

SURVEYOR'S CERTIFICATE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, WILLIAM R. ABBOTT A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED " JOHN AND DEBRA WILLIAMS SUBDIVISION ", A SUBDIVISION IN SEDGWICK COUNTY, KANSAS, AND THAT THE PLAT DRAWING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION EIGHT (08), TOWNSHIP TWENTY FIVE (25) SOUTH, RANGE TWO (02) WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 90 - 00' - 00" EAST (AN ASSUMED BEARING), ON THE SOUTHERLY LINE OF SAID SECTION EIGHT (08), A DISTANCE OF 74.22' FEET; THENCE NORTH 00 - 00' - 00" EAST, A DISTANCE OF 30.00' FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF 109th. STREET NORTH; THENCE NORTH 90 - 00' - 00" EAST, ON SAID NORTH ROW LINE, A DISTANCE OF 626.14' FEET; THENCE NORTH 00 - 00' - 00" EAST, A DISTANCE OF 178.71'; THENCE SOUTH 90 - 00' - 00" WEST, A DISTANCE OF 626.14' FEET; THENCE SOUTH 00 - 00' - 00" WEST, A DISTANCE OF 178.71' FEET TO SAID POINT OF BEGINNING. SAID SUBDIVISION CONTAINING 2.57 ACRES.

OWNER'S CERTIFICATE AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS " JOHN AND DEBRA WILLIAMS SUBDIVISION ", AND THAT ALL RIGHT-OF-WAY AS DENOTED ON SAID PLAT IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING PUBLIC IMPROVEMENTS. THE FLOODWAY RESERVE IS HEREBY RESERVED FOR FLOODWAY PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY. NO BUILDINGS SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE DONE WITHOUT THE PERMISSION OF THE APPROPRIATE ENGINEER. ALL ABUTTERS RIGHTS OF ACCESS TO 109th. STREET NORTH OVER AND ACROSS THE NORTH ROW LINE ARE HEREBY DEDICATED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOT 1, BLOCK 1 SHALL HAVE ONE ACCESS OPENING. ALL PLATTED DEDICATIONS ARE BINDING UPON HEIRS, SUCCESSORS, AND ASSIGNS IN TITLE AND SHALL RUN WITH THE LAND.

BY: _____
JOHN R. WILLIAMS DEBRA S. WILLIAMS

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 1996, BY: JOHN R. AND DEBRA S. WILLIAMS.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, THE UNDERSIGNED, HOLDERS OF A MORTGAGE ON THE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF " JOHN AND DEBRA WILLIAMS SUBDIVISION ", IN SEDGWICK COUNTY, KANSAS.

DATE SIGNED: _____

BY: _____
CALVIN KISSICK

BY: _____
ROBERT M. WILLIAMS RUTH A. WILLIAMS

NOTARY CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 1996, BY: CALVIN KISSICK, ROBERT M. AND RUTH A. WILLIAMS.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

JOHN AND DEBRA WILLIAMS
SUBDIVISION

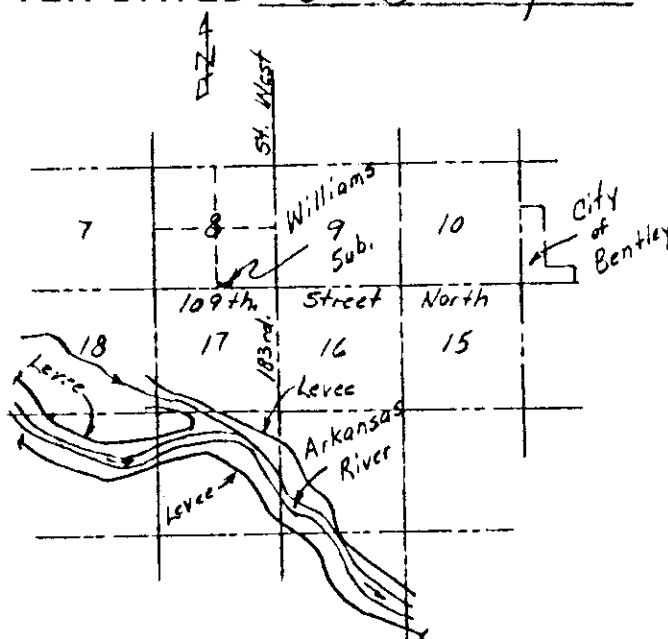
In Sedgwick County, Kansas

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

Scale 1"=100'

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/8/96 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8-8-96



Vicinity Map

- o Iron Found
- 1/2" Iron Set with Cap No. 1207

THIS PLAT OF " JOHN AND DEBRA WILLIAMS SUBDIVISION ", A SUBDIVISION IN SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, 1996

WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHAIRMAN

SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1996.

THOMAS G. WINTERS, CHAIRMAN

MELODY C. MILLER, CHAIRMAN PRO-TEM

BETSY GWIN, COMMISSIONER

PAUL W. HANCOCK, COMMISSIONER

MARK F. SCHROEDER, COMMISSIONER

ATTEST: SUSAN E. CROCKETT-SPOON
COUNTY CLERK

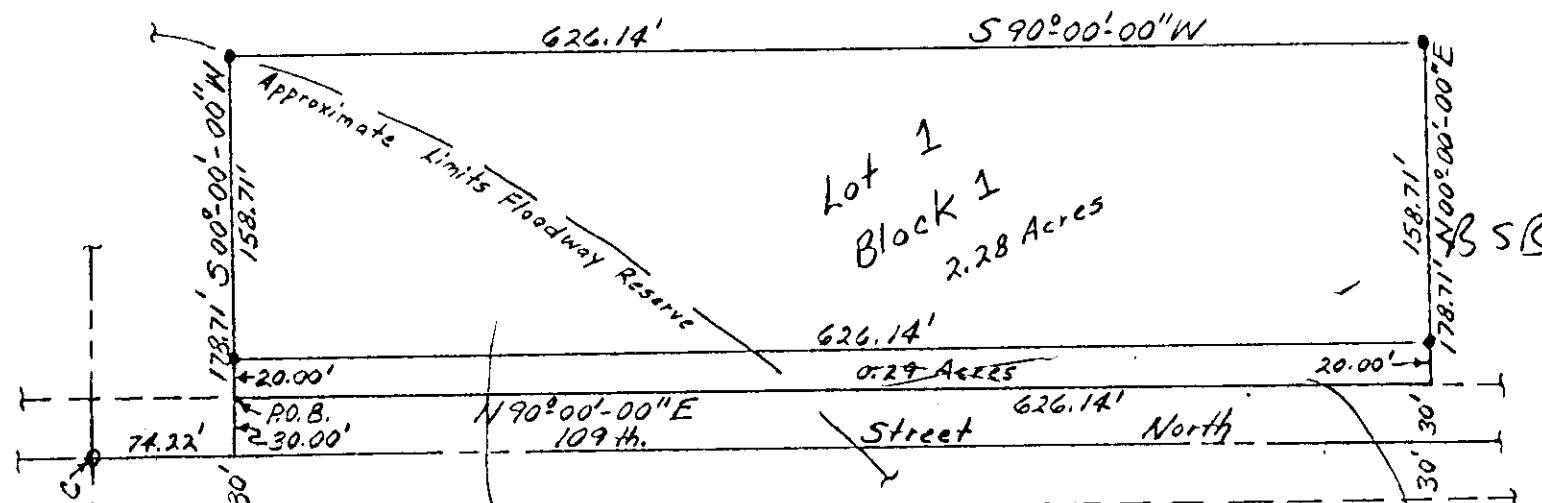
ENTERED ON THE TRANSFER RECORD THIS _____ DAY OF _____, 1996

SUSAN E. CROCKETT-SPOON
COUNTY CLERK

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 _____, 1996

PAT KETTLER, REGISTER OF DEEDS

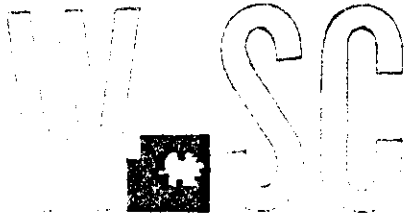
ED RESA, DEPUTY



Handwritten notes:
- Flowway long
- Min. 1/2" Iron Set with Cap No. 1207
- Health
- AC
- Clearly Note R.O.W. do not on solid
- Delete .294 sq row

Prepared By Abbott Surveys, Planning, and Civil Design

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

August 15, 1996

William Abbott S/D 96-52
Abbott Surveys, Planning, and Civil
Design
16418 West 51st Street South
CLEARWATER, KS 67026

Re: S/D 96-52 - JOHN AND DEBRA WILLIAMS ADDITION (Final Plat)

Dear Mr. Abbott:

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.

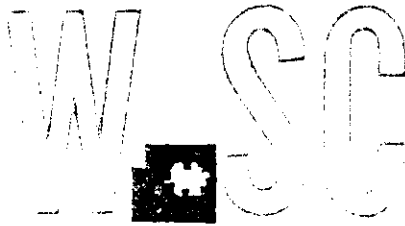
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: John Williams, 413 St. Paul, Wichita, KS 67203
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



August 8, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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William Abbott S/D 96-52
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16418 West 51st Street South
CLEARWATER, KS 67026

Re: S/D 96-52 - JOHN AND DEBRA WILLIAMS ADDITION (Final Plat)

Dear Mr. Abbott:

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.** 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. Since this site is less than 5 acres in size, this approval must be for a septic sanitary sewer system.
- ~~**B.**~~ The applicant shall guarantee any drainage improvements required by the platting of this property.
- ~~**C.**~~ On the final plat tracing, this plat's name shall employ standard terminology. That is, the term Addition shall be used rather than Subdivision.
- ~~**D.**~~ On the final plat tracing, the face of the plat shall clearly label the area of street dedication and this area shall be shown in a more specific manner from the adjoining lot. Dashed lines, fainter lines, etc. should be used for the 20-foot dedication so as to make it distinctly separate from the adjoining lot. The .29 Acre noted in the area of dedication shall also be deleted.
- ~~**E.**~~ The final plat tracing shall indicate a 30-foot building setback to 109th Street North.
- ~~**F.**~~ The face of the plat shall also note the dedication of the access control as stated in the platlor's text.

- G. On the final plat tracing, a tie point shall also be shown on the face of the plat.
- H. The final plat tracing shall indicate a minimum building pad elevation as required by County Engineering. Both the plat's text and face of the plat shall note such an elevation. Also, both an on-site and off-site benchmark shall be shown.
- I. On the final plat tracing, line 5 of the plat's text shall be corrected to state...denoted on said plat....
- J. The applicant's agent is advised that a platting binder is required with submission of the final plat. This binder shall be submitted with the tracing and this plat shall be subject to review of the binder and any relevant conditions found by such a review.
- K. On the final plat tracing, Susan Osborne-Howes shall be shown as the MAPC chairman, and Marvin Krout as the Secretary.
- L. 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.)
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Prior to the plat tracing being released for County Commission scheduling, the applicant shall have submitted to County Engineering a drainage plan and such drainage plan shall have been approved. The final plat tracing shall also accurately depict the boundary of the floodway reserve. Before or with the submittal of the plat tracing to Planning, the applicant shall provide a letter from County Engineering indicating the satisfaction of these requirements.

The applicant shall also submit to the County Health Department a copy of the final plat tracing with the floodway reserve properly defined.
- Q. As noted by the City's Water Department, this area may be involved with City well fields and water lines. The applicant shall contact the Water Department to determine if this site is in any way impacted and if the final plat tracing needs to depict any relevant easements for such facilities.

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

S/D 96 - 52 - Final Plat of the JOHN AND DEBRA WILLIAMS ADDITION - August 8, 1996
Page 3

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", written in a cursive style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: John Williams, 413 St. Paul, Wichita, KS 67203
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

August 15, 1996

STAFF REPORT
(Final Plat Approved 8/8/96)

CASE NUMBER: S/D 96-52 JOHN AND DEBRA WILLIAMS ADDITION

OWNER/APPLICANT: John Williams, 413 St. Paul, Wichita, KS 67203

SURVEYOR/ENGINEER: William Abbott, Abbott Surveys, Planning, and Civil Design
16418 West 51st Street South, CLEARWATER, KS 67026

LOCATION: North of 109th Street North and west of 183rd Street West

SITE SIZE: 2.57 Acres

NUMBER OF LOTS

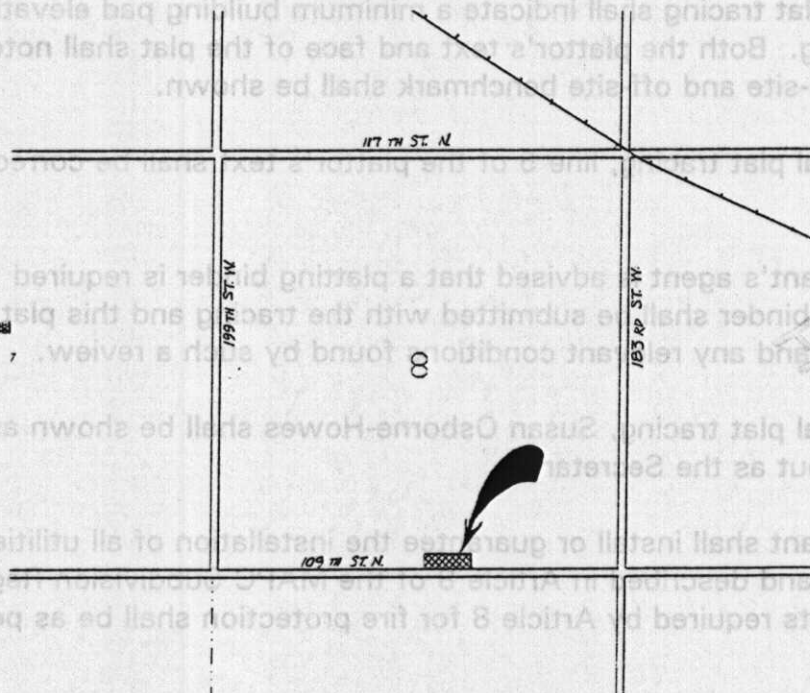
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.28 Acres

CURRENT ZONING: "RR"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is located in the County under "RR" zoning (2-acre lot size minimum) and is designated as being in the area of agricultural uses by the Comprehensive Plan.

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. Since this site is less than 5 acres in size, this approval must be for a septic sanitary sewer system.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing, this plat's name shall employ standard terminology. That is, the term Addition shall be used rather than Subdivision.
- D. On the final plat tracing, the face of the plat shall clearly label the area of street dedication and this area shall be shown in a more specific manner from the adjoining lot. Dashed lines, fainter lines, etc. should be used for the 20-foot dedication so as to make it distinctly separate from the adjoining lot. The .29 Acre noted in the area of dedication shall also be deleted.
- E. The final plat tracing shall indicate a 30-foot building setback to 109th Street North.
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- I. On the final plat tracing, line 5 of the plat's text shall be corrected to state...denoted on said plat....
- J. The applicant's agent is advised that a platting binder is required with submission of the final plat. This binder shall be submitted with the tracing and this plat shall be subject to review of the binder and any relevant conditions found by such a review.
- K. On the final plat tracing, Susan Osborne-Howes shall be shown as the MAPC chairman, and Marvin Krout as the Secretary.
- L. 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.)

- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Prior to the plat tracing being released for County Commission scheduling, the applicant shall have submitted to County Engineering a drainage plan and such drainage plan shall have been approved. The final plat tracing shall also accurately depict the boundary of the floodway reserve. Before or with the submittal of the plat tracing to Planning, the applicant shall provide a letter from County Engineering indicating the satisfaction of these requirements.

The applicant shall also submit to the County Health Department a copy of the final plat tracing with the floodway reserve properly defined.

- Q. As noted by the City's Water Department, this area may be involved with City well fields and water lines. The applicant shall contact the Water Department to determine if this site is in any way impacted and if the final plat tracing needs to depict any relevant easements for such facilities.

Larry Ross's stated reasons for voting in the negative on S/D 96-52 was a portion of the plat is in the middle of a floodplain and no drainage plan was submitted for approval prior to the final consideration of this final plat today.