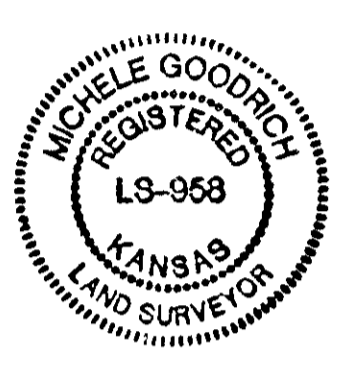
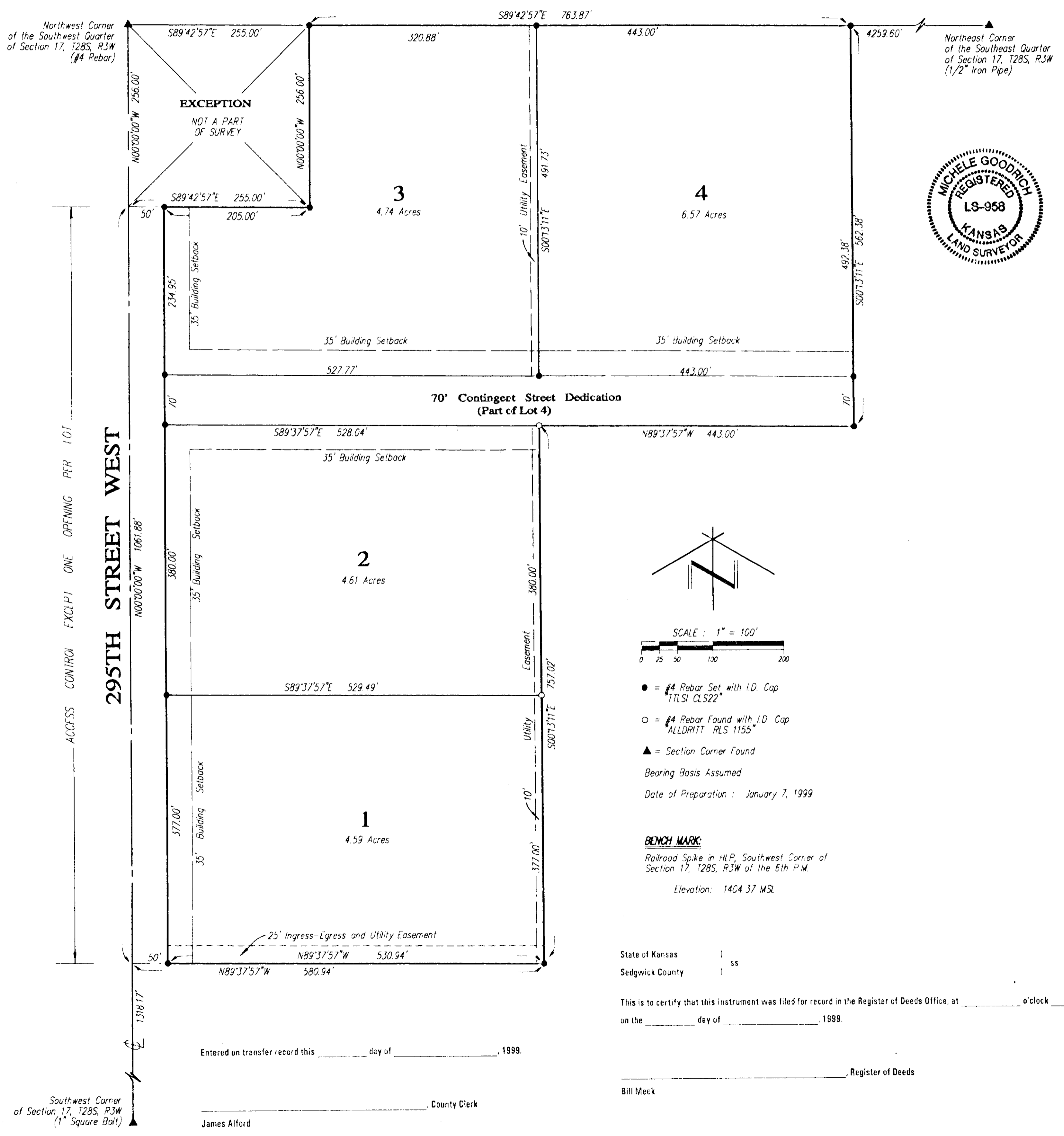


**FINAL PLAT OF**  
**"AYRES - DOSS ADDITION"**  
**SEDGWICK COUNTY, KANSAS**  
**IN THE SW 1/4 OF SECTION 17, T28S, R3W OF THE 6TH P.M.**



SCALE: 1" = 100'

● = #4 Rebar Set with I.D. Cap  
 TILSI OLS22

○ = #4 Rebar Found with I.D. Cap  
 ALLDRITT RLS 1155

▲ = Section Corner Found

Bearing Basis Assumed

Date of Preparation: January 7, 1999

**BENCH MARK:**  
 Railroad Spike in H.P., Southwest Corner of  
 Section 17, T28S, R3W of the 6th P.M.  
 Elevation: 1404.37 MSL

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  
 \_\_\_\_\_  
 County Clerk

James Alford  
 \_\_\_\_\_  
 County Clerk

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 "AYRES-DOSS ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract of land in the Southwest Quarter of Section 17, Township 28 South, Range 3 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: COMMENCING at the Southwest corner of said Section 17; thence North with an assumed bearing of North 00°00'00" East, along the West line of the Southwest Quarter of said Section 17, a distance of 1318.17 feet to the POINT OF BEGINNING; thence continuing North along the same line, a distance of 1317.88 feet, more or less, to the Northwest corner of the Southwest Quarter of said Section 17; thence South 89°42'57" East, on the North line of said Southwest Quarter, a distance of 1018.87 feet; thence South 00°13'11" East, a distance of 562.38 feet; thence North 89°37'57" West, a distance of 443.00 feet; thence South 00°13'11" East, a distance of 757.02 feet; thence North 89°37'57" West, a distance of 580.94 feet, to the POINT OF BEGINNING; EXCEPT the West 255 feet of the North 255 feet thereof. Said tract contains 21.7 acres, more or less, and is subject to public road right-of-way on the West.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich  
 Michele Goodrich LS #958

January 7, 1999  
 Date

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 Lots and Streets, to be known as "AYRES-DOSS ADDITION", Sedgwick County, Kansas. 295th Street West is hereby granted to and for the use of the public. The contingent street dedication shall become effective in the event that Sedgwick County determines a need for the right-of-way for any street or utility purposes. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The ingress-egress easement is provided for the use of all abutting lands. All abutters' rights of access to or from 295th Street West, over and across the West lines of Lots 1, 2, 3, and 4, are hereby granted to the appropriate governing body, provided however that each Lot shall have access to 295th Street West at one location per lot.

Everett L. Ayres  
 Kenneth J. Doss  
 Joseph M. Gassmann  
 Benjamin L. McGregor

Louise A. Ayres  
 Lou Ann Doss  
 Angela E. Gassmann  
 Michele R. McGregor

State of Kansas )  
 Sedgwick County ) ss

This instrument was acknowledged before me this 7th day of January, 1999, by Everett L. and Louise A. Ayres, Kenneth J. and Lou Ann Doss, Joseph M. and Angela Gassmann, and Benjamin L. and Michele R. McGregor.

Diana L. Bower  
 Diana L. Bower Notary Public

My Commission Expires: \_\_\_\_\_

Citizens State Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "AYRES-DOSS ADDITION", Sedgwick County, Kansas.

CITIZENS STATE BANK

Roger Brown  
 Roger Brown, President

State of Kansas )  
 Sedgwick County ) ss

The foregoing instrument was acknowledged before me this 20th day of January, 1999 by Roger Brown, Pres. of Citizens State Bank, on behalf of the bank.

Martha L. Beavers  
 Martha L. Beavers Notary Public

My Commission Expires: 8-23-2002

Garden Plain State Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "AYRES-DOSS ADDITION", Sedgwick County, Kansas.

GARDEN PLAIN STATE BANK

Scott D. Bowyer  
 Scott D. Bowyer, Consumer Loan Officer

State of Kansas )  
 Sedgwick County ) ss

The foregoing instrument was acknowledged before me this 21st day of Jan., 1999 by Scott D. Bowyer of Garden Plain State Bank, on behalf of the bank.

Judy E. Lashley  
 Judy E. Lashley Notary Public

My Commission Expires: 1/23/01

This plat of "AYRES-DOSS ADDITION", 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

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

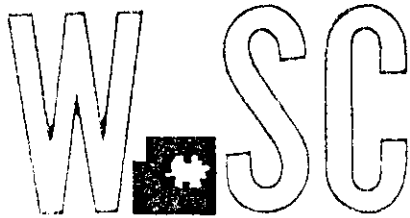
\_\_\_\_\_  
 Commissioner

Ben Sciortino

Attest: \_\_\_\_\_  
 County Clerk

James Alford

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

December 18, 1998

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

RE: S/D 98-106 -- One-Step Final Plat of AYRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 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 December 9, 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 the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

S/D 98-106-- One-Step Fi Plat of AYRES ADDITION

December 18, 1998

Page 2

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

Sincerely,

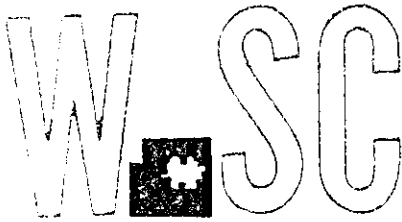
Handwritten signatures of Neil and Ben Strahl. The signature 'Neil' is on the left, and 'Ben Strahl' is on the right, written in a cursive style.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Copies to: Everett Ayres, 8640 S. 263rd Street West, Viola, KS 67149  
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

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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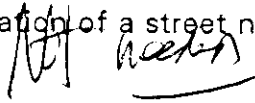
December 11, 1998

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

RE: S/D 98-106 -- One-Step Final Plat of AYRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- 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. 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.
- D. On the final plat tracing, the Applicant intends to extend lot 4 to 295th Street for access.
- E. The final plat tracing shall indicate the dedication of access controls as the site adjoins a mile line road. County Engineering has limited the site to one access opening per lot.

- F. The Zoning regulations require a setback of 85 feet from the centerline of a section line road. A 35-foot setback will be needed.
- G. The plat's text should reference that the contingent right-of-way shall become effective "upon the platting of any adjacent subdivision having a street connecting thereto".
- H. County Fire should be contacted regarding the designation of a street name for the contingent right-of-way. 
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

December 11, 1998

Page 3

- P. 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.*
- Q. 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.

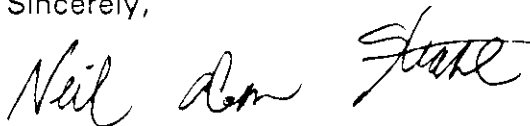
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, December 17, 1998, at 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Everett Ayres, 8640 S. 263rd Street West, Viola, KS 67149  
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

**STAFF REPORT**  
**(One-Step Final Plat Approved 12/10/98)**

**CASE NUMBER:** S/D 98-106 - AYRES ADDITION

**OWNER/APPLICANT:** Everett Ayres, 8640 S. 263rd St. West, Viola, KS 67149

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

**LOCATION:** North of 47th St. South, on the East side of 295th St. West

**SITE SIZE:** 21.7 acres

**NUMBER OF LOTS**

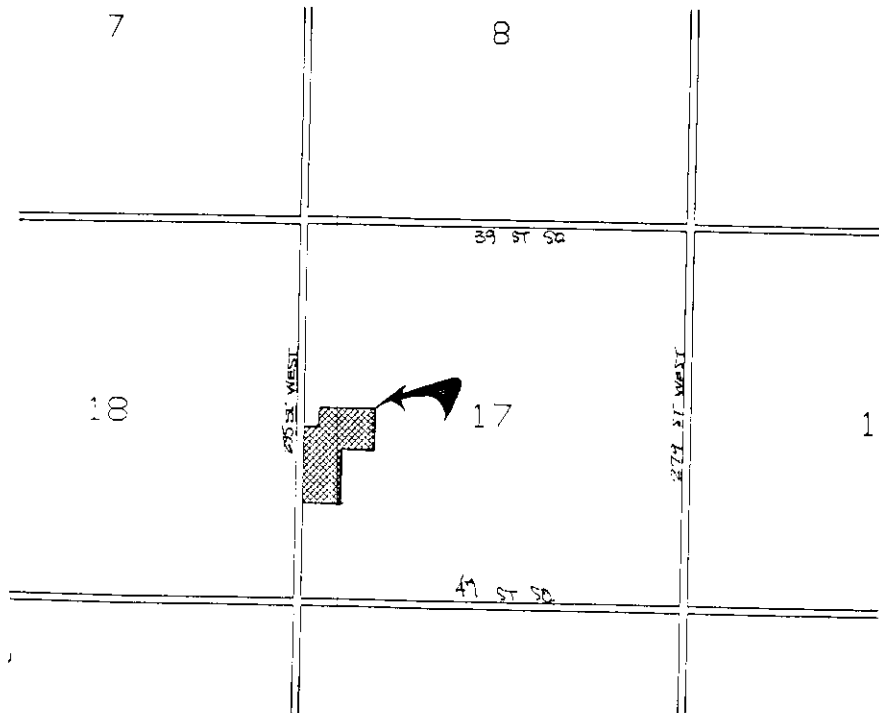
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

**MINIMUM LOT AREA:** 4.6 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**
- 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.**
- D. On the final plat tracing, the Applicant intends to extend lot 4 to 295th Street for access.**
- E. The final plat tracing shall indicate the dedication of access controls as the site adjoins a mile line road. **County Engineering has limited the site to one access opening per lot.**
- F. The Zoning regulations require a setback of 85 feet from the centerline of a section line road. A 35-foot setback will be needed.
- G. The plattor's text should reference that the contingent right-of-way shall become effective "upon the platting of any adjacent subdivision having a street connecting thereto".
- H. **County Fire** should be contacted regarding the designation of a street name for the contingent right-of-way.
- I. 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

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- J. 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.
- K. 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.
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