

- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/29/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 4-29-94

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

Final Plat Of

Knoll's Addition

Sedgwick County, Kansas

April, 1994

SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and platting "Knoll's Addition," an addition to Sedgwick County, Kansas and described as follows:

Beginning at a point on the south line of the Center Section, Township 28 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, said point of beginning being 670.00 feet east of the southwest corner, said south quarter section line having an assumed bearing of N 90 deg. 00' 00" E; thence easterly along said south line bearing N 90 deg. 00' 00" E, 634.54 feet; thence N 0 deg. 14' 57" E, 2641.73 feet to the north line of said southeast quarter; thence westerly along the north line of said southeast quarter bearing S 89 deg. 31' 53" W, 259.03 feet; thence S 12 deg. 57' 32" W, 337.34 feet; thence N 77 deg. 10' 47" W, 106.66 feet; thence S 0 deg. 09' 21" W, 1244.52 feet; thence N 90 deg. 00' 00" W, 201.00 feet; thence S 0 deg. 09' 21" W, 1090.00 feet to the point of beginning.

I hereby certify that the details of the accompanying plat are correct to the best of my knowledge and belief this _____ day of _____, 1994.

S. E. Anderson L.S. 688
Route 1, Box 196
Whitewater, Kansas 67154
316-799-2908

Know all men by these presents that the we undersigned owners of the land described in the Surveyor's Certificate have caused the same to be surveyed and platted into lots and streets, the same to be known as "Knoll's Addition," an addition to Sedgwick County, Kansas. The streets are hereby dedicated to the public. The contingent dedication is dedicated at such time as an additional 35 feet of right of way is dedicated west of and adjoining said contingent dedication. The temporary cul de sac right of way shall expire at such time as additional right of way is dedicated for the extension of Idlewild Circle west of and adjoining the west line of the plat. Utility easements are hereby granted to the public for the construction and maintenance of all public utilities. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvement of the drainage. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried out without the permission of the appropriate engineer. All abutter's rights of access over and across the south line of Lots 4 and 5 are hereby dedicated to the public, provided, however that Lots 4 and 5 shall have one access opening per lot.

John A. Knoll

Barbara T. Knoll

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

This instrument was acknowledged before me on this _____ day of _____, 1994 by _____

Notary Public

My appointment expires: _____

This plat of "Knoll's Addition," an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1994.

Wichita-Sedgwick County
Metropolitan Area Planning
Commission

Jim Miner, Chairman

Marvin S. Krout, Secretary

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas this _____ day of _____, 1994.

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Attest:

County Clerk

Entered on the transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon,
County Clerk

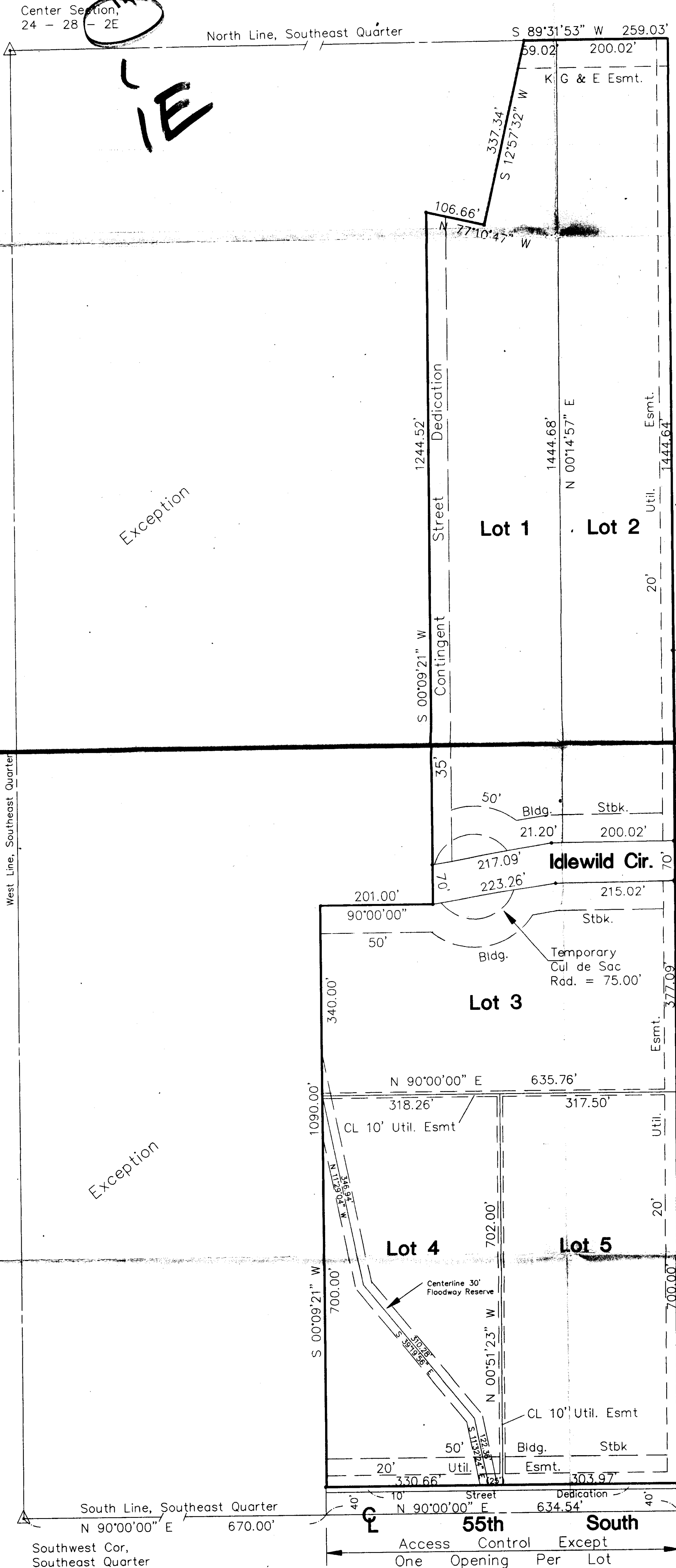
STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

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 _____, 1994.

Pat Kettler, Register of Deeds Ed Resa, Deputy

Entered on the transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon,
County Clerk



IE

IE

Prairie

Estates

Addition

Iron Fd.,
SW Cor
Prairie
Estates
Addition

1" = 100'

STAFF COMMENTS:

- A. Since three of the lots on this plat require access by means of Idlewild Circle to the east of this site and this street was dedicated contingently, the applicant shall submit proof that Idlewild Circle to the east of this site has or will become a public street under the provisions of the contingency. The applicant shall submit any documents relating to this contingent dedication and if necessary a legal opinion may be required stating that this plat has access to this street.
- B. 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. (Such memorandum has been submitted by the Health Department).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the installation of public streets to the Suburban Street standard for unpaved streets. This guarantee, if necessary, shall also provide for the installation of Idlewild from the east line of this plat to the existing driving surface.
- E. Prior to this plat being scheduled for City Council and County Commission review, the applicant must establish their ownership of the entirety of this site and that no gaps in ownership are occurring between this Addition and the property to the east.
- F. On the final plat tracing, an approval block shall be provided for the Wichita City Council. This site is within 3-miles of Wichita and consequently must also be approved by the Wichita City Council.
- G. On the final plat tracing, the County Commissioners' names shall be printed below their signature lines, in the appropriate order.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to a review of the binder and any relevant conditions noted by such a review.
- J. The MAPC signature block shall be amended to indicate the chairman as James D. Miner.
- 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.
- 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.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 9, 1994

S. E. Anderson, P.E./L.S.
Consulting Engineering
Rt. 1
Box 196
Whitewater, KS 67154

Re: S/D 93-77 - KNOLL'S ADDITION (Final Plat)

Dear Mr. Anderson:

At the regular meeting of the Metropolitan Area Planning Commission on May 5, 1994, 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 April 29, 1994.

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:

1-5 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

1800-ck 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: John Knoll, 6529 Kerman Drive, Park City, KS 67219
Leonard B. Myers, Trustee, Riverside Township, 907 Wallingford, Wichita, KS 67217
Brent Hopkins, 6130 Idlewild Circle, Derby, KS 67037
Colonel James H. Chaney, 22 SPTG/CC, 57837 Coffeyville Street - Suite 109, McConnell AFB, KS 67221-3504
Mike Lindebak, City Engineer
Willard L. Stockwell, Chief Planner, Planning Dept., Transportation Planning Division



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/29/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 4-29-94

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SURVEYOR'S CERTIFICATE

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I, S. E. Anderson, Land Surveyor in said State and County do hereby certify that I have been in responsible charge of surveying and platting "Knoll's Addition," an addition to Sedgwick County, Kansas and described as follows:

Beginning at a point on the south line of the Southeast Quarter, Section 24, Township 28 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, said point of beginning being 670.00 feet east of the southwest corner, said south quarter section line having an assumed bearing of N 90 deg. 00' 00" E; thence easterly along said south line bearing N 90 deg. 00' 00" E, 634.54 feet; thence N 0 deg. 14' 57" E, 2641.73 feet to the north line of said southeast quarter; thence westerly along the north line of said southeast quarter bearing S 89 deg. 31' 53" W, 259.03 feet; thence S 12 deg. 57' 32" W, 337.34 feet; thence N 77 deg. 10' 47" W, 106.66 feet; thence S 0 deg. 09' 21" W, 1244.52 feet; thence N 90 deg. 00' 00" W, 201.00 feet; thence S 0 deg. 09' 21" W, 1090.00 feet to the point of beginning.

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S. E. Anderson L.S. 688
Route 1, Box 196
Whitewater, Kansas 67154
316-799-2908

Know all men by these presents that the undersigned owners of the land described in the Surveyor's Certificate have caused the same to be surveyed and platted into lots and streets, the same to be known as "Knoll's Addition," an addition to Sedgwick County, Kansas. The streets are hereby dedicated to the public. The contingent dedication is dedicated at such time as an additional 35 feet of right of way is dedicated west of and adjoining said contingent dedication. The temporary cul de sac right of way shall expire at such time as additional right of way is dedicated for the extension of Idlewild Circle west of and adjoining the west line of the plat. Utility easements are hereby granted to the public for the construction and maintenance of all public utilities. The floodway reserve is hereby reserved for floodway purposes and shall be the responsibility of the owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvement of the drainage. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried out without the permission of the appropriate engineer. All abutter's rights of access over and across the south line of Lots 4 and 5 are hereby dedicated to the public, provided, however that Lots 4 and 5 shall have one access opening per lot.

John A. Knoll

Barbara T. Knoll

STATE OF KANSAS }
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Notary Public

My appointment expires: _____

This plat of "Knoll's Addition," an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1994.

Wichita-Sedgwick County
Metropolitan Area Planning
Commission

Jim Miner, Chairman

Marvin S. Krout, Secretary

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

The dedications shown on this plat, if any, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas this _____ day of _____, 1994.

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Attest:

County Clerk

Entered on the transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon,
County Clerk

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

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 _____, 1994.

Pat Kettler, Register of Deeds Ed Reso, Deputy

Entered on the transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon,
County Clerk

Center Section,
24 - 28 - 2E

North Line, Southeast Quarter

S 89°31'53" W 259.03'

59.02' 200.02'

K G & E Esmt.

S 12°57'32" W
337.34'

106.66'
N 77°10'47" W

1244.52' Contingent Street Dedication

1444.68' N 00°14'57" E

Esmt.

Util.

2641.73'

Lot 1

Lot 2

Exception

Prairie

Estates

Addition

Lot 3

201.00'

90°00'00"

50'

340.00'

N 90°00'00" E

635.76'

318.26'

CL 10' Util. Esmt

317.50'

Lot 4

Lot 5

1090.00'

S 00°09'21" W

700.00'

Centerline 30' Floodway Reserve

N 00°51'23" W

702.00'

CL 10' Util. Esmt

CL 10' Util. Esmt

50'

20'

330.66'

Street Dedication

634.54'

Access Control Except One Opening Per Lot

Exception

South Line, Southeast Quarter

N 90°00'00" E

670.00'

Southwest Cor,
Southeast Quarter
24 - 28 - 1E

1" = 100'