

# HARDEN ADDITION

SEDGWICK COUNTY, KANSAS

*Copied from tracing*  
12/15/96

State of Kansas) SS  
Sedgwick County)

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

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 "HARDEN ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The South 658.36' of the W1/2 of the NW1/4 of the NW1/4 of Sec. 9, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date 4/15/96 \_\_\_\_\_  
Mark A. Savoy RLS #788  
Surveyor

State of Kansas) SS  
Sedgwick County)

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on \_\_\_\_\_, 199\_\_.

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block, and Street to be known as "HARDEN ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Webb Road over and across the west line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Webb Road at two locations as shall be determined by the Engineer of the appropriate governing body. The existing Floodway Reserve Agreements are as defined on Film 437, at Page 711. The Minimum Building Pad Elevation for Lowest Opening to the structure shall be 1362 M.S.L.

James R. Harden

Lorain Harden

\_\_\_\_\_  
Bob Knight Mayor

\_\_\_\_\_  
Pat Burnett City Clerk

\_\_\_\_\_  
Thomas G. Winters Chairman

\_\_\_\_\_  
Melody C. Miller Chairman Pro-Term

\_\_\_\_\_  
Mark F. Schroeder Commissioner

\_\_\_\_\_  
Betsy Gwin Commissioner

\_\_\_\_\_  
Paul W. Hancock Commissioner

\_\_\_\_\_  
Susan E. Crockett-Spoon County Clerk

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 4 day of \_\_\_\_\_, 1996, by James R. Harden and Lorain Harden, husband and wife.

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

My App't. Exp \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Susan E. Crockett-Spoon County Clerk

This plat of "HARDEN ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Commission, Wichita, Kansas.

Dated this 15th day of August 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

State of Kansas) SS  
Sedgwick County)

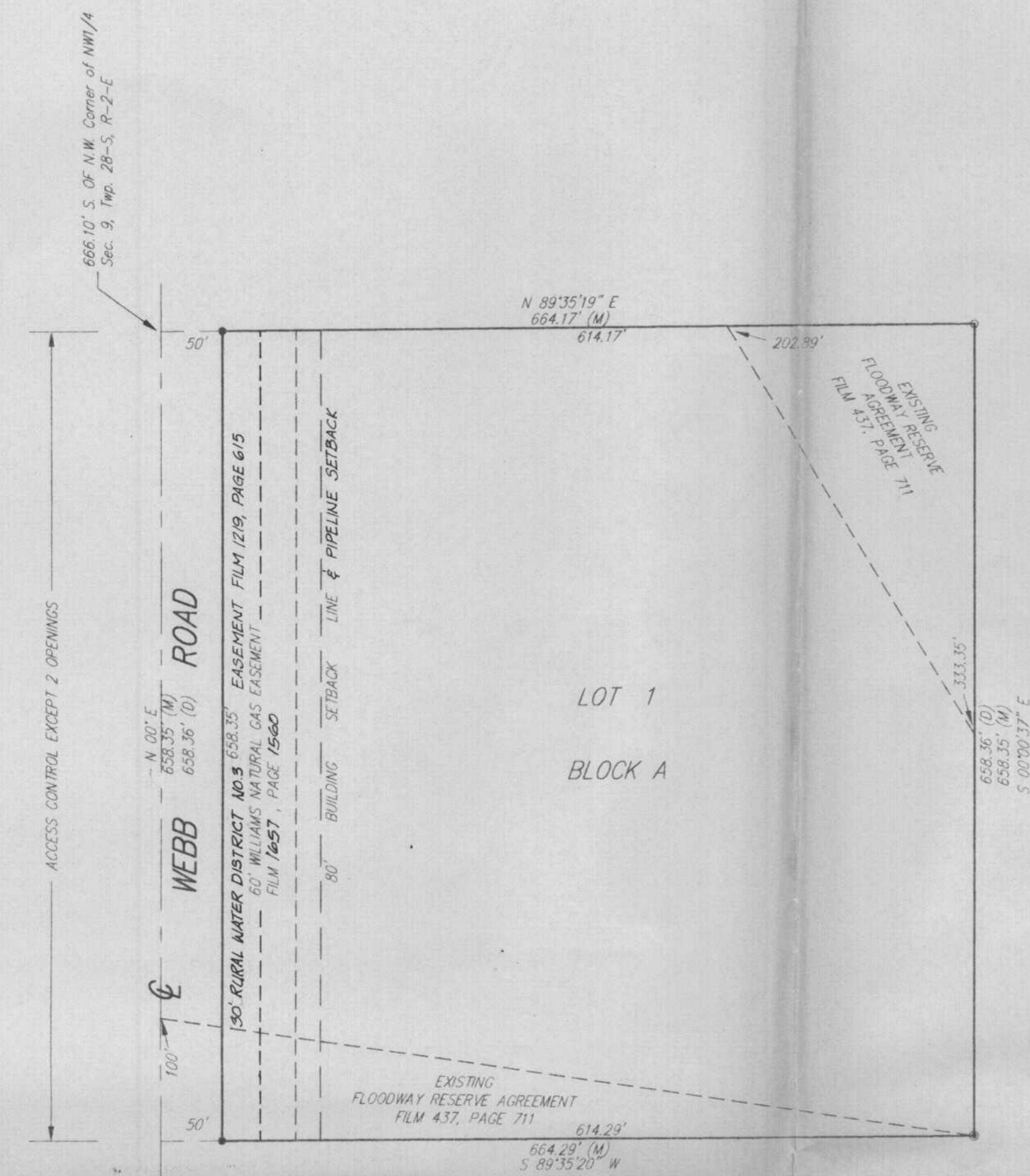
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.: and is duly recorded.

\_\_\_\_\_  
Susan Osborne-Howes Chairman

\_\_\_\_\_  
Pat Kettler Register of Deeds

\_\_\_\_\_  
Marvin S. Krout Secretary

\_\_\_\_\_  
Ed Resa Deputy



SCALE: 1" = 100'

- = 1/2" REBAR W/SRB CAP (SET)
- = 1/2" REBAR W/ARMSTRONG CAP (FOUND)
- = 3/4" IRON PIPE (FOUND)

Minimum Pad Elevation 1362 M.S.L.

BENCH MARK:  
"L" Cut on center of east Hub Guard  
100' N. & 16' E. of N.W. Cor. of  
NW1/4 Sec. 9, Twp 28-S, R-2-E  
Elev. = 1368.11 M.S.L.

ON SITE B.M.:  
R.R. Spike in Power Pole  
35' N. & 82' W. of  
N.W. Cor. of Lot 1, Block A  
HARDEN ADDITION  
Elev. = 1376.21 M.S.L.

SEDGWICK COUNTY



August 15, 1996

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

c/o Mark Savoy S/D 96-53  
Savoy, Ruggles, & Bohm, P.A.  
924 N. Main  
Wichita, KS 67203

Re: S/D 96-53 HARDEN ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on August 15, 1996, 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 August 8, 1996.

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 for consideration:

1. Submission of the fully completed and signed tracing of the subdivision 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.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: James R. Harden, 10005 E. Lincoln, Wichita, KS 67207  
Mike Lindebak, City Engineer

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

August 8, 1996

c/o Mark Savoy S/D 96-53  
Savoy, Ruggles, & Bohm, P.A.  
924 N. Main  
Wichita, KS 67203

Re: S/D 96-53 HARDEN ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. *OK* Since neither municipal water nor sanitary sewer is available to serve this property, 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. *See survey submitted by agent* At this time, the plat is encumbered by a blanket pipeline easement. The 50-foot easement as now shown is the area to which it is expected that the easement will be confined to. Prior to this plat being scheduled for City Council review, this pipeline shall have been confined as is being noted. The final plat tracing shall, therefore, properly reflect the easement as confined. A copy of the recorded document creating this easement and therefore releasing the blanket easement shall be submitted to Planning. The final plat tracing shall also indicate the easement's recording information and the name of the involved pipeline company.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- E. The platting binder notes that a rural water district easement is located along the west line of this site. It is not clear, however, if this easement is located on the plat itself or is in street right-of-way. If this easement is on the site itself, in whole or part, the final plat



tracing shall depict the easement and properly label the easement and show the recording information.

- F. On the final plat tracing, the street adjacent to this site shall indicate only the name of Webb Road.
- G. In order to retain a platted setback to Webb Road in the event the pipeline and easement were ever removed, the indicated 80-foot building setback shall be labeled as a "platted and pipeline" building setback.
- H. *OK current to Res. agreement*  
Since a floodway apparently impacts this site, the plat's text shall reference the standard floodway language.
- I. Since a minimum building pad elevation (1362 MSL) is required, both the plat's text and the face of the plat shall note such an elevation.  
  
Also, both on-site and off-site benchmarks shall be provided.
- J. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature line.
- K. 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.)
- L. 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.
- M. 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.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. As requested by the utilities, the final plat tracing shall indicate a 10-foot utility easement

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along the north line of the plat.

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, August 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew".

Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: James R. Harden, 10005 E. Lincoln, Wichita, KS 67207  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

August 15, 1996

STAFF REPORT

(Final Plat Approved 8/8/96)

**CASE NUMBER:** S/D 96-53 HARDEN ADDITION

**OWNER/APPLICANT:** James R. Harden, 10005 E. Lincoln, Wichita, KS 67207

**SURVEYOR/ENGINEER:** c/o Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

**LOCATION:** South of 31st Street South and east of Webb Road

**SITE SIZE:** 10.04 Acres

**NUMBER OF LOTS**

Residential: 1

Office:

Commercial:

Industrial:

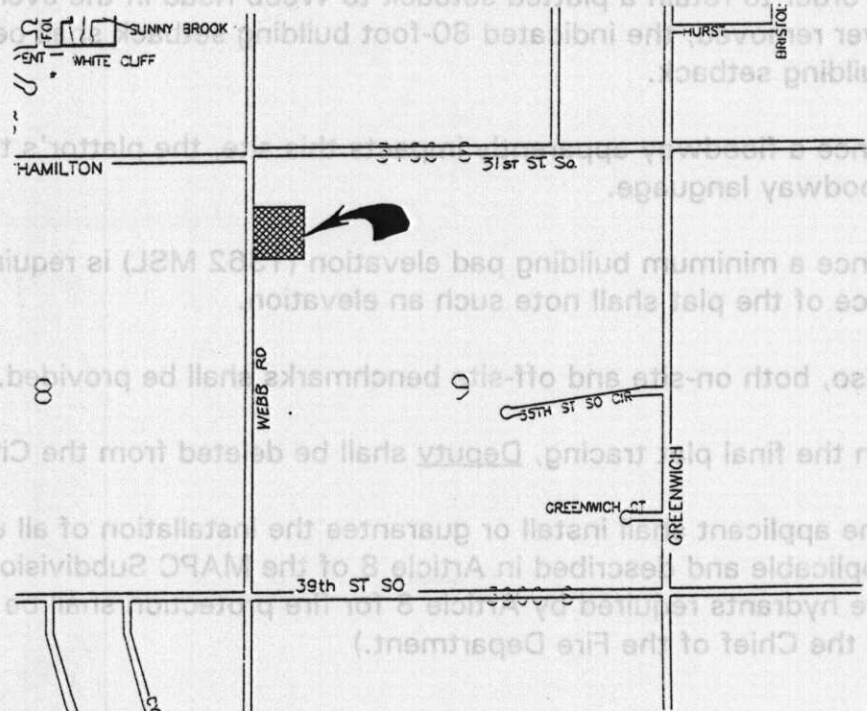
Total: 1

**MINIMUM LOT AREA:** 9.28 Acres

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:**

**VICINITY MAP:**



FILE COPY

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, 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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. At this time, the plat is encumbered by a blanket pipeline easement. The 50-foot easement as now shown is the area to which it is expected that the easement will be confined to. Prior to this plat being scheduled for City Council review, this pipeline shall have been confined as is being noted. The final plat tracing shall, therefore, properly reflect the easement as confined. A copy of the recorded document creating this easement and therefore releasing the blanket easement shall be submitted to Planning. The final plat tracing shall also indicate the easement's recording information and the name of the involved pipeline company.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
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- G. In order to retain a platted setback to Webb Road in the event the pipeline and easement were ever removed, the indicated 80-foot building setback shall be labeled as a "platted and pipeline" building setback.
- H. Since a floodway apparently impacts this site, the platter's text shall reference the standard floodway language.
- I. Since a minimum building pad elevation (1362 MSL) is required, both the platter's text and the face of the plat shall note such an elevation.  
  
Also, both on-site and off-site benchmarks shall be provided.
- J. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature line.
- K. 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.)

- L. 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.
- M. 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.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. As requested by the utilities, the final plat tracing shall indicate a 10-foot utility easement along the north line of the plat.