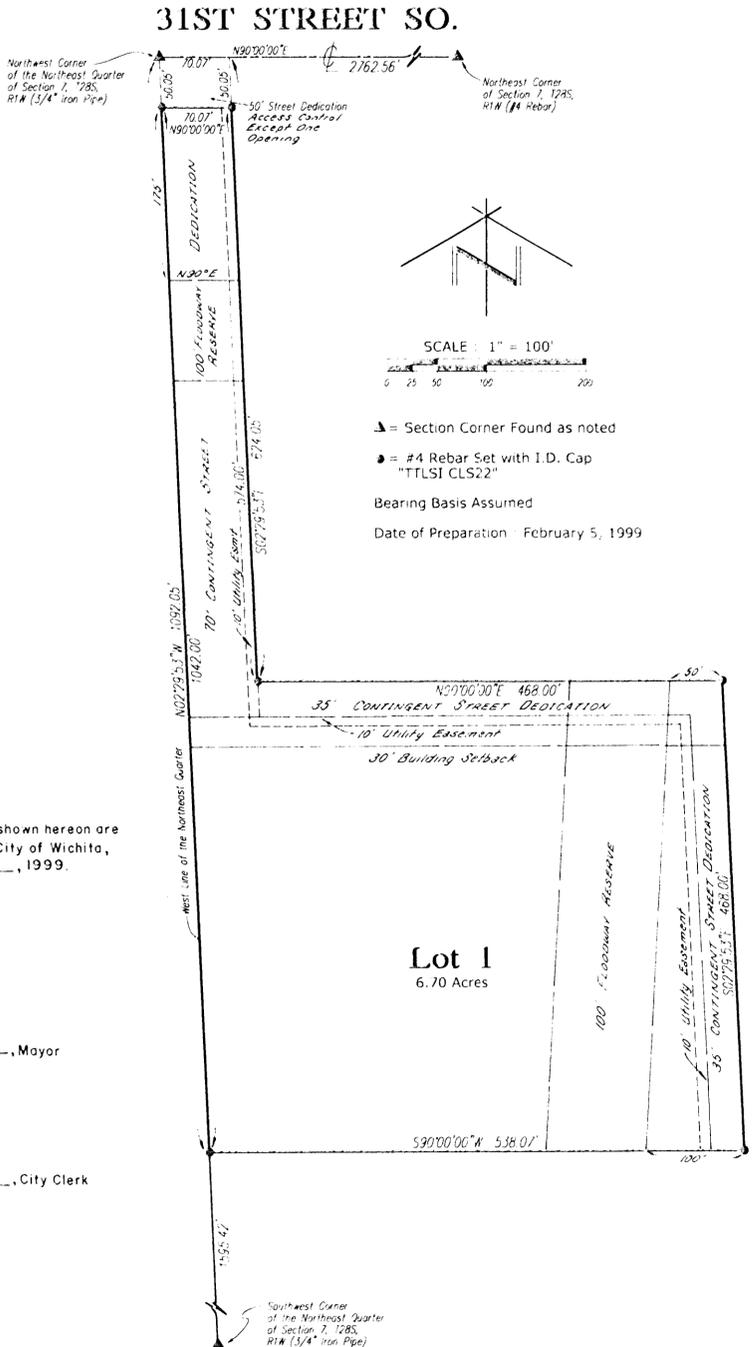


A-1-99
final facing

FINAL PLAT OF
"LAMP HOMEPLACE"
 AN ADDITION TO SEDGWICK COUNTY, KANSAS
 IN THE NE 1/4 OF SECTION 7, T28S, R1W OF THE 6TH P.M.



▲ = Section Corner Found as noted
 ● = #4 Rebar Set with I.D. Cap "TTLST CLS22"
 Bearing Basis Assumed
 Date of Preparation February 5, 1999

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

WICHITA CITY COUNCIL
 _____, Mayor
 Bob Knight
 _____, City Clerk
 Pat Burnett

BENCH MARK:
 C.O.W. Bench Mark on Southeast Corner Hubguard of RCBC, 330' West of Maize Rd on 31st Street So., West of Northeast Corner of Section 7, T28S, R1W.
 Elevation: 143.95 City Datum

FLOOD ZONE:
 Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgwick County, Kansas, Community Panel Number 200321 0200 A, effective June 3, 1986

TERRA TECH
 LAND SURVEYING / INC.

239 North Ohio
 Wichita, Kansas 67214-3933
 (316) 267-0744 / 267-2548
 Fax (316) 267-2736

State of Kansas)
 Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "LAMP HOMEPLACE", an Addition to Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

That part of the Northeast Quarter of Section 7, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning at the Northwest corner of said Northeast Quarter; thence with an assumed bearing of North 90°00'00" East, on the North line of said Northeast Quarter, a distance of 70.07 feet; thence South 2°29'53" East, parallel with the West line of said Northeast Quarter, a distance of 624.05 feet; thence North 90°00'00" East, a distance of 168.00 feet; thence South 2°29'53" East, a distance of 468.00 feet; thence South 90°00'00" West, a distance of 538.07 feet to a point on the West line of said Northeast Quarter; thence North 2°29'53" West, on said West line, a distance of 1032.05 feet to the POINT OF BEGINNING. Said tract contains 6.78 acres, more or less, and is subject to public road right-of-way on the North.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
 Michele Goodrich LS #958
 Date March 18, 1999

Know all men by these presents that the undersigned, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Street, to be known as "LAMP HOMEPLACE", an Addition to Sedgwick County, Kansas. The street right of way for 31st Street South is hereby dedicated to and for the use of the public. The contingent street dedications shall become effective in the event that Sedgwick County determines a need for the right-of-way for any street or utility purposes. All abutters' rights of access to or from 31st Street South, over and across the North line of Lot 1, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to 31st Street South at one location. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The Floodway Reserves shall be the responsibility of the owner(s) of Lot 1, "LAMP HOMEPLACE" until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage. No building shall be constructed on or within said Floodway Reserves; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body.

Eric Woolf Lamp C. Michelle Lamp

State of Kansas)
 Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1999, by Eric Woolf Lamp and C. Michelle Lamp.

_____, Notary Public
 Lori Newell

My Commission Expires: _____

The Prairie State Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "LAMP HOMEPLACE" an Addition to Sedgwick County, Kansas.

THE PRAIRIE STATE BANK
Carmen Campbell
 Carmen Campbell, Vice President

State of Kansas)
 Sedgwick County) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1999 by Carmen Campbell of The Prairie State Bank, on behalf of the bank.

_____, Notary Public
 RED COCK HOOD & COMPANY
 My Commission Expires: _____

My Commission Expires: _____

This plat of "LAMP HOMEPLACE", an Addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 11th day of March, 1999.

WICHITA SEDGWICK COUNTY
 METROPOLITAN AREA PLANNING COMMISSION

William M. Johnson
 William M. Johnson, Chairman

Marvin S. Krout
 Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1999.

SEDGWICK COUNTY COMMISSIONERS

_____, Chairman
 Bill Hancock

_____, Pro tem Chairman
 Betsy Gwin

_____, Commissioner
 Thomas G. Winters

_____, Commissioner
 Carolyn McGinn

_____, Commissioner
 Ben Sciortino

Attest: _____, County Clerk
 James Alford

State of Kansas)
 Sedgwick County) 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 _____, 1999.

_____, Register of Deeds
 Bill Meek

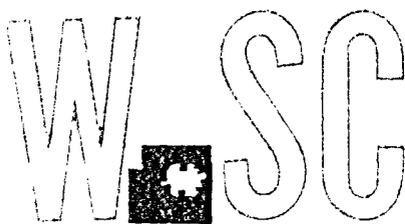
_____, Deputy
 Linda Kizzire

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

_____, County Clerk
 James Alford

Michele Goodrich
 3-18-99

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

March 12, 1999

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-16 -- One-Step Final Plat of LAMP HOMEPLACE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 11, 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 revised letter of March 8, 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: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203
Eric Lamp, Agent, 9221 Harvest, Wichita, KS 67212
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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 8, 1999

***REVISED**

Michele Goodrich
Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

RE: S/D 99-16 -- One-Step Final Plat of LAMP HOMEPLACE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 4, 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. **Standard soil testing is required.**
- B. County Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. **The drainage plan needs to be reviewed. Floodway reserves need to be platted along the eastern portion of the plat and within the "panhandle".**
- *E. To improve access to future adjoining lots and insure that no landlocked lots are created, **the Subdivision Committee has required a 70-ft wide contingent right-of-way dedication along the west line of the plat along the panhandle connecting with a 35-ft wide contingent right-of-way along the north line of the plat and a 35-ft wide dedication of contingent dedication of right-of-way along the east line.**
- F. The final plat tracing shall denote complete access control except for one opening along 31st St. South and reference the access control in the plat's text.

- G. The legal description needs to accurately portray the land being platted. It would appear that the distance of 624.05 should be revised to 674.05 to include the dedicated right-of-way.
- H. County Fire needs to comment on the acceptability of a 624-ft private-type drive for emergency access.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. **Southwestern Bell has requested additional easements.**
- R. 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.

S/D 99-16 -- One-Step F. . Plat of LAMP HOMEPLACE ADDITION
March 8, 1999
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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 11, 1999, at 1:30 p.m.

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

Sincerely,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203
Eric Lamp, Agent, 9221 Harvest, Wichita, KS 67212
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

***REVISED
STAFF REPORT**

(One-Step Final Plat Approved 3/4/99)

CASE NUMBER: S/D 99-16 - LAMP HOMEPLACE ADDITION

OWNER/APPLICANT: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203

AGENT: Eric Lamp, 9221 Harvest, Wichita, KS 67212

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: South side of 31st St. South, West of Maize Road

SITE SIZE: 6.78 acres

NUMBER OF LOTS

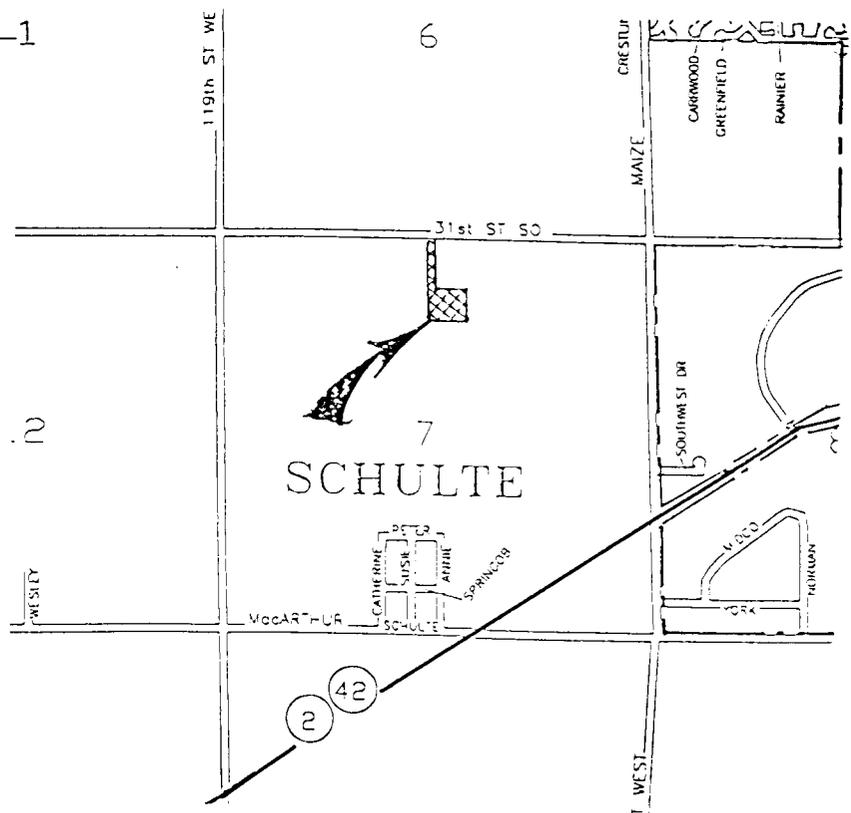
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 6.7 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

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. **Standard soil testing is required.**
- B. **County Engineering** needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan needs to be reviewed. Floodway reserves need to be platted along the eastern portion of the plat and within the "panhandle".**
- *E. To improve access to future adjoining lots and insure that no landlocked lots are created, **the Subdivision Committee has required a 70-ft wide contingent right-of-way dedication along the west line of the plat along the panhandle connecting with a 35-ft wide contingent right-of-way along the north line of the plat and a 35-ft wide dedication of contingent dedication of right-of-way along the east line.**
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- H. **County Fire** needs to comment on the acceptability of a 624-ft private-type drive for emergency access.
- I. 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.
- J. 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.)
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