

CUSTER ADDITION

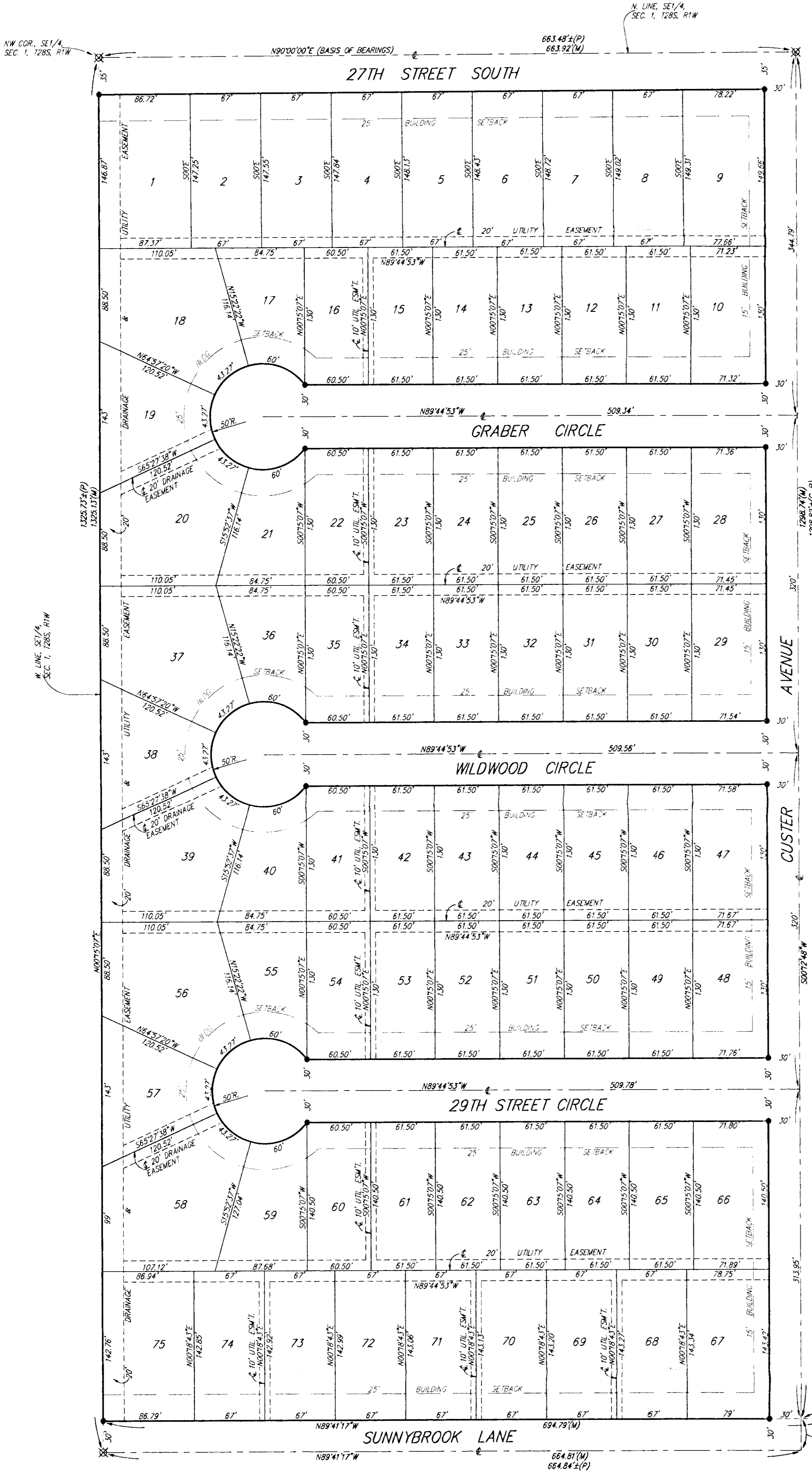
WICHITA, SEDGWICK COUNTY, KANSAS

No. 7-16-98

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and State do hereby certify that we have surveyed
and platted "CUSTER ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: The W1/4 of the N1/2 of
the SE1/4 of Sec. 1, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas.

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

Baughman Co., P.A.



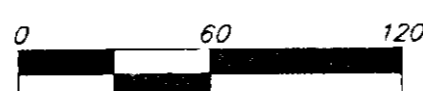
LOT	CITY DATUM	M.S.L.
1	99.0	1286.4
18-20	99.0	1286.4
37-39	99.0	1286.4
56-58	99.0	1286.4
75	99.0	1286.4

LEGEND

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON PIPE (FOUND)
- ⊗ = 3/4" IRON PIPE (FOUND)

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - SW COR.
OF THE INTERSECTION OF SHERIDAN AND 31ST
STREET SOUTH ON THE SOUTH HANDRAIL TO
REINFORCED CONC. BOX AT THE SE COR. OF
SAID REINFORCED CONC. BOX.
ELEV. = 103.524 CITY DATUM



Michael G. Conrey
Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots and Streets to be known as "CUSTER ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all public
utilities. The drainage easements are hereby granted as indicated for
drainage purposes. The drainage and utility easement is hereby
granted as indicated for drainage purposes and for the construction
and maintenance of all public utilities. The streets are hereby
dedicated to and for the use of the public. The Minimum Building
Pad Elevations for the lowest opening to the structures shall be
as indicated on the face of the plat.

Custer Land, L.L.C.

Jay W. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 23rd day of JUNE, 1998, by Jay W. Russell,
Member of Custer Land, L.L.C., on behalf of the company.

JUDITH M. TERHUNE
Notary Public, State of Kansas
My App't. Expires 11-7-2001

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"CUSTER ADDITION", Wichita, Sedgwick County, Kansas.

Garden Plain State Bank

Patrick F. Walden, President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 25th day of JUNE, 1998, by Patrick F. Walden,
President of Garden Plain State Bank, on behalf of the bank.

JUDITH M. TERHUNE
Notary Public, State of Kansas
My App't. Expires 11-7-2001

Judith M. Terhune, Notary Public

My App't. Exp. 11-7-2001

This plat of "CUSTER 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 herein accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

State of Kansas) SS 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.

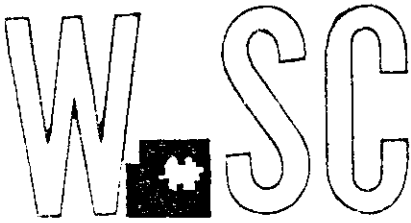
Bill Meek, Register of Deeds

Linda Kizzire, Deputy

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

James Alford, County Clerk

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 268-4421
FAX (316) 268-4390

May 15, 1998

FILE COPY

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 98-42 -- One-Step Final Plat of CUSTER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 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 May 8, 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:

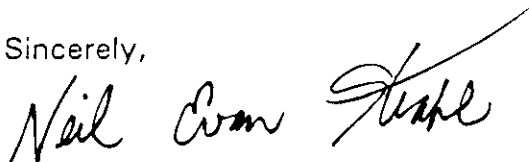
1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision 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.

Please call if you have any questions.

S/D 98-42 -- One-Step Final Plat of CUSTER ADDITION

May 15, 1998 -- Page 2

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

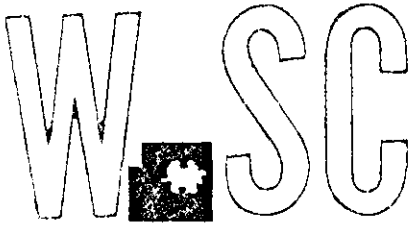
Neil Evan Strahl, AICP

Senior Planner, Current Plans Division

NES\lfb

cc: Jay W. Russell, 12602 W. 13th, Wichita, KS 67235
LW and Lavina P Rudd, 3041 N. Charles, 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 67202-1688
(316) 268-4421
FAX (316) 268-4390

May 8, 1998

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 98-42 -- One-Step Final Plat of CUSTER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 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 guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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. City Engineering needs to comment on the acceptability of the vacation of the maintenance access easement along the west line of the plat. The drainage plan is approved. The drainage improvements can be part of the paving guarantees. The 20-ft utility easement will be sufficient to cover the vacation of the maintenance access easement.
- D. The applicant shall guarantee the paving of the proposed interior streets. The proposed streets have been platted with a 60-foot right-of-way, which coincides with the streets platted in the surrounding developed area. A roadway width of 31 feet from back-of-curb to back-of-curb shall be required.
- E. Traffic Engineering needs to comment on the need for improvements to Custer Avenue. A valid petition will be needed for the paving of the perimeter streets.
- F. City Fire Department needs to comment on this plat's street names. 29th Street South Circle should be renamed 29th Street Circle.
- G. The platter's text associated with the owner should be revised to correct the spelling of the word "lowest".



- H. 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.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAC 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.
- 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. *KG&E has requested additional easements.*
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the

S/D 98-42 -- One-Step Final Plat of CUSTER ADDITION
May 8, 1998 - Page 3

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, May 14, 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: Jay W. Russell, 12602 W. 13th, Wichita, KS 67235
LW and Lavina P Rudd, 3041 N. Charles, 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

May 14, 1998

STAFF REPORT

(One-Step Final Plat-Approved 5/7/98)

CASE NUMBER: S/D 98-42 - CUSTER ADDITION

OWNER/APPLICANT: Jay W. Russell, 12602 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 27th St. South, West of Meridian

SITE SIZE: 18.08 acres

NUMBER OF LOTS

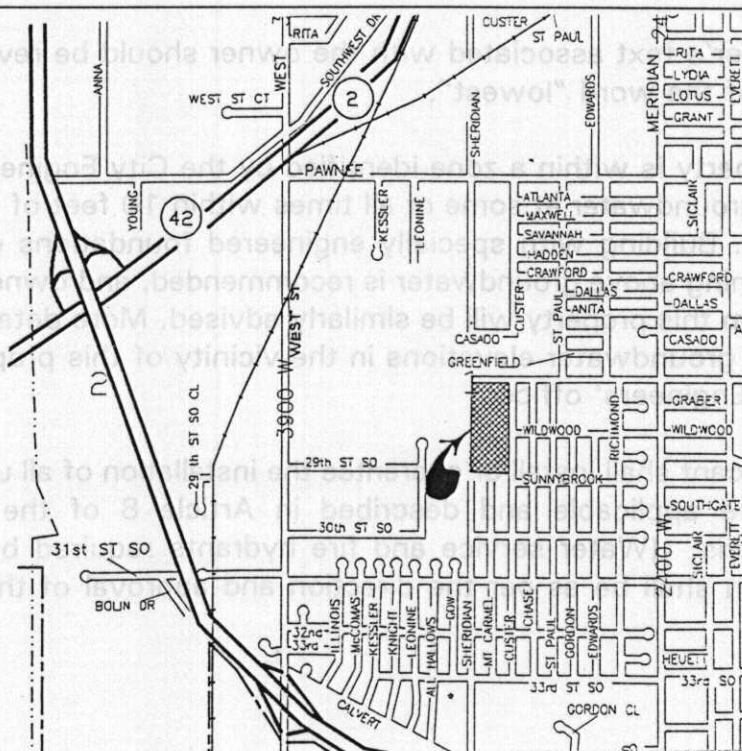
Residential:	75
Office:	
Commercial:	
Industrial:	
Total:	<u>75</u>

MINIMUM LOT AREA: 7,834 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

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- 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. City Engineering needs to comment on the acceptability of the vacation of the maintenance access easement along the west line of the plat. *The drainage plan is approved. The drainage improvements can be part of the paving guarantees. The 20-ft utility easement will be sufficient to cover the vacation of the maintenance access easement.*
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