

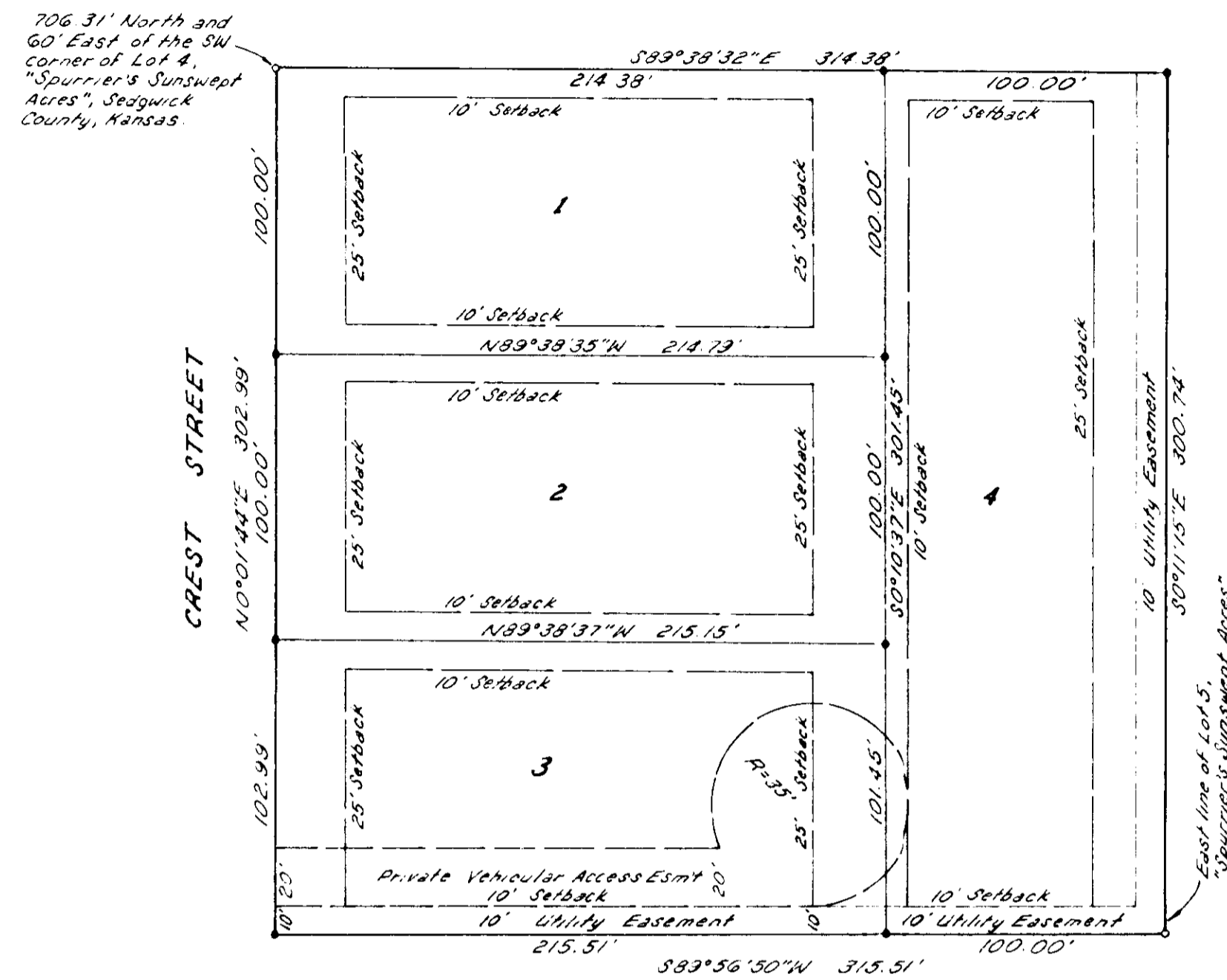
OFFICE COPY

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/19/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/20/97

FINAL PLAT OF DAVIS' CRESTLAND ADDITION SEDGWICK COUNTY, KANSAS

IN THE SW 1/4 OF SEC. 34, T27S, R2E OF THE 6TH P.M.



Scale: 1" = 50' 1/2" Iron Pipe #4 Rebar with 10 Cap "TTL51 CLS22" Bearing Basis Assumed



Know all men by these presents that K-DA, Inc., a Kansas corporation, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, to be known as "DAVIS' CRESTLAND ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The Private Vehicular Access Easement, as shown hereon, is for the exclusive use and benefit of Lot 4 and shall be maintained by the owner of said Lot 4.

K-DA, Inc.

T. G. Davis, Jr., President

State of Kansas) Sedgwick County) ss

This instrument was acknowledged before me this ___ day of ___, 1997, by T. G. Davis, Jr., President of K-DA, Inc.

Notary Public

My Commission Expires: _____

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

Dated this ___ day of ___, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John C. Frye, Chairman

Secretary

Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ___ day of ___, 1997.

COUNTY COMMISSIONERS

Thomas G. Winters, Chairman

Paul W. Hancock, Pro-tem Chairman

Betsy Gwin, Commissioner

Melody C. Miller, Commissioner

Mark F. Schroeder, Commissioner

James Alford, County Clerk

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 ___, 1997

Larry Consolver, Register of Deeds

Deputy

Entered on transfer record this ___ day of ___, 1997.

James Alford, County Clerk

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 "DAVIS' CRESTLAND ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

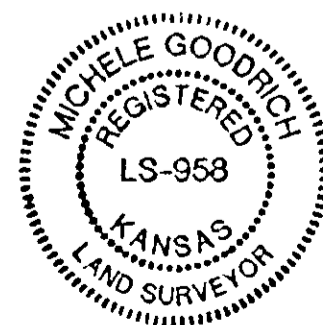
The North 100.93 feet of the South 706.31 feet of lots 4 and 5, EXCEPT the West 60 feet of Lot 4 for street, "SPURRIER'S SUNSWEPT ACRES", Sedgwick County, Kansas; AND the North 100.93 feet of the South 605.58 feet of Lots 4 and 5, EXCEPT the West 60 feet of Lot 4 for street, "SPURRIER'S SUNSWEPT ACRES", Sedgwick County, Kansas; AND the North 100.93 feet of the South 504.65 feet of Lots 4 and 5, EXCEPT the West 60 feet of Lot 4 for street, "SPURRIER'S SUNSWEPT ACRES", Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

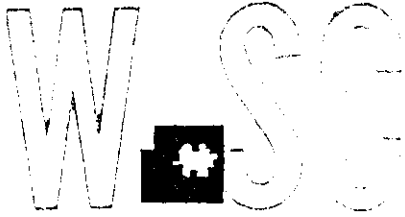
Michele Goodrich

LS #958

Date



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

June 26, 1997

FILE COPY

Terra Tech Land Surveying
239 N. Ohio
Wichita, KS 67214

Re: S/D - 97-12 - DAVIS' CRESTLAND ADDITION (Revised One-Step Preliminary Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 26, 1997, 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 June 20, 1997.

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 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,

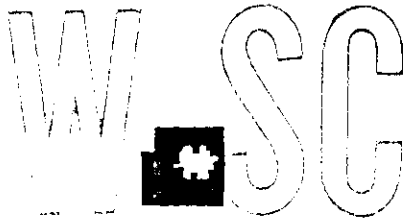
Dale Miller

Chief Planner, Current Plans Division

DM/lfb

cc: Sam Mobley, Arch., 420 S. Ridge Rd., Wichita, KS 67209
Grant Davis, 1215 E Kellogg, Wichita, KS 67218
K-DA Inc, P O Box 780047, Wichita, KS 67218
Michele Goodrich, Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, County Engineering, Sedgwick County 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) 258-4421
FAX (316) 258-4390

June 20, 1997

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

Re: S/D 97-12 - Revised One-Step Plat of DAVIS' CRESTLAND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of water to serve the lots being platted. An outside-the-city water agreement will be required. A service line shall be run from the house to Crest Street with the meter set in street right-of-way.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being created. Sewer is to be extended from Crest along a 20 foot utility easement provided along the private access drive located between Lots 2 and 3.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. Guarantees are not needed.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Appropriate departments (Fire, Public Works) may want to comment on the adequacy of the proposed private vehicle access easement and to what standard, if any, it should be constructed. The private access easement shall be relocated between Lots 2 and 3.
- F. The applicant shall provide proof that all property taxes have been paid.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations. (Water service and fire

June 20, 1997

Page 2

hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

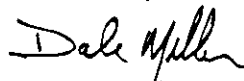
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. Perimeter closure computations should be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the County Commission.

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, June 26, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller

Chief Planner, Current Plans Division

DM\fb

Enclosure: Marked Copy of plat

cc: Grant Davis, 1215 E. Kellogg, Wichita, KS 67218;

K-DA, Inc., P.O. Box 780047, Wichita, KS 67278

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

Sam Mobley, Arch., 420 S. Ridge Rd., Wichita, KS

67209

Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

June 26, 1997

STAFF REPORT

**(Revised One-Step Plat Approved 6/19/97, Final Plat Approved 10/10/96,
Preliminary Plat Approved 8/8/96)**

CASE NUMBER: S/D 97-12 - DAVIS' CRESTLAND ADDITION

OWNER/APPLICANT: Grant Davis, 1215 E. Kellogg, Wichita, KS 67218;
K-DA, Inc., P.O. Box 780047, Wichita, KS 67278

SURVEYOR/ENGINEER: Michele Goodrich, Terra Tech Land Surveying, Inc.
239 N. Ohio, Wichita, KS 67214; 267-0744
Sam Mobley, Arch., 420 S. Ridge Rd., Wichita, KS
67209

LOCATION: East of Greenwich Road and North of Pawnee;
East of Crest St., 1/2 block North of Bellaire

SITE SIZE: 2.19 Acres

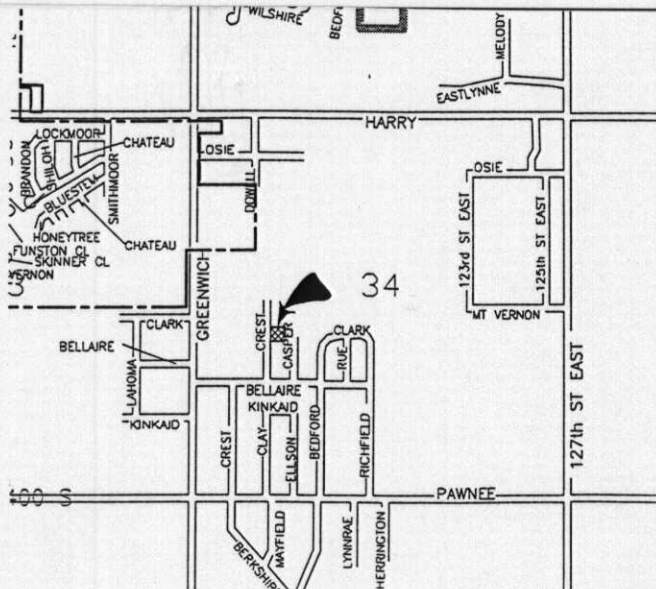
<u>NUMBER OF LOTS</u>	
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 21,455 sq.ft.

CURRENT ZONING: SF-20

PROPOSED ZONING: SF-20

VINICITY MAP:



Note: This final plat is a revision of the preliminary plat that had five lots with minimum lot size of 10,000 sq. ft. on 1.4 acs. The final plat still has four lots, but the minimum lot size is 21,000 sq.ft. on 2.19 acs. The area is zoned SF-20. A recent request for SF-10 (SCZ-737) was denied by the MAPC and subsequently withdrawn by the applicant.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water to serve the lots being platted. An outside-the-city water agreement will be required. A service line shall be run from the house to Crest Street with the meter set in street right-of-way.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being created. Sewer is to be extended from Crest along a 20 foot utility easement provided along the private access drive located between Lots 2 and 3.
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- E. Appropriate departments (Fire, Public Works) may want to comment on the adequacy of the proposed private vehicle access easement and to what standard, if any, it should be constructed. The private access easement shall be relocated between Lots 2 and 3.
- F. The applicant shall provide proof that all property taxes have been paid.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- H. 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.

S/D 97-12 - Revised One-Step Plat of DAVIS' CRESTLAND ADDITION

June 26, 1997 - Page 3

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- M. Recording of the plat within 30 days after approval by the County Commission.