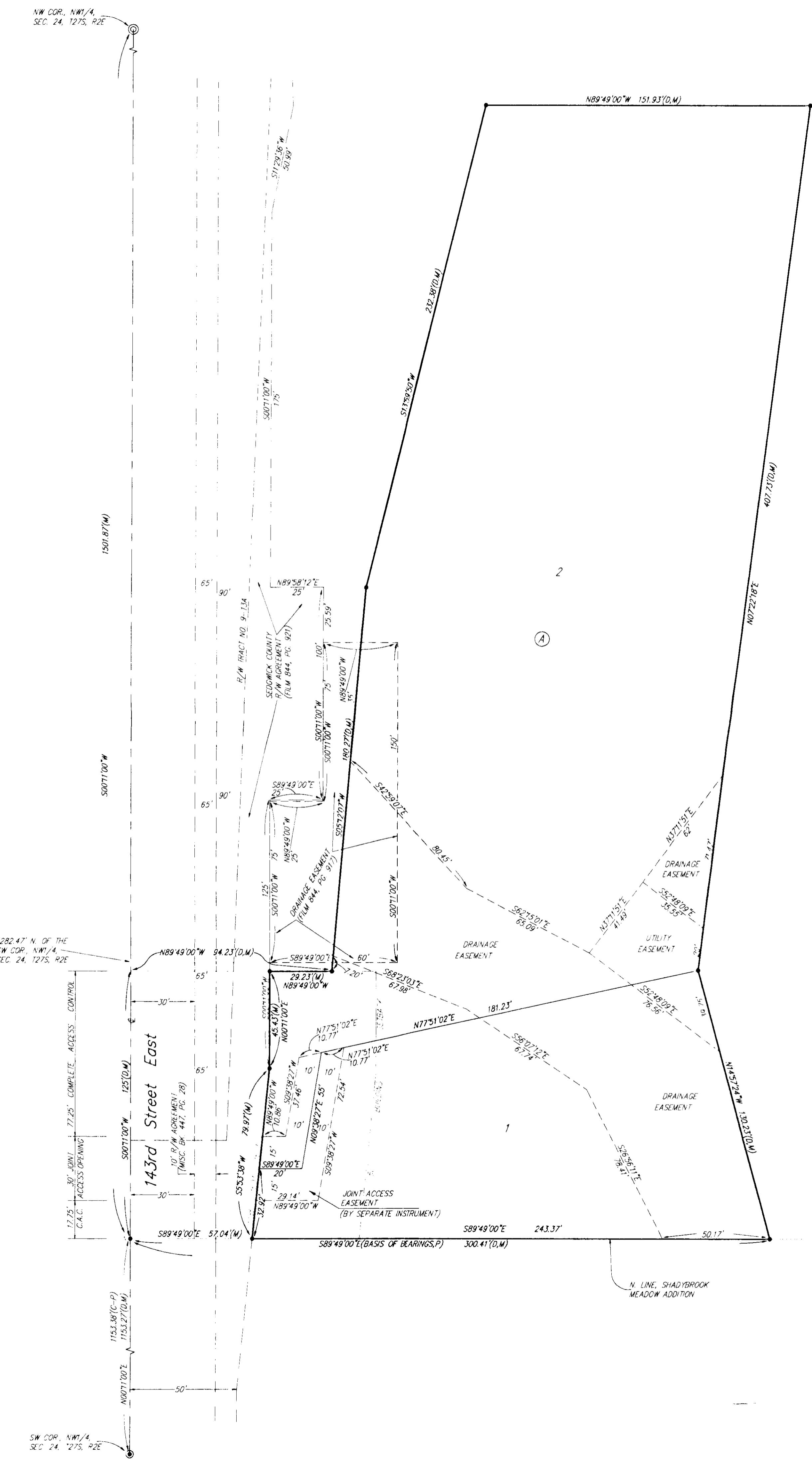


CLARK ESTATES

AN ADDITION TO SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A. Surveyors in
aforesaid County and State do hereby certify that we have surveyed and
platted "CLARK ESTATES", an Addition to Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property surveyed,
described as follows: That part of the NW1/4 of Sec. 24, Twp. 27-S,
R-2-E of the 6th P.M., Sedgwick County, Kansas described as commencing
at the SW corner of said NW1/4; thence N00°11'00"E along the west
line of said NW1/4, 1153.27 feet to the intersection of the north line of
Shadybrook Meadows, an Addition to Sedgwick County, Kansas, as extended
west and for a point of beginning; thence S89°49'00"E along the north
line of said Shadybrook Meadows, 300.41 feet; thence N14°57'24"W,
130.23 feet; thence N07°22'18"E, 407.73 feet; thence N89°49'00"W,
151.93 feet; thence S13°59'50"W, 232.38 feet; thence S05°12'07"W,
180.27 feet; thence N89°49'00"W, 94.23 feet to a point on the west
line of said NW1/4; thence S00°11'00"W along the west line of said
NW1/4, 125 feet to the point of beginning, subject to road rights-of-
way and easements of record.

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

Michael D. Conroy 4-23-98, Surveyor
Michael G. Conroy

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, a Block, and a Street to be known as "CLARK ESTATES",
an Addition to Sedgwick County, Kansas. The utility easement is 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 street is hereby dedicated to and for the use
of the public. All abutters rights of access to or from 143rd Street East
over and across the west line of Lots 1 and 2, Block A, shall be as
indicated on the face of the plat. The Minimum Building Pad Elevations
for the lowest opening to the structures shall be 1311.0 M.S.L. for Lot 1,
Block A, and 1312.0 M.S.L. for Lot 2, Block A.

Gary L. Clark Gary L. Clark
Cynthia L. Clark Cynthia L. Clark

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 23rd day of APRIL, 1998, by Gary L. Clark and
Cynthia L. Clark, husband and wife.

My App't. Exp. 11-7-2001
Judith M. Terhune Notary Public
JUDITH M. TERHUNE

We, the undersigned, holders of a mortgage on
the above described property, do hereby consent to this plat of
"CLARK ESTATES", an Addition to Sedgwick County, Kansas.
Fidelity Bank
Mark S. Sikes V.P.
MARK S. SIKES

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 6th day of MAY, 1998, by
MARK S. SIKES, V.P. of Fidelity Bank, on behalf of the bank.

My App't. Exp. 11-7-2001
Judith M. Terhune Notary Public
JUDITH M. TERHUNE

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

_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

This plat approved and all dedications shown
hereon accepted by the Board of Commissioners of Sedgwick County,
Kansas, this _____ day of _____, 1998.

_____, Chairman
Mark F. Schroeder
_____, Chair Pro-Tem
Paul W. Hancock
_____, Commissioner
Betsy Gwin
_____, Commissioner
Thomas G. Winters
_____, Commissioner
Melody C. Miller
_____, County Clerk
James Alford

This plat of "CLARK ESTATES", 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

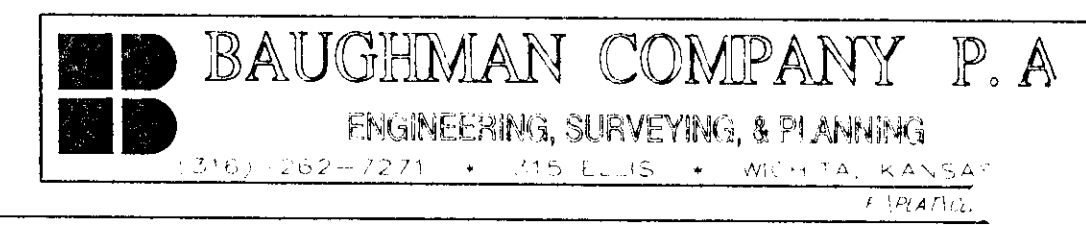
_____, Chairman
Richard Lopez
_____, Secretary
Marvin S. Krout

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

Final tracing
Rec'd 5-28-98
_____, County Clerk
James Alford

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.

_____, Register of Deeds
BILL MEEK
_____, Deputy
LINDA KIZZIRE



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

207 West 10th Street
1225 North Main Street
WICHITA, KANSAS 67202-1948
781-268-4421
FAX: 781-268-4200

December 12, 1997

FILE COPY

Baughman Company, P.A.
315 Ellis
Wichita KS 67214

Re: S/D97-94 -- One-Step Final Plat of CLARK ESTATES

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 11, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. An off-site utility easement will be needed for sanitary sewer extension.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. County Engineering needs to comment on the acceptability of access controls. The plat denotes a joint access between the two lots with complete access control along the remainder of the frontage. Access controls are acceptable to County Engineering.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering requests the submission of a drainage plan. Minimum pad elevations will need to be denoted. Portions of some of the lots are within the Floodplain; and if intended for building sites, these areas will need to be removed from FEMA maps.
- E. County Engineering needs to comment on the need, if any, for improvements to 143rd Street East. No improvements are requested by County Engineering.
- F. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing.
- G. Both lots do not conform with the 100-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.

- H. ✓ The distances on the face of the plat must be identical to those in the legal description (i.e. the distance along the south line of the plat).
- I. ✓ ~~The legal description in the platting binder does not correspond with the property being platted.~~
- J. 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.) *Fire Department requests the installation of a hydrant at 143rd Street.*
- K. 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.
- L. 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.
- M. 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.
- 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.
- Q. 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.

S/D 9794 -- One-Step Final Plat of CLARK ESTATES
December 11, 1997 - Page 3

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, December 18, 1997 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: Gary & Cynthia Clark, 7500 E. Kellogg, Wichita, KS 67207
Mike Lindebak, City Engineer, 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

December 18, 1997

STAFF REPORT

(One-Step Final Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-94 - CLARK ESTATES

OWNER/APPLICANT: Gary and Cynthia Clark, 7500 E. Kellogg,
Wichita, KS 67207

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

LOCATION: South of Central, East of 143rd Street East

SITE SIZE: 1.9 acres

NUMBER OF LOTS

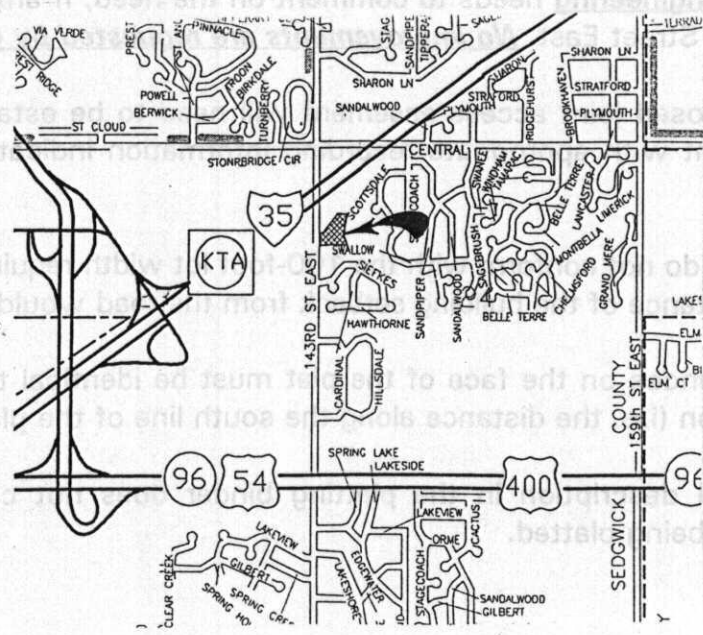
- Residential: 2
- Office:
- Commercial:
- Industrial:
- Total: 2

MINIMUM LOT AREA: 22,218 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City of Wichita in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan and classified as a suburban subdivision.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County. *An off-site utility easement will be needed for sanitary sewer extension.*
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. *County Engineering* needs to comment on the acceptability of access controls. The plat denotes a joint access between the two lots with complete access control along the remainder of the frontage. *Access controls are acceptable to County Engineering.*
- D. *County Engineering* needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property. *County Engineering requests the submission of a drainage plan. Minimum pad elevations will need to be denoted. Portions of some of the lots are within the Floodplain; and if intended for building sites, these areas will need to be removed from FEMA maps.*
- E. *County Engineering* needs to comment on the need, if any, for improvements to 143rd Street East. *No improvements are requested by County Engineering.*
- F. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing.
- G. Both lots do not conform with the 100-foot lot width requirement. An increase in the distance of the building setback from the road would meet the standard.
- H. The distances on the face of the plat must be identical to those in the legal description (i.e. the distance along the south line of the plat).
- I. The legal description in the platting binder does not correspond with the property being platted.

- J. 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.) **Fire Department requests the installation of a hydrant at 143rd Street.**
- K. 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.
- L. 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.
- M. 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.
- 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.
- Q. 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.