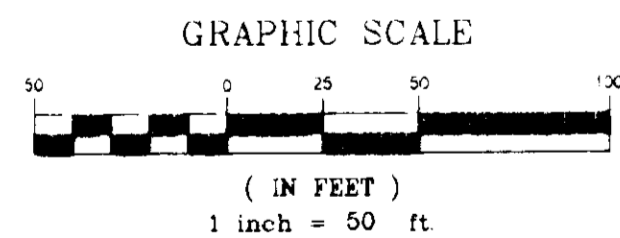
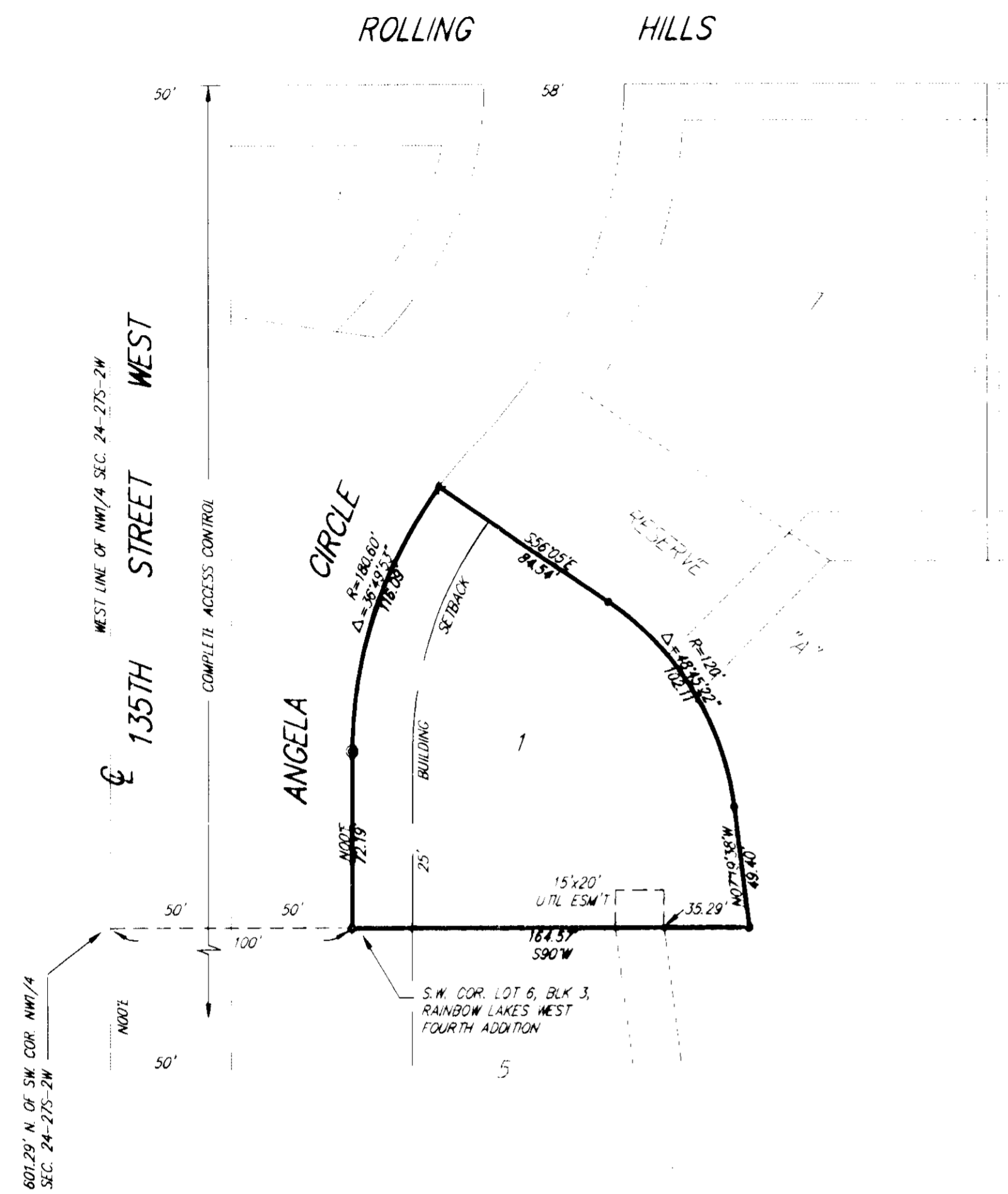


RAINBOW LAKES WEST FIFTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- ◆ = 50d NAIL IN TREE (SET)
- = 1/2" REBAR W/SPB CAP (SET)
- ⊙ = 1" IRON PIPE (FOUND)
- = 3/4" IRON PIPE (FOUND)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO A STRUCTURE FOR LOT 1 SHALL BE AN ELEVATION OF 1341.3 MSL.

BENCH MARK:
 "□" Cut, top of south curb of Rolling Hills, north of the N.E. Corner, Lot 8, Block 3, Rainbow Lakes West Fourth Addition, Sedgwick County, Kansas.
 Elev. = 1349.12 MSL

State of Kansas) SS
 Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "RAINBOW LAKES WEST FIFTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 6, Block 3, Rainbow Lakes West Fourth Addition, Wichita, Sedgwick County, Kansas, and that part of Reserve "A", Rainbow Lakes West Fourth Addition, Wichita, Sedgwick County, Kansas, described as beginning at the S.E. Corner of Lot 6, Block 3, in said Addition; thence N07°19'38"W along the Westerly Line of said Reserve "A", 72.78 feet; thence N56°05'00"W, 127.11 feet to the N.W. Corner of said Lot 6, said corner being a point on a curve to the right having a radius of 180.6 feet and a chord bearing of N29°58'41"E; thence northeasterly along said curve and through a central angle of 13°42'25", 43.20 feet; thence S56°05'00"E, 84.54 feet to the P.C. of a curve to the right having a radius of 120 feet; thence southeasterly along said curve and through a central angle of 48°45'22", 102.11 feet to the P.T. of said curve; thence S07°19'38"E, 49.40 feet to a point on the South Line of said Lot 6 extended east; thence S90°00'00"W along said line 35.29 feet to the point of beginning.

All being situated in the NW1/4 of Section 24, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 20 Aug 1998

 Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into a Lot to be known as "RAINBOW LAKES WEST FIFTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for construction and maintenance of all public utilities. The Minimum Building Pad Elevation is as shown on the face of the plat.

John C. Whittit Olga A. Whittit

State of Kansas) SS
 Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1998, by John C. Whittit and Olga A. Whittit his wife.

 Notary Public

My App't. Exp. _____

This plat of "RAINBOW LAKES WEST FIFTH 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 _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

 Richard E. Lopez Chairman

 Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

 Bob Knight Mayor

 Pat Burnett City Clerk

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

 James Alford County Clerk

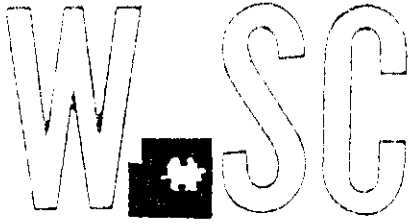
State of Kansas) SS
 Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M. and is duly recorded.

 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 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 17, 1998

Savoy, Ruggles & Bohm, PA
Attn.: Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-74- One-Step Final Plat of RAINBOW LAKES WEST 5TH ADDITION

Gentlemen:

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

S/D 98-74 -- One-Step Final Plat of RAINBOW LAKES WEST 5TH ADDITION
July 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

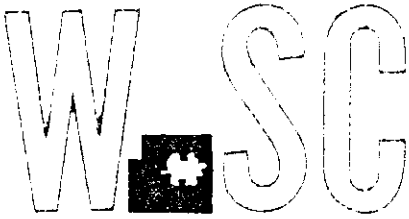
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, sweeping "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\ifb

cc: John C. Whittit, 8430 Nantucket, Wichita, KS 67212
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

July 10, 1998

FILE COPY

Savoy, Ruggles & Bohm, PA
Attn. : Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-74 -- One-Step Final Plat of RAINBOW LAKES WEST 5TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to the following:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional 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.**
- E. The final plat shall reference a tie point to a section corner.
- 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. 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, July 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\fb

Enclosure

S/D 98-74 -- One-Step Final Plat of RAINBOW LAKES WEST 5TH ADDITION
July 10, 1998 - Page 3

cc: John C Whittit & Olga A Whittit, 430 Nantucket, Wichita Ks 67212
Chung Wah and Judy Lynn Cheng, 300 N Angela Circle, Wichita Ks 67235
Ace H & Linda K Todd, 306 Angela Circle, Wichita Ks 67235
Randy G & Jackie L Edwards, 312 N Angela Circle, Wichita Ks 67235
Steven J & Nancy C Harbutz, 316 N Angela Circle, Wichita Ks 67235
Todd H & Lisa J Stephenson, 320 N Angela Circle, Wichita Ks 67235
John C & Olga a Whittit, 8430 Nantucket, Wichita Ks 67212
Fred P & Nancy L Dopps, 13501 Rolling Hills, Wichita Ks 67235
Thomas C & Jeanette M Ruggles, 13411 Rolling Hills Dr., Wichita Ks 67235
Steven Neal Sonneman, 13401 Rolling Hills, Wichita Ks 67235
Michael L & Stephanie C Hollimon, 617 Karren Lane, Wichita Ks 67212
Robert A & William R & Jeanne Futo, 329 N Saddle Cir., Wichita Ks 67235
Darrel L & Joyce a Dugan, 325 Saddle Circle, Wichita Ks 67212
Rick J & Jan G Nuckolls, 326 N Saddle Circle, Wichita Ks 67212
Robert H & Debbi G Donovan, 330 N Saddle Circle, Wichita Ks 67212
David N & Diana L Thompson, 338 Saddle Circle, Wichita Ks 67235
John C & Denise M Schafers, 319 N Racehorse, Wichita Ks 67235
Mike A & Janet L Anderson, 315 N Racehorse, Wichita Ks 67235
Bradford R & Darla B Dauffenbach, 309 N Racehorse, Wichita Ks 67235
Daniel G & Lana J Lyda, 1570 Melrose, Wichita Ks 67212
Jeffrey D & Patricia L Hambelton, 303 N Racehorse, Wichita Ks 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Dept., Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

July 16, 1998

STAFF REPORT

(One-Step Final Plat-Approved 07/09/98)

CASE NUMBER: S/D 98-74 - RAINBOW LAKES WEST FIFTH ADDITION

OWNER/APPLICANT: John C. Whittit, 8430 Nantucket, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm; Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of Central, East of 135th St. West

SITE SIZE: .5 acres

NUMBER OF LOTS

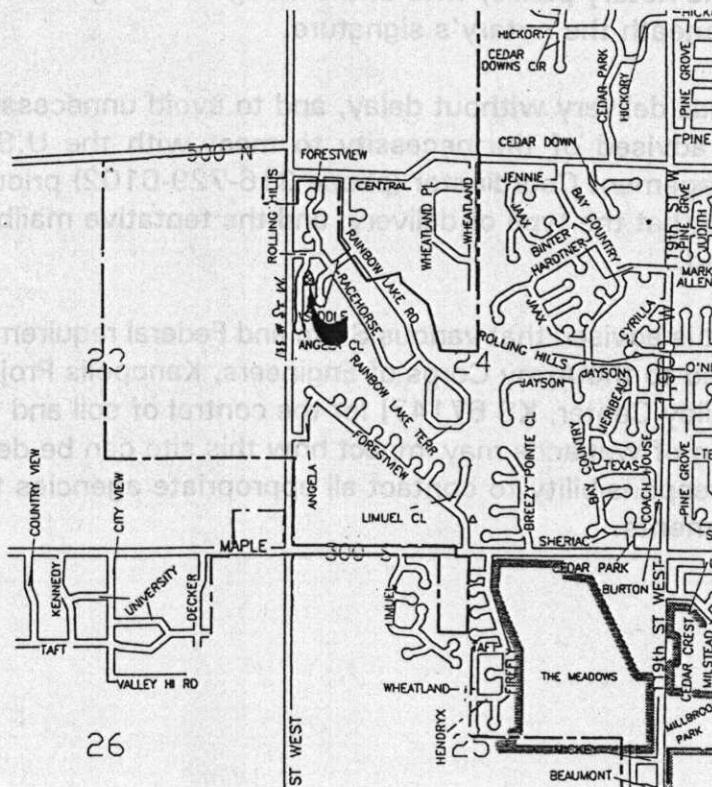
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 21,878 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 6, Block 3 in the Rainbow Lakes West 4th Addition, to incorporate part of the existing Reserve. Since a portion of the Reserve area is proposed to be vacated, adjoining property owners and the homeowners association were required to be notified to determine the existence of any objections.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional 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.*
- E. The final plat shall reference a tie point to a section corner.
- 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.)
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