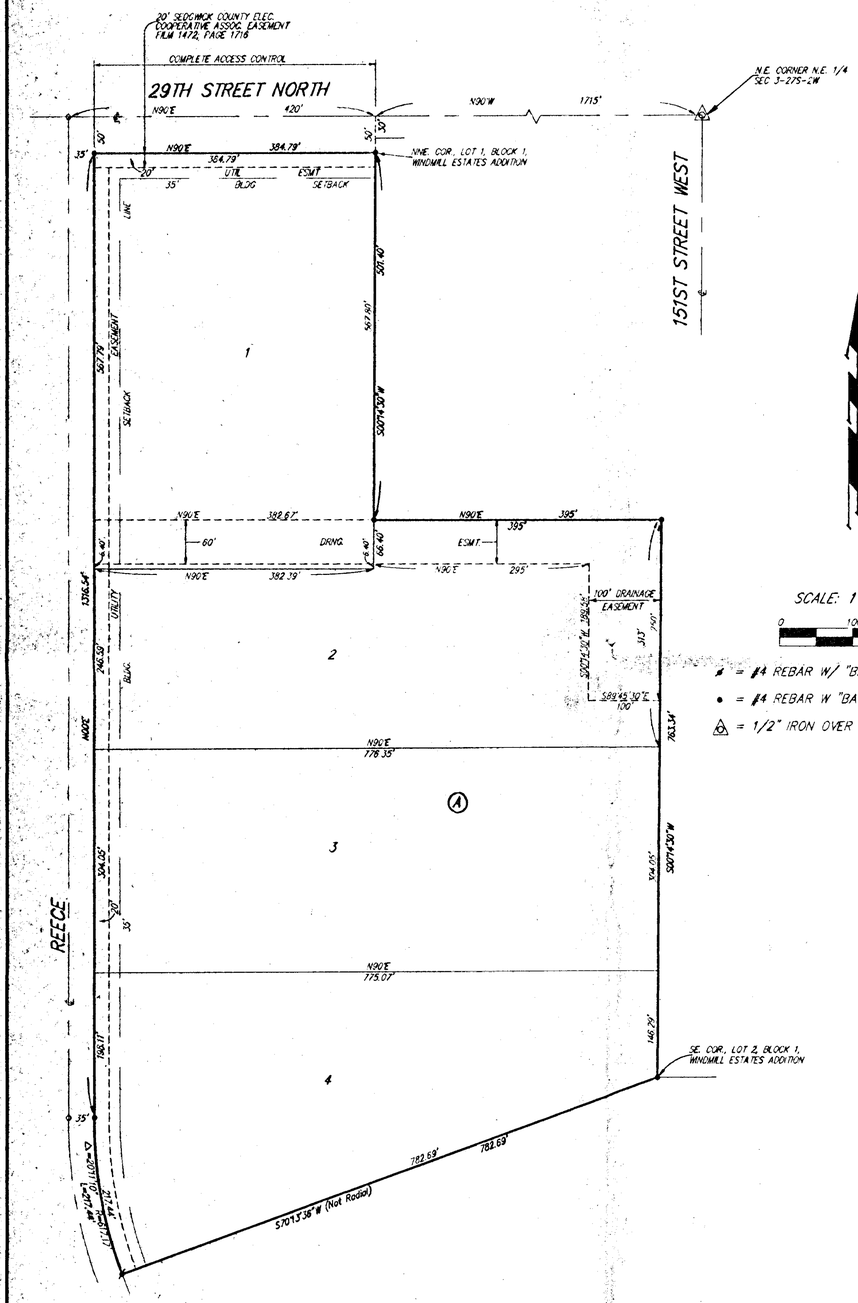
WINDMILL ESTATES SECOND ADDITION

SEDGWICK COUNTY, KANSAS

Copied from Tracing
1/10/96



SCALE: 1" = 100'

0 100 200

= #4 REBAR W/ "BAUGHMAN" CAP (SET)

• = #4 REBAR W "BAUGHMAN" CAP (FOUND)

△ = 1/2" IRON OVER STONE (FOUND)

State of Kansas)
Sedgwick County) SS We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted, "WINDMILL ESTATES SECOND ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1 and 2, Block 1, Windmill Estates Addition, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 3, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Michael G. Conrey 1-9-96 Surveyor
Michael G. Conrey Date

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "WINDMILL ESTATES SECOND ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. All abutters rights of access to or from 29th Street North over and across the north line of Lot 1, Block A, are hereby granted to the appropriate governing body.

High Plains Investment Company

Diane R. MacNair, Pres. President
Diane MacNair

Eric G. Smith Julie A. Smith
Eric G. Smith Julie A. Smith

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 9th day of JANUARY, 1996, by Diane MacNair, President of High Plains Investment Company on behalf of the Company.

My appointment Expires 5/5/97

Philip J. Meyer Notary Public

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 9th day of JANUARY, 1996, by Eric G. Smith and Julie A. Smith, husband and wife.

My appointment Expires 5/5/97

Philip J. Meyer Notary Public

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

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

Dated this 28th day of December, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chair
Susan Osborne-Howes

_____ Secretary
Marvin S. Krout

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

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

_____ 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 _____, 1996.

_____ Chairman
Mark F. Schroeder

_____ Chairman Pro-Tem
Thomas G. Winters

_____ Commissioner
Betsy Gwin

_____ Commissioner
Paul W. Hancock

_____ Commissioner
Melody Miller

_____ County Clerk
Susan E. Crockett-Spoon

Entered on transfer record this _____ day of _____, 1996.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1996, at _____ o'clock _____M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

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

December 28, 1995

Baughman Company, P.A.
315 Ellis
WICHITA, KS 67211

Re: S/D 95-83 (Final Plat WINDMILL ESTATES SECOND ADDITION)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 28, 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 December 21, 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

Don Losew
Senior Planner

DL:rh

cc: High Plains Investments, Attn: Diane MacNair, 9103 W. 18th Street, WICHITA, KS 67212
Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052
Mike Lindebak, City Engineer

SEDGWICK COU

METROPOLITAN AREA PLANNING
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December 21, 1995

Baughman Company, P.A.
315 Ellis
WICHITA, KS 67211

Re: S/D 95-83 (Final Plat WINDMILL ESTATES SECOND ADDITION)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 21, 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. However, as indicated by the Health Department, previous testing in this area is adequate, and the site is already approved for the use of lagoons.

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

C. On the final plat tracing, the 20-foot easement along the west line of the plat shall be more clearly labeled. The placement of the word "utility" within the drainage easement along Lot 1's south line appears somewhat confusing.

D. The applicant shall submit an updated platting binder. The one provided for this plat is over a year old being dated September 27, 1994. Further, the binder is apparently for the original plat and includes items not apparently or likely relevant to this plat. This plat will be subject to review of a revised plat binder.

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. 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.

H. 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.

I. As indicated by County Engineering, drainage easements, particularly in the area of Lot 4 need to still be indicated on the final plat tracing and <u>not</u> vacated.

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, December 28, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: High Plains Investments, Attn: Diane MacNair, 9103 W. 18th Street, WICHITA, KS 67212
Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-6

METROPOLITAN AREA PLANNING COMMISSION

December 28, 1995

STAFF REPORT
(Final Plat Approved 12/21/95)

CASE NUMBER: S/D 95-83 WINDMILL ESTATES SECOND ADDITION

OWNER/APPLICANT: High Plains Investments, Attn: Diane MacNair, 9103 W. 18th Street, WICHITA, KS 67212

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

TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052

LOCATION: South of 29th Street North and west of 151st Street West

SITE SIZE: 20.4 Acres

NUMBER OF LOTS

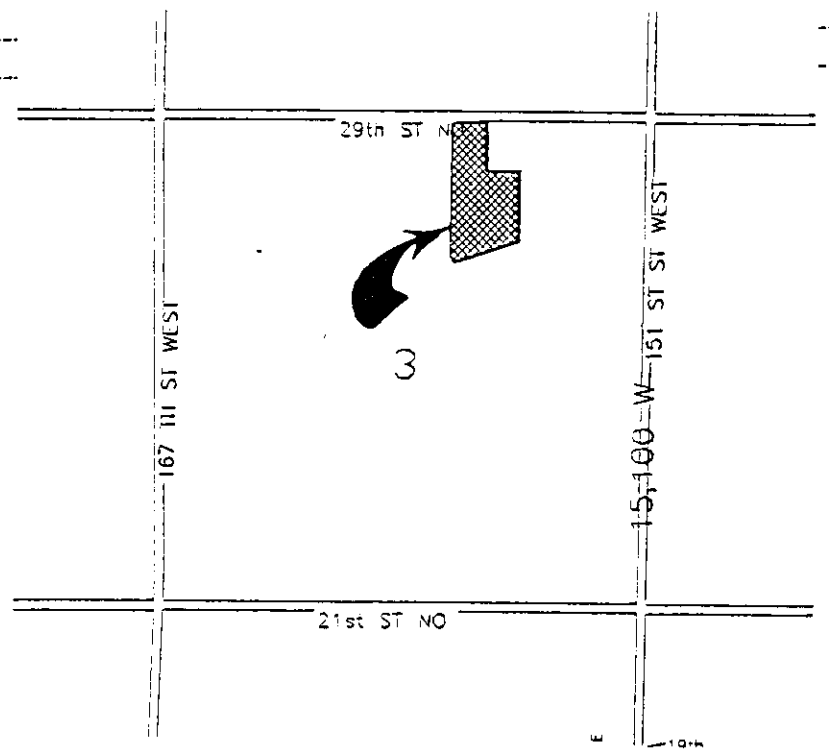
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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