

# "SPRAY LAKE" AN ADDITION TO SEDGWICK COUNTY, KANSAS

*red 6-5-8  
final tracing  
1042*

NW corner, SE 1/4  
Sec 28, T28S, R1E  
(3/4" iron pipe)

NE corner, SE 1/4  
Sec 28, T28S, R1E  
(3/4" iron pipe)

INTERSTATE I-35

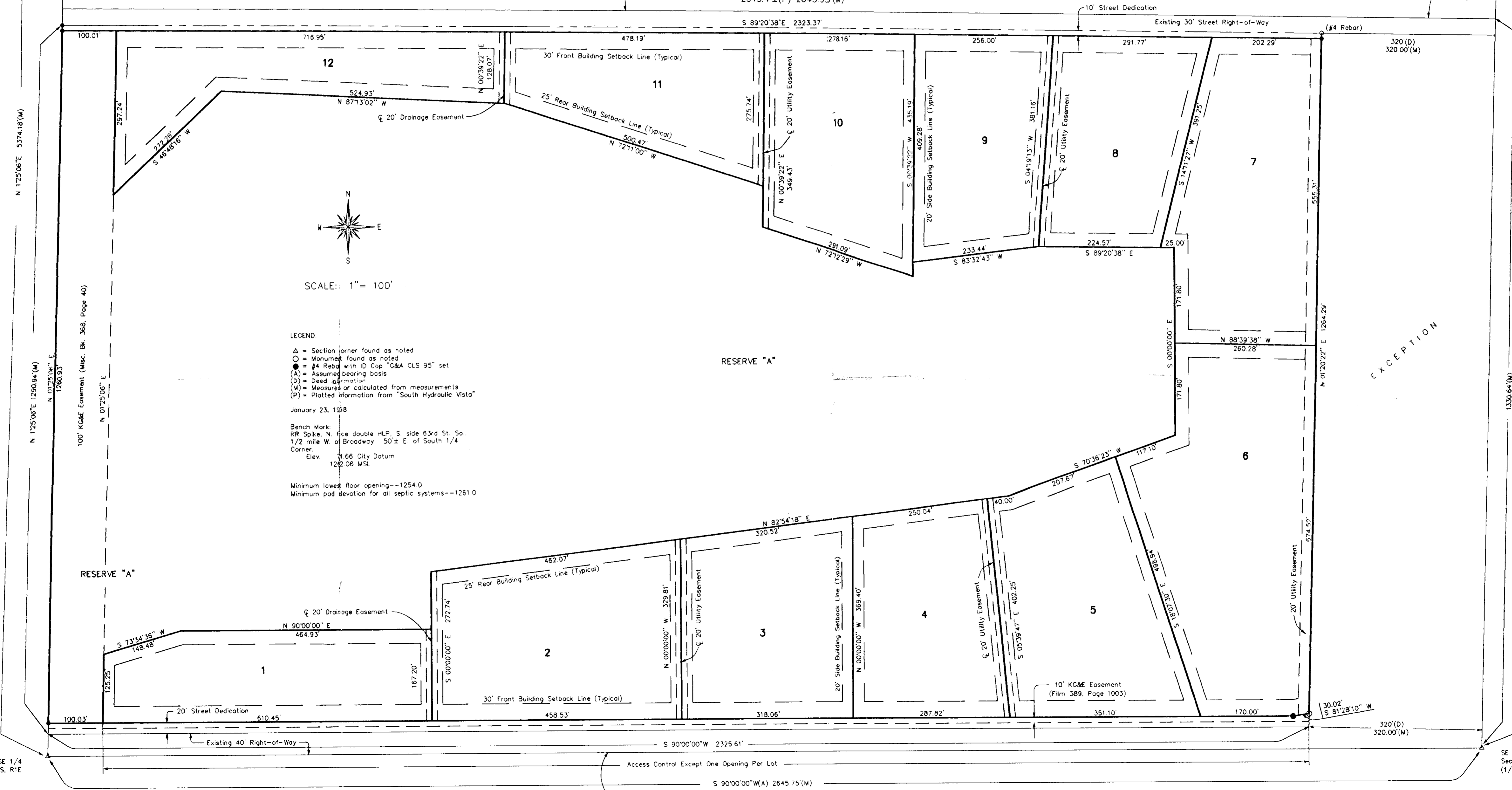
HYDRAULIC AVENUE

☉ 61st STREET SOUTH

S 89°20'38"E(M)  
2643.4±(P) 2643.35'(M)

☉ 63rd STREET SOUTH

S 90°00'00"(A) 2645.75'(M)



LEGEND:  
 Δ = Section corner found as noted  
 ○ = Monument found as noted  
 ● = #4 Rebar with ID Cap "G&A CLS 95" set  
 (A) = Assumed bearing basis  
 (D) = Deed information  
 (M) = Measures or calculated from measurements  
 (P) = Platted information from "South Hydraulic Vista"  
 January 23, 1998  
 Bench Mark:  
 RR Spike, N. side double HLP, S. side 63rd St. So.  
 1/2 mile W. of Broadway 50± E of South 1/4  
 Corner  
 Elev. 74.66 City Datum  
 122.06 MSL  
 Minimum lowest floor opening--1254.0  
 Minimum pad elevation for all septic systems--1261.0

SW corner, SE 1/4  
Sec 28, T28S, R1E  
(#4 Rebar)

SE corner, SE 1/4  
Sec 28, T28S, R1E  
(1/2" iron pipe)

rec'd 6-5-98  
final tracing  
2 of 2

# "SPRAY LAKE" an Addition to Sedgwick County, Kansas

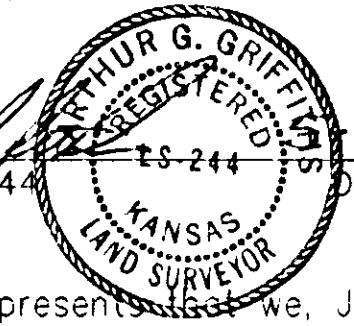
STATE OF KANSAS )  
COUNTY OF SEDGWICK )SS

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 "SPRAY LAKE", an addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

Parcel 1:  
The South Half of the Southeast Quarter of Section 28, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the West 1117 feet, except the East 320 feet, except the South 40 feet for road and except the North 30 feet for road.

Parcel 2:  
The West 1117 feet of the South Half of the Southeast Quarter of Section 28, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, except the South 40 feet for road and except the North 30 feet for road.

GRIFFITHS & ASSOCIATES, INC.

Arthur G. Griffiths, LS 244, 19-98  
Date  


Know all men by these presents that we, James Randall Beebe and Karen Louise Beebe, Trustees of the James Randall Beebe and Karen Louise Beebe Revocable Trust dated December 20, 1993, being the owners of the land described in the Surveyor's Certificate, have caused said land to be surveyed and platted into lots, streets, and a Reserve, the same to be known as "SPRAY LAKE", an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. The locations of the indicated openings shall be determined by the Sedgwick County Engineer. Reserve "A" is hereby established for recreational and drainage purposes and existing utilities. The maintenance of the Reserve shall be the responsibility of the Homeowner's Association of Spray Lake. The lowest floor elevation for all lots shall be 1254.0. The minimum pad elevation for all septic systems shall be 1261.0.

James Randall Beebe  
James Randall Beebe

Karen Louise Beebe  
Karen Louise Beebe

STATE OF KANSAS )  
COUNTY OF SEDGWICK )SS

This instrument was acknowledged before me on the 19th day of May, 1998 by James Randall Beebe and Karen Louise Beebe, Trustees of the James Randall Beebe and Karen Louise Beebe Revocable Trust.

Cheryl E. Bartlett, Notary Public  
Cheryl E. Bartlett

My Commission Expires: July 20, 2000 (SEAL) 

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

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

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "SPRAY LAKE", an addition to Sedgwick County, Kansas.

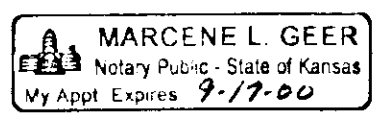
MIDLAND NATIONAL BANK  
Arnold M. McCloud, Vice President  
Arnold M. McCloud

STATE OF KANSAS )  
COUNTY OF SEDGWICK )SS

This instrument was acknowledged before me on the 19th day of May, 1998, by Arnold M. McCloud as Vice President of Midland National Bank, on behalf of the bank.

Marcene L. Geer, Notary Public  
Marcene L. Geer

My Commission Expires: September 17, 2000 (SEAL)



This plat of "SPRAY LAKE", 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 \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By \_\_\_\_\_, Chairman  
Richard E Lopez

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

(SEAL)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Sedgwick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

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

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

(Seal)

The plat approval and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_, Chairman  
Mark F. Schroeder

\_\_\_\_\_, Pro-tem Chairman  
Paul W. Hancock

\_\_\_\_\_, Commissioner  
Betsy Gwin

\_\_\_\_\_, Commissioner  
Thomas G. Winters

\_\_\_\_\_, Commissioner  
Melody C. Miller

ATTEST:

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

(SEAL)

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 \_\_\_\_\_, 1998.

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

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



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1988  
PHONE: 316-268-4421  
FAX: 316-268-4390

April 17, 1998

Griffiths & Associates, Inc.  
Attn.: Harlan Foraker, P.E.  
Certified Eng. Design  
438 N. Ohio  
Wichita, KS 67214

Re: S/D 98-31 -- One-Step Final Plat of SPRAY LAKE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 10, 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.

Re: S/D 98-31 -- One-Step Final Plat of SPRAY LAKE ADDITION  
April 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

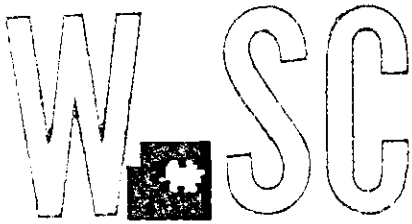
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, stylized "S" at the end.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: James R. & Karen L. Beebe, 2301 N. Redbud, Wichita, KS 67204  
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 67202-1588  
(316) 268-4421  
FAX (316) 268-4390

April 10, 1998

Griffiths & Associates, Inc.  
Attn.: Harlan Foraker, P.E.  
Certified Eng. Design  
438 N. Ohio  
Wichita, KS 67214

Re: S/D 98-31 -- One-Step Final Plat of SPRAY LAKE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1998, the above captioned plat was considered. The action of the Committee was to approve 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 before this plat is forwarded to City Council for consideration. **Additional 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. **Drainage plan is approved subject to establishment of minimum pad elevations being denoted for the lots. A drainage easement from 61st Street South between lots 11 and 12, and a drainage easement from 63rd street South between lots 1 and 2. The use of Reserve A should also include drainage purposes.**
- D. **County Engineering** needs to comment on the need, if any, for improvements or the dedication of additional right-of-way along perimeter streets. **An additional 10-feet of right-of-way for 61st Street South is needed to conform with the suburban standard.**
- E. **County Engineering** needs to comment on the acceptability of the indicated access controls. The plat denotes one opening per lot along 63rd Street South.



- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. The site was approved for a sand extraction operation (CU-217) in 1979 which required platting of the entire 80 acres, which included the area currently platted as an Exception along the west side of Hydraulic Avenue. The Applicant must indicate to the Subdivision Committee an unwarranted hardship in order for the MAPC to approve a modification of the condition that required platting of the entire 80 acres. *The applicant does not own the adjoining property to the east.*
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Re: S/D 98-31 -- One-Step Final Plat of SPRAY LAKE ADDITION  
April 10, 1998 - Page 3

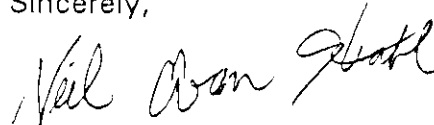
- O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 16, 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\lfb

Enclosure

cc: James R. & Karen L. Beebe, 2301 N. Redbud, Wichita, KS 67204  
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

METROPOLITAN AREA PLANNING COMMISSION

April 16, 1998

**STAFF REPORT**  
**(One-Step Final Plat-Approved 4/9/98)**

**CASE NUMBER:** S/D 98-31 - SPRAY LAKE ADDITION  
**OWNER/APPLICANT:** James R. & Karen L. Beebe, 2301 N. Redbud, Wichita, KS 67204  
**SURVEYOR/ENGINEER:** Griffiths & Associates, Inc., 438 N. Ohio, Wichita, KS 67214

**LOCATION:** South side of 63rd St. South, West of Hydraulic

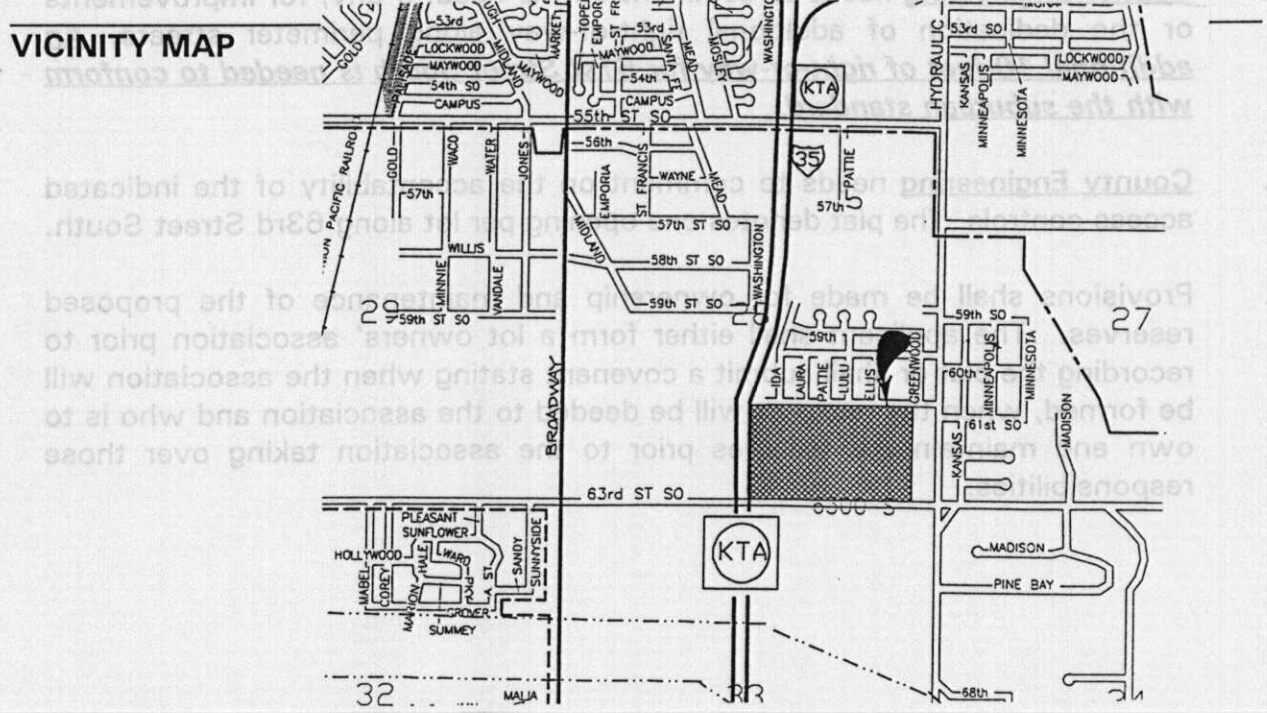
**SITE SIZE:** 68.2 acres

**NUMBER OF LOTS**  
Residential: 12  
Office:  
Commercial:  
Industrial:  
Total: = 12

**MINIMUM LOT AREA:** 2.26 acres

**CURRENT ZONING:** RR, Rural Residential  
SF-20, Single-Family

**PROPOSED ZONING:** Same



Notes: This site is located in the County within three miles of the Wichita boundary. It is in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The site is within the Haysville Area of Influence and the plat has been forwarded to the Haysville Planning Commission for their review and comments. The site was approved for a sand extraction operation (CU-217) in 1979 which required platting of the entire 80 acres, which included the area currently platted as an Exception along the west side of Hydraulic Avenue.

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 before this plat is forwarded to City Council for consideration. **Additional testing is required.**
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- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

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- N. Recording of the plat within thirty (30) days after approval by the City Council

S/D 98-31 -- One-Step Final Plat of SPRAY LAKE ADDITION

April 16, 1998 - Page 4

and/or County Commission.

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