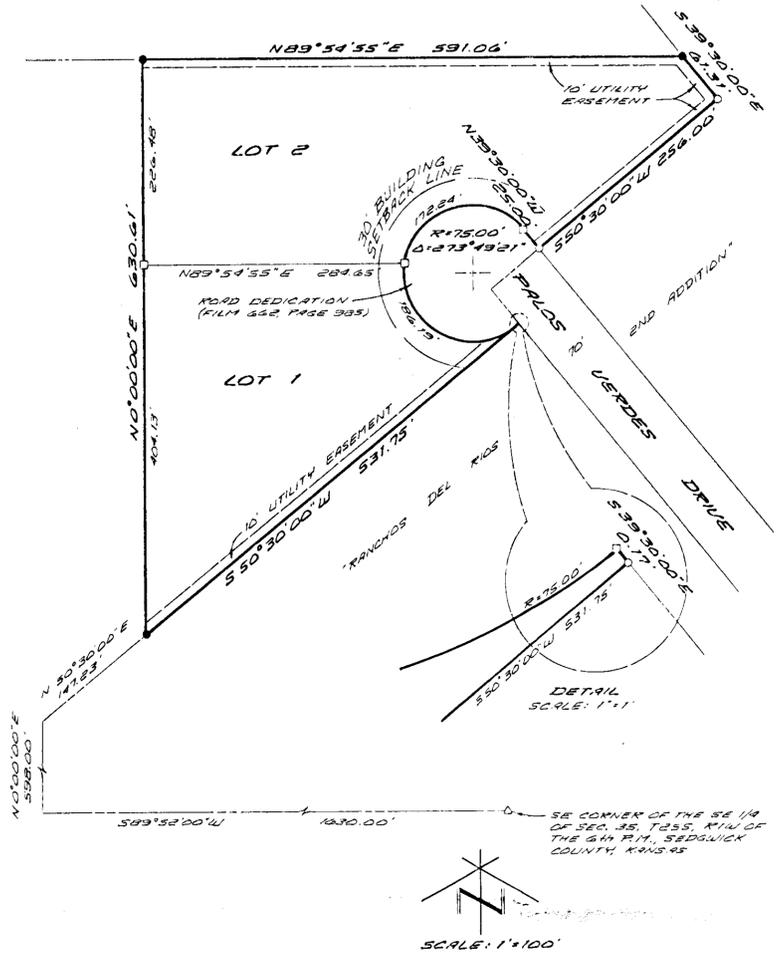


# "ISHAM ADDITION", SEDGWICK COUNTY, KANSAS

*Copied from tracings  
4/6/95*



Know all men by these presents that we, the undersigned owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots to be known as "ISHAM ADDITION", Sedgwick County, Kansas. Easements are hereby granted for the construction and maintenance of public utilities.

Brad E. Isham  
Brad E. Isham

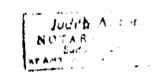
Glenna M. Isham  
Glenna M. Isham

Shaun A. Isham  
Shaun A. Isham

State of Kansas )  
Sedgwick County ) ss

This instrument was acknowledged before me this 18 day of October, 1995, by Brad E. Isham and Glenna M. Isham, husband and wife, and Shaun A. Isham, a single person.

Judith A. Long, Notary Public  
Judith A. Long  
My Commission Expires: 10-5-99



This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_, Chairman  
Mark F. Schroeder

\_\_\_\_\_, Chairman Pro Tem  
Thomas G. Winters

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

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

\_\_\_\_\_, Commissioner  
Melody C. Miller

Attest: \_\_\_\_\_, County Clerk  
Susan Crockett-Spoon

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

Dated this 12th day of October, 1995.

**WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION**

\_\_\_\_\_, Chairman  
John W. McKay, Jr.

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



Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

\_\_\_\_\_, County Clerk  
Susan Crockett-Spoon

State of Kansas )  
Sedgwick County ) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office on the \_\_\_\_\_ day of \_\_\_\_\_, 1995, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

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

\_\_\_\_\_, Chief Deputy  
Ed Resa

Capitol Federal Savings, mortgagee on the land being platted herein, does hereby consent to this plat of "ISHAM ADDITION", Sedgwick County, Kansas.

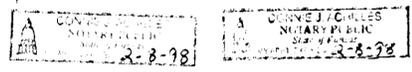
**CAPITOL FEDERAL SAVINGS**

Katherine S. Brown

State of Kansas )  
Sedgwick County ) ss

The foregoing instrument was acknowledged before me this 18th day of October, 1995, by Katherine S. Brown of Capitol Federal Savings, on behalf of the Bank.

Connie J. Achilles, Notary Public  
Connie J. Achilles  
My Commission Expires: 2-8-98



Wichita Federal Savings & Loan Association, mortgagee on the land being platted herein, does hereby consent to this plat of "ISHAM ADDITION", Sedgwick County, Kansas.

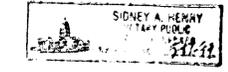
**WICHITA FEDERAL SAVINGS & LOAN ASSOCIATION**

Sam E. Trummel

State of Kansas )  
Sedgwick County ) ss

The foregoing instrument was acknowledged before me this 18th day of October, 1995, by Sam E. Trummel of Wichita Federal Savings & Loan Association, on behalf of the Bank.

Sidney A. Henry, Notary Public  
Sidney A. Henry  
My Commission Expires: May 17, 1999



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

**Tract 1**  
A tract of land generally located in the Southeast Quarter of Section 35, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, being more particularly described as follows: From the Southeast corner of said Southeast Quarter; thence Westerly, on the South line of said Southeast Quarter, on an assumed bearing of South 89°52'00" West, a distance of 1630.00 feet, to the Southwest corner of Ranchos Del Rio 2nd Addition to Sedgwick County, Kansas; thence North 00°00'00" East, 598.00 feet; thence North 50°30'00" East, 147.23 feet to the POINT OF BEGINNING; thence North 00°00'00" East, 404.13 feet; thence North 89°54'55" East, 284.65 feet to a point on a curve, said curve having a radius of 75.00 feet, a central angle of 142°14'28" and a chord bearing and distance of South 62°12'07" East, 141.93 feet; thence along said curve 186.19 feet; thence South 39°30'00" East, 0.17 feet; thence South 50°30'00" West, 531.75 feet to the POINT OF BEGINNING.

**Tract 2**  
A tract of land generally located in the Southeast Quarter of Section 35, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, being more particularly described as follows: From the Southeast corner of said Southeast Quarter; thence Westerly, on the South line of said Southeast Quarter, on an assumed bearing of South 89°52'00" West, a distance of 1630.00 feet, to the Southwest corner of Ranchos Del Rio 2nd Addition to Sedgwick County, Kansas; thence North 00°00'00" East, 598.00 feet; thence North 50°30'00" East, 147.23 feet; thence North 00°00'00" East 404.13 feet to the POINT OF BEGINNING; thence North 00°00'00" East, 226.48 feet; thence North 89°54'55" East, 591.06 feet; thence South 39°30'00" East, 61.31 feet; thence South 50°30'00" West, 256.00 feet; thence North 39°30'00" West, 25.00 feet to the point of curvature of a curve to the left, said curve having a radius of 75.00 feet, a central angle of 131°34'53" and a chord bearing and distance of South 74°42'33" West, 136.81 feet; thence along said curve 172.24 feet; thence South 89°54'55" West, 284.65 feet to the POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.



Oct 20, 1995  
Date

**TERRA TECH  
LAND SURVEYING INC.**

239 North Ohio  
Wichita, Kansas 67214-3333  
1310 237-2754 / 237-2333  
Fax 1310 237-2738

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

October 13, 1995

Terra Tech Land Surveying, Inc. S/D 95-67  
239 North Ohio  
Wichita, KS 67214

Re: S/D 95-67 ISHAM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1995, 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 October 9, 1995.

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: Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147  
Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147  
City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 9, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

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

Terra Tech Land Surveying, Inc. S/D 95-67  
239 North Ohio  
Wichita, KS 67214

Re: S/D 95-67 ISHAM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1995, 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 the lots being platted are at or just over two (2) acres in size, Health Department approval for a septic system must be obtained rather than a lagoon.

*County*  
*(B)*

The applicant shall guarantee the installation of the street (cul-de-sac) to the suburban street standard.

*for Art Wright's & Terra Tech this dedication goes to the County for the*  
*document right -> same as shown*

~~C.~~ While on the sketch plat, the area indicated as the cul-de-sac appears to have been dedicated by a separate instrument; in order to assure the area now being shown is indeed a public street and that the previous dedication is eradicated so as not to impair some portion of the site, this plat should make reference to KSA 512(b) as amended. That is, the surveyor's text should note that previous public reservations, such as the dedication on Film 662, Page 585 is being vacated and replatted. Similarly, the plat's text should note that the street is being dedicated to and for the use of the public.

~~D.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.

~~E.~~ 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.)

- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

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, October 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147  
Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147  
City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147  
Mike Lindebak, City Engineer ✓

METROPOLITAN AREA PLANNING COMMISSION

October 12, 1995

STAFF REPORT  
(Final Plat Approved 10/5/95)

**CASE NUMBER:** S/D 95-67 ISHAM ADDITION

**OWNER/APPLICANT:** Brad E. and Glenna M. Isham, 4300 Palos Verdes, Valley Center, KS 67147  
and Shaun A. Isham, 4300 Palos Verdes, Valley Center, Ks 67147

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Inc., 239 North Ohio, Wichita, KS 67214

**OTHER:** City of Valley Center, c/o City Clerk, 116 S. Park, Valley Center, KS 67147

**LOCATION:** West of West Street and north of 77th Street North

**SITE SIZE:** 4.65 Acres

**NUMBER OF LOTS**

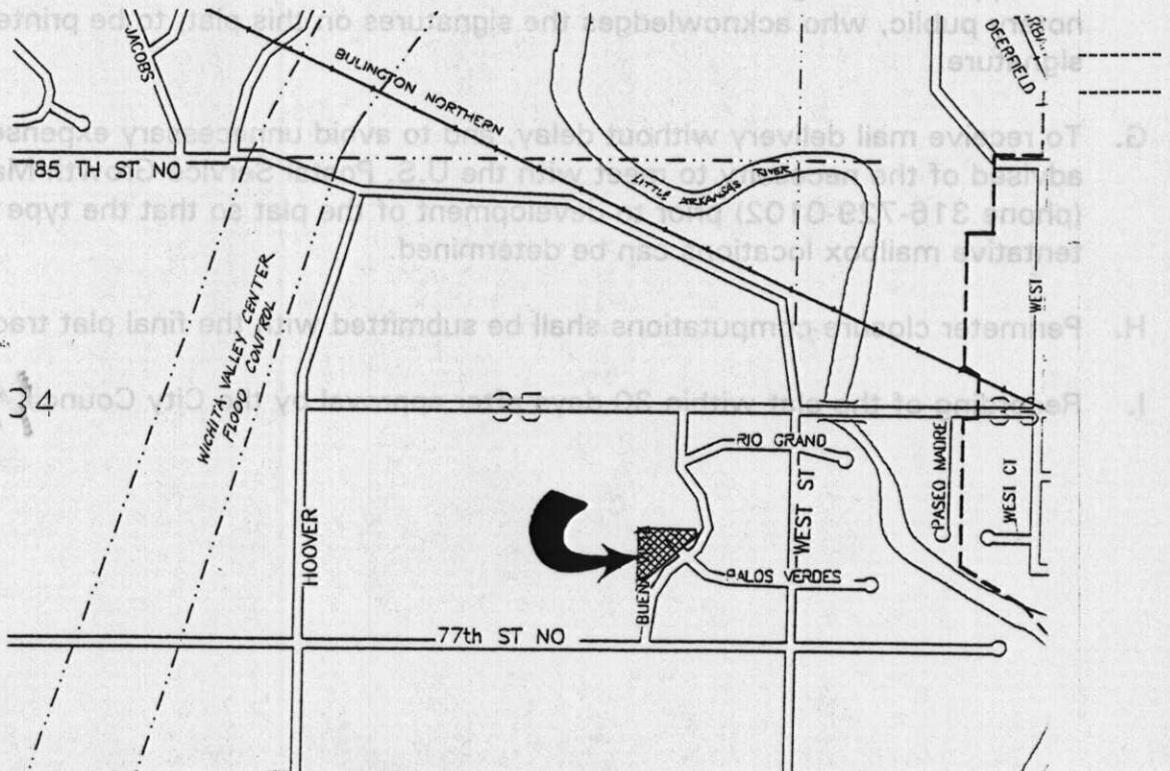
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 2.00 Acres

**CURRENT ZONING:** "R" Rural Residential

**PROPOSED ZONING:**

VICINITY MAP:



FILE COPY 34

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 the lots being platted are at or just over two (2) acres in size, Health Department approval for a septic system must be obtained rather than a lagoon.
- B. The applicant shall guarantee the installation of the street (cul-de-sac) to the suburban street standard.
- C. While on the sketch plat, the area indicated as the cul-de-sac appears to have been dedicated by a separate instrument; in order to assure the area now being shown is indeed a public street and that the previous dedication is eradicated so as not to impair some portion of the site, this plat should make reference to KSA 512(b) as amended. That is, the surveyor's text should note that previous public reservations, such as the dedication on Film 662, Page 585 is being vacated and replatted. Similarly, the platator's text should note that the street is being dedicated to and for the use of the public.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. 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.)
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- Art Griffiths called 10/12/95 noted this area was actually by deed in title to County in 1960 & what is shown as street is on this plat*