

FINAL PLAT OF
"POULTER MEADOWS"
 WICHITA, SEDGWICK COUNTY, KANSAS

IN THE SW 1/4 OF SEC. 35, T27S, R1W OF THE 6TH P.M.

Know all men by these presents that Allen R. and Genda L. Poulter, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and a Street, to be known as "POULTER MEADOWS", Wichita, Sedgwick County, Kansas. The utility easements as shown hereon are hereby granted for the construction and maintenance of all public utilities. The drainage easement is hereby granted for drainage purposes. The Street is hereby dedicated to and for the use of the public. All abutters' rights of access to or from Hoover Street over and across the West lines of Lots 1, 2, and 3, are hereby granted to the City of Wichita, Kansas, provided however that Lots 1, 2, and 3, shall have access to Hoover Street at one location per lot as shall be determined by the City Engineer of the City of Wichita, Kansas.

Allen R. Poulter
 Allen R. Poulter

Genda L. Poulter
 Genda L. Poulter

State of Kansas)
 Sedgwick County) ss

This instrument was acknowledged before me this 9th day of Feb., 1998, by Allen R. and Genda L. Poulter.

Ann S. Shea, Notary Public

4.23-01

My Commission Expires: April 23, 2001

Emprise Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "POULTER MEADOWS", Wichita, Sedgwick County, Kansas.

EMPRISE BANK

Randy S. Brehm, Sr. Vice President
 Randy S. Brehm

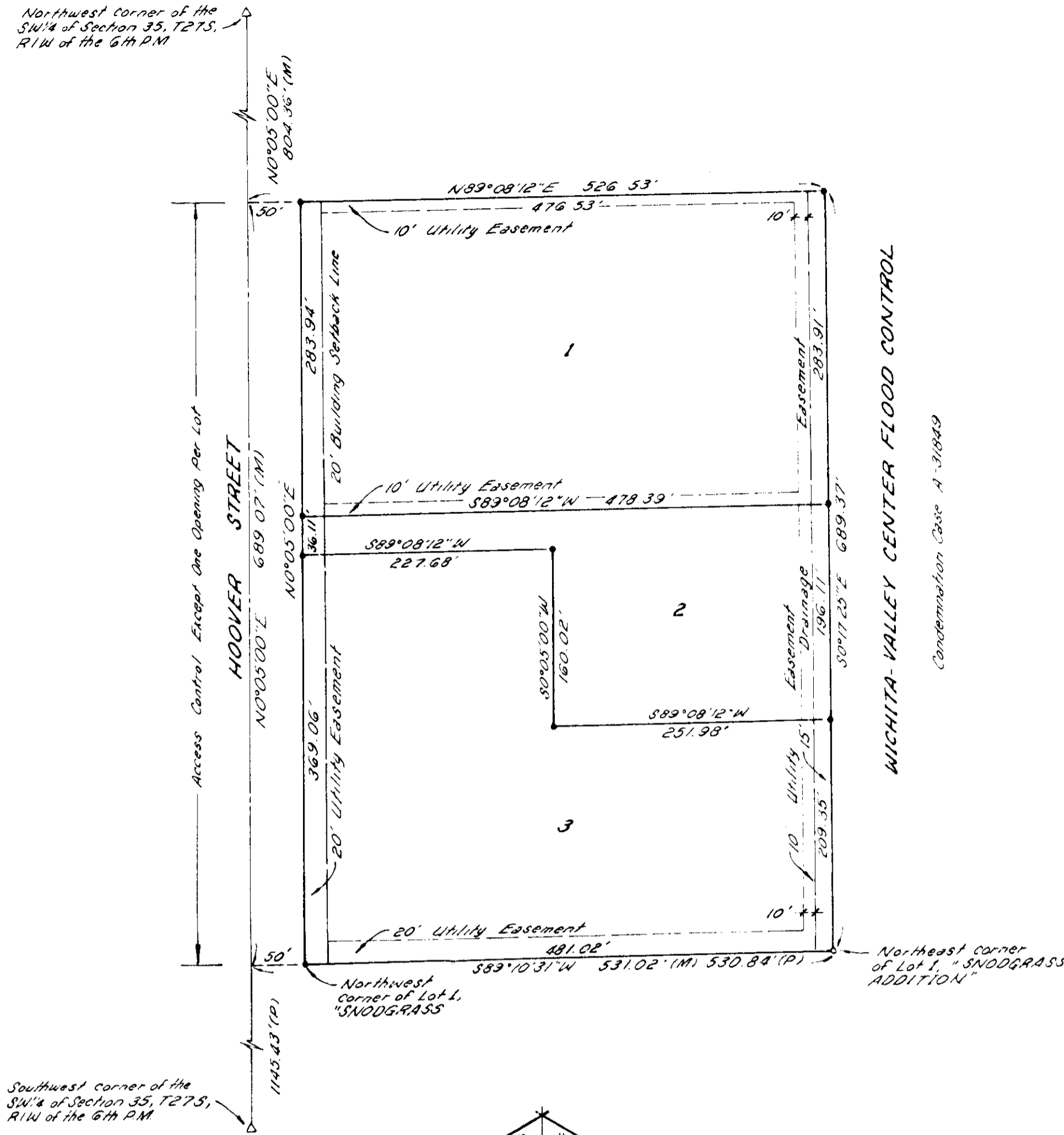
State of Kansas)
 Sedgwick County) ss

The foregoing instrument was acknowledged before me this 9th day of Feb., 1998 by Randy S. Brehm, Sr. Vice-President of Emprise Bank, on behalf of the Bank.

Ann S. Shea, Notary Public

4.23-01

My Commission Expires: April 23, 2001



Scale: 1"=100'
 Δ=Section Corner
 ○=5/8" Bar Found
 ●=4" Peg with I.D. Cap
 *T27S, R1W, S22" Set
 (P)=Platted
 (M)=Measured
 Bearing Basis Assumed

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

The North Half of the following described tract of land: Beginning at the Southwest corner of the Southwest Quarter of Section 35, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North on the West line of said Southwest Quarter to a point 348 feet South of the North line of said Southwest Quarter; thence East to the West line of the right-of-way of the Wichita-Valley Center Flood Control; thence Southerly along the West line of said right-of-way to the South line of said Southwest Quarter; thence West to the Place of Beginning; EXCEPT the North 5 1/2 acres thereof.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
 Michele Goodrich LS #958



February 4, 1998
 Date

This plat of "POULTER MEADOWS", 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

_____, Chairman
 Richard Lopez

_____, Secretary
 Marvin S. Krout

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

WICHITA CITY COUNCIL

_____, Mayor
 Bob Knight

_____, City Clerk
 Pat Burnett

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

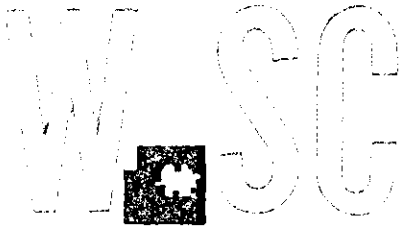
_____, Register of Deeds
 Larry Consolver

_____, Deputy
 Mike Hurtt

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

_____, County Clerk
 James Alford

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE 316-258-4421
FAX 316-258-4390

January 29, 1998

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

Re: S/D 97-102 - One-Step Final Plat of POULTER MEADOWS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 29, 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 January 23, 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 this plat. This will be used by the City and County GIS Departments.

S/D 97-102 -- One-Step Final Plat of POULTER MEADOWS
January 29, 1997 -- Page 2

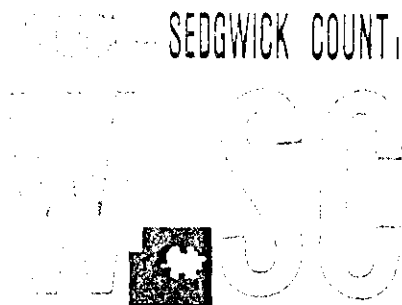
Sincerely,

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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Allen & Genda Poulter, 2152 S. Hoover, Wichita, KS 67209
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
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316.258-4421
FAX: 316.268-4090

January 23, 1998

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

Re: S/D 97-102 - One-Step Final Plat of POULTER MEADOWS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. **City Engineering** needs to indicate if guarantees are required for municipal services. **A guarantee for the extension of sanitary sewer 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. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- D. **Traffic Engineering** needs to comment on the need, if any, for improvements to Hoover. **There is no need for improvements.**
- E. MAPD Staff recommends that the flag lot - Lot 2 - should be eliminated and combined with Lot 1. In addition, the site should be limited to no more than two access points. **The Subdivision Committee approved the plat with the flag lot in addition to three openings; one for each lot.**
- F. The Subdivision regulations encourage shared access points for multiple lot commercial/industrial subdivisions along section line roads. **Traffic Engineering** needs to comment on the need for access controls along Hoover. **Traffic**



Engineering recommends one opening for each lot.

- G. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- H. The MAPC Chairman should be revised to read Richard Lopez.
- I. The signature line for Pat Burnett should read "City Clerk".
- J. If the current lot configuration is approved, the final plat tracing should show a 20-foot building setback in conformance with the LI zoning requirement. The setback line for Lot 2 should be measured from the 160-foot interior north-south lot line.
- K. Based upon the legal description shown on the plat, the site involves the 50-foot strip along the west line of the plat and would in effect be a dedication of street right-of-way for Hoover Street. Both the face of the plat and the platator's text should show and reference such dedication.
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. The applicant is advised that accessory structures such as the indicated shed on Lot 1 would not be allowed without a principal structure also being located on the same building site. Approval of this plat with the current lot configuration would be conditioned upon the removal of this shed.
- N. 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.)
- O. 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.

- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. **KGE has requested additional easements.**
- U. 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 29, 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

S/D 97-102 -- One-Step Final Plat of POULTER MEADOWS

January 23, 1997 -- Page 4

Enclosure: Marked Copy of plat

cc: Allen & Genda Poulter, 2152 S. Hoover, Wichita, KS 67209
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

January 29, 1998

STAFF REPORT
(One-Step Final Plat-Approved 01/22/98)

CASE NUMBER: S/D 97-102 - POULTER MEADOWS ADDITION

OWNER/APPLICANT: Allen and Genda Poulter
2152 S. Hoover, Wichita, KS 67209

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

LOCATION: East side of Hoover, North of Pawnee

SITE SIZE: 7.5 acres

NUMBER OF LOTS

- Residential:
- Office:
- Commercial:
- Industrial: 3
- Total: 3

MINIMUM LOT AREA: 1.3 acres

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: A zone change (Z-3225) from SF-6, Single-Family to LI, Limited Industrial, was approved for this site by City Council on May 20, 1997 subject to platting.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if guarantees are required for municipal services. *A guarantee for the extension of sanitary sewer 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. **City Engineering** needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. **Traffic Engineering** needs to comment on the need, if any, for improvements to Hoover. *There is no need for improvements.*
- E. MAPD Staff recommends that the flag lot - Lot 2 - should be eliminated and combined with Lot 1. In addition, the site should be limited to no more than two access points. *The Subdivision Committee approved the plat with the flag lot in addition to three openings; one for each lot.*
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S/D 97-102 -- One-Step Final Plat of POULTER MEADOWS
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