

FINAL PLAT OF
"BROTMAN ESTATES"
 SEDGWICK COUNTY, KANSAS
 (SE1/4 OF SEC. 28, T28S, R3W OF THE 6TH P.M.)



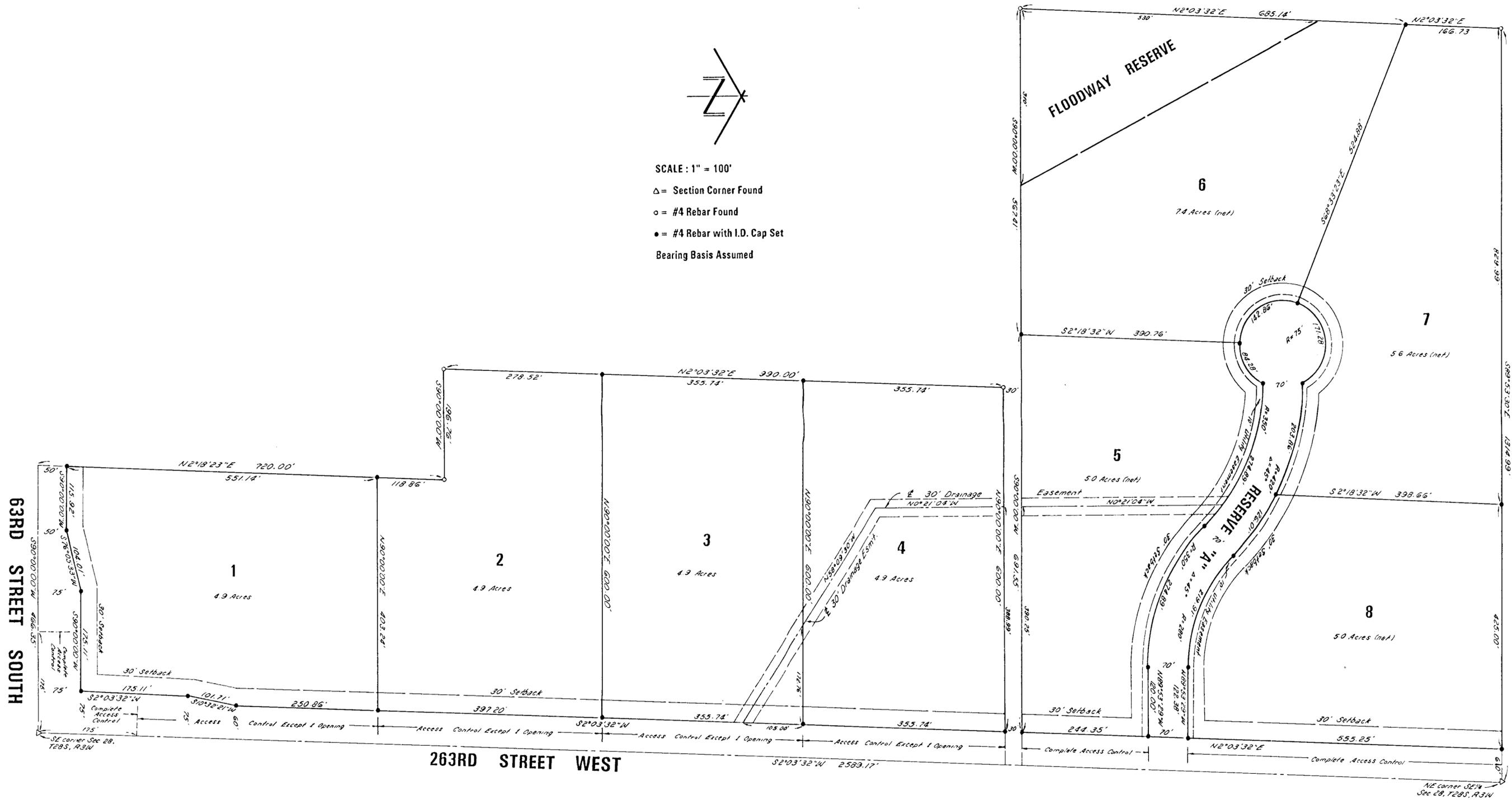
SCALE: 1" = 100'

Δ = Section Corner Found

○ = #4 Rebar Found

● = #4 Rebar with I.D. Cap Set

Bearing Basis Assumed



63RD STREET SOUTH

263RD STREET WEST

file tracing
9-16-98
p.1 of 2

FINAL PLAT OF
"BROTMAN ESTATES"
SEDGWICK COUNTY, KANSAS
(SE1/4 OF SEC. 28, T28S, R3W OF THE 6TH P.M.)

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 "BROTMAN ESTATES", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The East Half of the Southeast Quarter of Section 28, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part described as: Beginning at the Southwest corner of East Half of said Southeast Quarter; thence North 2°18'23" East, an assumed bearing, on the West line of said East Half, a distance of 720.00 feet; thence North 90°00'00" East, on a line parallel with the South line of said Section 28, a distance of 860.00 feet; thence South 2°18'23" West, on a line parallel with said West line of said East Half, a distance of 720.00 feet to a point on said South line of said Section 28; thence South 90°00'00" West, on said South line also being the centerline of 63rd Street South, a distance of 860.00 feet to said Point of Beginning. AND EXCEPT that part described as: Commencing at the Southeast corner of said Section 28; thence North 2°03'32" East, on the East line of said Section 28, a distance of 1709.89 feet to the Point of Beginning; thence South 90°00'00" West, on a line parallel with the South line of said Section 28, a distance of 660.00 feet; thence South 2°03'32" West, on a line parallel to said East line of said Section 28, a distance of 990.00 feet; thence South 90°00'00" West, on a line parallel with said South line of said Section 28, a distance of 663.37 feet to a point on the West line of the East Half of the Southeast Quarter of said Section 28; thence North 2°18'23" East, on said West line, a distance of 1020.17 feet; thence South 90°00'00" East, on a line parallel with said South line of said Section 28, a distance of 1318.96 feet to a point on said East line of said Section 28; thence South 2°03'32" West, on said East line, a distance of 30.00 feet to said Point of Beginning.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #958



Date

Know all men by these presents that Charlene R. Brotman and Marvin F. Brotman, as Trustees of the Charlene R. Brotman Trust, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, Streets and Reserves, to be known as "BROTMAN ESTATES", Sedgwick County, Kansas. The Streets are hereby granted to and for the use of the public. The utility easement as shown hereon is hereby granted for the construction and maintenance of all public utilities. All abutters' rights of access to or from 263rd Street West, over and across the East line of Lot 1, Except the South 175 feet thereof, and the East lines of Lots 2, 3, 4, 5 and 8, together with all abutters' rights of access to or from 63rd Street South, over and across the South line of Lot 1, Except the East 175 feet thereof, are hereby granted to the appropriate governing body, provided however that Lots 2, 3, and 4 shall each have access to 263rd Street West at one location per lot and that Lot 1 shall have access to 63rd Street South at one location as well as access to 263rd Street South at one location. The Floodway Reserve shall be the responsibility of the owner of Lot 6, "BROTMAN ESTATES" 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 Reserve; nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the appropriate governing body. Reserve "A" is platted as a private street and shall be owned and maintained by the owners of Lots 5, 6, 7 and 8, "BROTMAN ESTATES".

CHARLENE R. BROTMAN TRUST

Charlene R. Brotman, Trustee Marvin R. Brotman, Trustee

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1998, by Charlene R. Brotman and Marvin R. Brotman.

_____, Notary Public

My Commission Expires: _____

This plat of "BROTMAN ESTATES", 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

Richard Lopez, Chairman

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 _____, 1998.

COUNTY COMMISSIONERS

Mark F. Schroeder, Chairman

Paul W. Hancock, Pro-tem Chairman

Betsy Gwin, Commissioner

Thomas G. Winters, Commissioner

Melody C. Miller, Commissioner

James Alford, County Clerk

Entered on transfer record this _____ day of _____, 1998.

James Alford, County Clerk

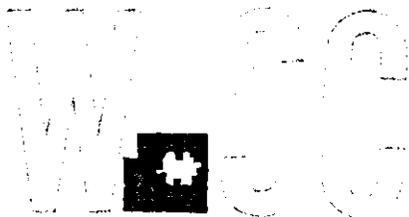
State of Kansas)
Sedgwick County) ss

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 _____, 1998.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

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 31, 1998

FILE COPY

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

S/D 98-60 - Final Plat of BROTMAN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 30, 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 July 24, 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 five (5) 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 60- Final Plat of BROTMAN ESTATES
July 31, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

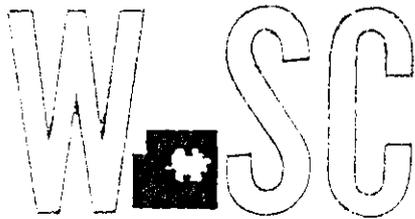
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, prominent "S" at the end.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Charlene Brotman, 22 Howard Street, Newton, MA 02158
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

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(316) 268-4421
FAX (316) 268-4390

July 24, 1998

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

S/D 98-60 - Final Plat of BROTMAN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat, and authorize preparation of the final plat, subject to the following:

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.

Lots 1 through 4 in the final plat contain 4.9 acres, less than the standard 5 acres required by the Subdivision regulations for a sewage lagoon and will require a modification to be granted by the Subdivision Committee.

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. A floodway reserve is to be platted across lots 3, 4, and 5.

D. Complete access control shall be dedicated along 263rd Street West for lots 5 and 8. Access control to 263rd St. West except for one opening shall be denoted for Lots 1 through 4. Both the face of the plat and the plattor's text

shall indicate the dedication of the access controls. County Engineering requires 100 feet of complete access control north and west of the southeast corner of Lot 1.

↙ The requested access controls have been denoted on the final plat.

- E. The platator's text on the final plat shall note the creation of the Floodway reserves in addition to the standard floodway language.
- F. A point of beginning needs to be included on the drawing, in addition to the additional bearings and distances as noted in the legal description.
- G. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. A restrictive covenant shall be submitted setting forth ownership and maintenance responsibilities of the private drive, and establish future reversionary rights of the private drive to the lots benefiting from the private drive.
- I. The private drive shall be designated a street name. County Fire recommends "West 263rd St. Court".
- J. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are needed.
- K. The applicant shall guarantee the installation of the interior street to the suburban gravel street standard.
- 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. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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 which have been denoted on the final plat.*
- T. 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.
- U. The name of the Deputy "Linda Kizzire" shall be included on the final tracing.

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.

S/D 98-60 -- Final Plat c ROTMAN ESTATES
July 24, 1998 -- Page 4

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Charlene Brotman, 22 Howard Street, Newton, MA 02158
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

METROPOLITAN AREA PLANNING COMMISSION

July 30, 1998

STAFF REPORT

(Final Plat-Approved 07/23/98, Preliminary Plat Approved 6/4/98)

CASE NUMBER: S/D 98-60 - BROTMAN ESTATES

OWNER/APPLICANT: Charlene Brotman, 22 Howard Street, Newton, MA 02158

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

LOCATION: Northwest corner of 63rd St. South and 263rd St. West

SITE SIZE: 48.4 acres

NUMBER OF LOTS

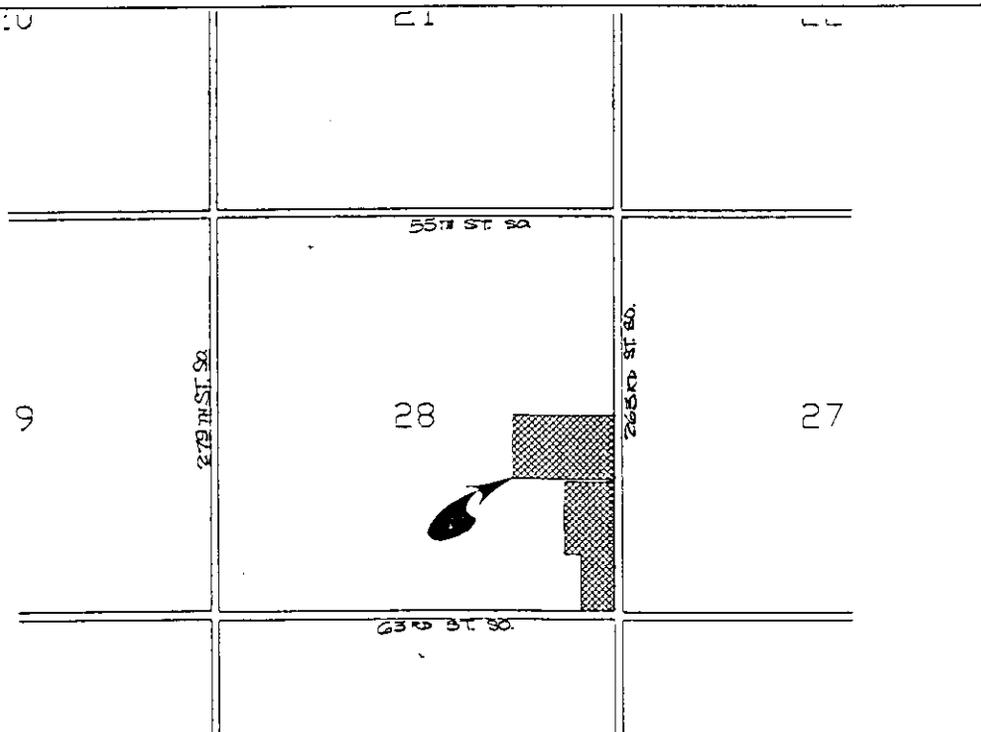
Residential: 8
Office:
Commercial:
Industrial:
Total: = 8

MINIMUM LOT AREA: 4.9 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This 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.

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.**

Lots 1 through 4 in the final plat contain 4.9 acres, less than the standard 5 acres required by the Subdivision regulations for a sewage lagoon and will require a modification to be granted by the Subdivision Committee.

- 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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- I. The private drive shall be designated a street name. County Fire recommends "West 263rd St. Court".
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