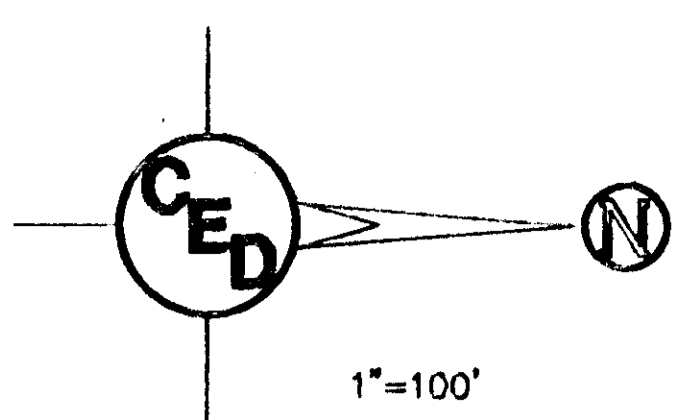


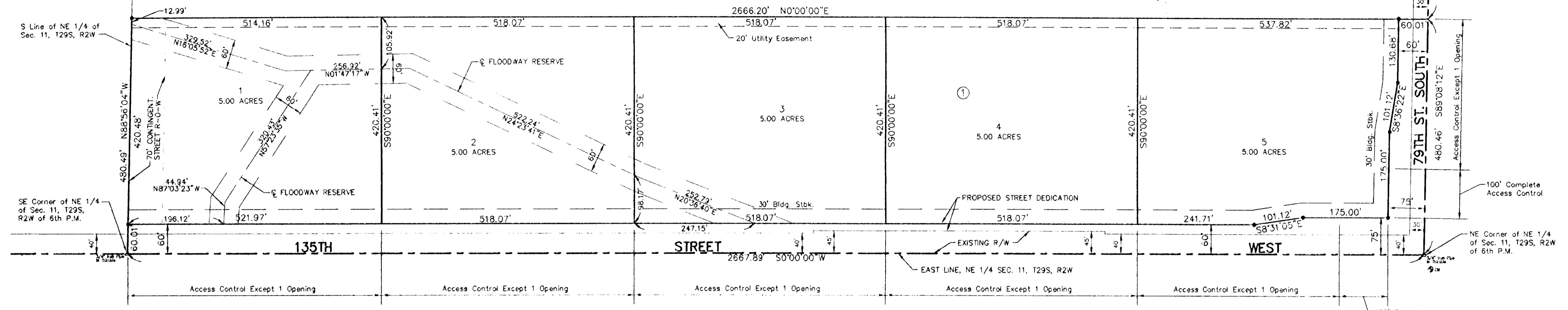
oid 3-17-98
Final TRACING

NORTH WOOD ESTATES

SEDGWICK COUNTY, KANSAS



NW Corner of NE 1/4 of Sec. 11, T29S, R2W of 6th P.M.
NORTH LINE, NE 1/4 SEC. 11, T29S, R2W
2162.85'



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 "NORTH WOOD ESTATES", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

The East 480.41 feet of the Northeast Quarter of Section 11, Township 29 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as: Beginning at the Northeast corner of said Northeast Quarter; thence Southerly, on the East line of said Northeast Quarter, on an assumed bearing of South 0°00'00" West, a distance of 2667.89 feet to the Southeast corner of said Northeast Quarter; thence Westerly, on the South line of said Northeast Quarter, North 88°56'04" West, a distance of 480.43 feet; thence North 0°00'00" East, a distance of 2666.20 feet to a point on the North line of said Northeast Quarter; thence South 89°08'12" East, a distance of 480.45 feet to the POINT OF BEGINNING.

GRIFFITHS & ASSOCIATES, INC.

Date 3-5-98

Know all men by these presents that I, the undersigned owner of the land described in the Surveyor's Certificate, have caused said land to be surveyed and platted into lots, a block and streets, the same to be known as "NORTH WOOD ESTATES", Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The South 70 feet of Lot 1, Block 1, shown by dashed lines is hereby Contingently Dedicated as street Right of Way, to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The contingencies herein created are hereby granted to the appropriate governing body then having jurisdiction over said connecting streets, to be exercised solely within said body's discretion and without further authority from the fee owner. Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Floodway shall be the responsibility of the respective owners of Lot 1, 2, and 3, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the Floodway. No structures shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate Engineer. 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 appropriate Engineer. Minimum building pads shall be as follows: Lot 1, Blk. 1, Elev. 1336; Lot 2, Blk. 1, Elev. 1336; Lot 3, Blk. 1, Elev. 1338 (Sea Level Datum)

DANIEL J. LAUER

Daniel J. Lauer

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on February 6, 1998 by Daniel J. Lauer

Notary Public

My Commission Expires: 5-5-01

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "NORTH WOOD ESTATES", Sedgwick County, Kansas
FIRST NATIONAL BANK OF CONWAY SPRINGS

Lon Doll, Vice President

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This instrument was acknowledged before me on February 6, 1998 by Lon Doll as Vice President of FIRST NATIONAL BANK OF CONWAY SPRINGS, on behalf of the bank.

Notary Public

My Commission Expires: 5-5-01

This plat of "NORTH WOOD 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 _____, 19____.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

(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 _____, 19____.

Mark F. Schroeder, Chairman

Paul W. Hancock, Pro-tem Chairman

Betsy Gwin, Commissioner

Thomas G. Winters, Commissioner

Melody C. Miller, Commissioner

ATTEST:

James Aiford, County Clerk

(SEAL)

Entered on transfer record this _____ day of _____, 19____.

James Aiford, County Clerk

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 _____, 19____.

Larry Consvler, Register of Deeds

Michael D. Hurtt, Deputy

LEGEND

- ▲ Section Corner Found as noted
- #4 Rebar w/ ID Cap G&A CLS-95" set

BENCHMARK:

CHISELED "3" ON NORTH HEADWALL 14' NORTH & 30' EAST OF NE COR. SEC. 11, T29S, R2W. ELEV.= 1348.65 (MSL)

MINIMUM PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

Lot & Block	ELEVATION
1- Blk. 1	1336
2- Blk. 1	1336
3- Blk. 1	1338



Griffiths & Associates, Inc.
Land Surveyors

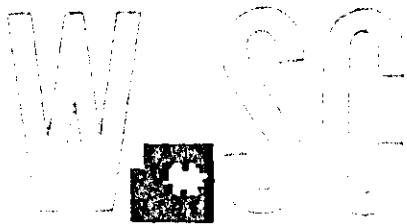
438 N. Ohio
Wichita, KS 67224
(316) 267-2900
Fax: (316) 262-0080



CERTIFIED ENGINEERING DESIGN
CIVIL ENGINEERING SERVICES

438 N. Ohio
Wichita, KS 67224
(316) 267-2900
Fax: (316) 262-0080

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

February 13, 1998

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

Re: S/D 97-99 - Final Plat of NORTHWOOD ESTATES

Gentlemen:

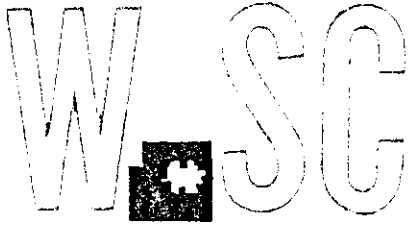
At the regular meeting of the Metropolitan Area Planning Commission on February 12, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 6, 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.

FILE COPY

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

February 6, 1998

FILE COPY

Griffiths & Associates, Inc.
Attn: Harlan Foraker PE
438 N. Ohio
Wichita KS 67214

Re: S/D 97-99 -- Final Plat of NORTHWOOD ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. 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. Health Department is awaiting results of soil testing. A copy of the easements is requested. Concerns were raised that the location of the easements could impede the location of the dwellings and lagoons.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The Wichita-Sedgwick County Comprehensive Plan specifies that low-density residential lots are to be separated from section line roads. Therefore, the face of the plat and the plat's text should denote the dedication, or at least the contingent dedication of a 70-foot street right-of-way along either lots 1 and 2, or between lots 3 and 4. Joint access is also recommended between lots 1 and 2, and between lots 3 and 4. County Engineering has recommended one opening per lot, and a contingent dedication of right-of-way at the southern line of the plat.

The final plat has indicated one opening for lots 1 through 4; and one opening for each street frontage for lot 5. A 70-ft contingent right-of-way has been dedicated along the southern line of the plat. County Engineering has requested additional language on the plat regarding the contingent right-of-way dedication. The Subdivision Committee has approved the location of contingent right-of-way and access openings as denoted on the final plat.



- D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Revisions to the minimum building pad elevations are requested.*
- E. The plat's text shall include language referencing the contingent dedication.
- F. 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.
- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.

S/D 97-99 -- Final Plat of NORTHWOOD ESTATES
February 6, 1998 - Page 3

- O. 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, February 12, 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: Daniel J. Lauer, RR2, Clearwater, KS 67026
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

February 12, 1998

STAFF REPORT

(Final Plat-Approved 02/05/98, Preliminary Plat-Approved 01/08/98)

CASE NUMBER: S/D 97-99 - NORTH WOOD ESTATES

OWNER/APPLICANT: Daniel J. Lauer, R.R.2, Clearwater, KS 67026

SURVEYOR/ENGINEER: Griffiths & Associates, Attn: Harlan Foraker,
438 North Ohio, Wichita, KS 67214

LOCATION: Southwest corner of 79th Street South and 135th Street West

SITE SIZE: 25 acres

NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in the Clearwater area of influence. The property is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

A. 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. Health Department is awaiting results of soil testing. A copy of the easements is requested. Concerns were raised that the location of the easements could impede the location of the dwellings and lagoons.

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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The Subdivision Committee has approved the location of contingent right-of-way and access openings as denoted on the final plat.

D. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Revisions to the minimum building pad elevations are requested.

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F. 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.

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S/D 97-99 -- Final Plat of NORTHWOOD ESTATES

February 12, 1998 - Page 4

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