WHEATLAND ADDITION

SEDGWICK COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in sa[illegible] State and County, do hereby certify that I have surveyed and plat[illegible] "WHEATLAND ADDITION", Sedgwick County, Kansas, into Lots, Blocks [illegible] Streets, the same being accurately set forth on the accompanying [illegible]t and described as follows: The E. 1/2 of the Northeast Quarter [illegible] Section 15, Twp. 28 S., Range 1 W. of the 6th P.M., Sedgwick County, [illegible]nsas, EXCEPT a tract described as beginning at the Northeast [illegible]er of said Section 15; thence South along the East line of said Nor[illegible]ast 1/4, a distance of 647.99 feet; thence West at an included a[illegible] of 90°00' 00", a distance of 599.97 feet; thence North parallel w[illegible] the East line of said Northeast 1/4, a distance of 641.67 feet t[illegible] point in the North line of said Northeast 1/4; thence East 600.0[illegible]et to the point of beginning; and also EXCEPT a tract described a[illegible]ginning at the Southeast corner of the Northeast 1/4 of said Se[illegible]n 15; thence North along the East line of said Northeast 1/4, [illegible] distance of 521.77 feet; thence West parallel with the South lin[illegible] said Northeast 1/4, a distance of 1346.92 feet to a point in [illegible] West line and 2134.34 feet South of the Northwest corner of the E[illegible] 1/2 of said Northeast 1/4; thence South 521.82 feet to the Southwes[illegible]orner of the East 1/2 of said Northeast 1/4; thence East, a distance [illegible] 1351.68 feet to the point of beginning.

_____

Don C. Moehring II — [illegible]Surveyor

Know all men by these presents that we the undersigned, [illegible]perty owners of the land as above set forth in the Surveyor's certif[illegible], have caused the same to be surveyed and platted into Lots, B[illegible] and Streets, to be known as "WHEATLAND ADDITION", Sedgwick County, K[illegible] for the construction and maintenance of public utilities [illegible] on the accompanying plat, are hereby granted. The Streets are hereby dedicated to and for the use of the public. All abutter's rights of access to and from Mac Arthur Road and Hoover Road over and across the North lines of Blocks A and B, and also the East lines of Blocks A, F and H are hereby granted to the appropriate governing body.

GRAY DEVELOPMENT, INC.

_____

Billy J. Gray — President

_____

Denise M. Gray — Vice President

ALICE W. WALL REVOCABLE TRUST

_____

Percival J. Kirk — Trustee

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this_____day of_____, 1993, before me, a Notary Public in and for said State and County, came Gray Development, Inc. by Billy J. Gray, President and Denise M. Gray, Vice President, on behalf of the Corporation, and also the Alice W. Wall Revocable Trust by Percival J. Kirk, Trustee, on behalf of the Trust, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation and said Trust. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

Janice C. Bray

My Commission Expires_____

We the undersigned, mortgagee on part of the above described property, do hereby consent to the plat of "WHEATLAND ADDITION".

HAYSVILLE BANK, N.A.

_____, President

Stephen K. Mathews

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it r[illegible] day of [illegible], 1993, before me, a Notary Public in and [illegible] State and County, came Haysville Bank, N.A. by Stephen K. Mathews, President, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

Janice C. Bray

My Commission Expires_____

We the undersigned, mortgagee on part of the above described property, do hereby consent to the plat of "WHEATLAND ADDITION".

THE FEDERAL LAND BANK OF WICHITA

_____,

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this_____day of_____, 1993, before me, a Notary Public in and for said State and County, came The Federal Land Bank of Wichita by_____ _____, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires_____

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

Dated this_____day of_____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

L. O. Breckenridge, Jr.

_____, Secretary

Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____day of_____, 1993.

_____, Mayor

F. M. Ojile

_____, Deputy City Clerk

Pat Burnett

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this [illegible] day of [illegible], 1993.

_____, Chairman

Betsy Gwin

_____, Chairman Pro-tem

Mark F. Schroeder

_____, Commissioner

Paul W. Hancock

_____, Commissioner

Bernard A. Hentzen

_____, Commissioner

Billy Q. McCray

Attest:_____, County Clerk

Don Wright

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_____on the_____day of _____, 1993.

_____, Register of Deeds

Pat Kettler

_____, Deputy

Ed Resa

Entered on Transfer record this_____day of_____, 1993.

_____, County Clerk

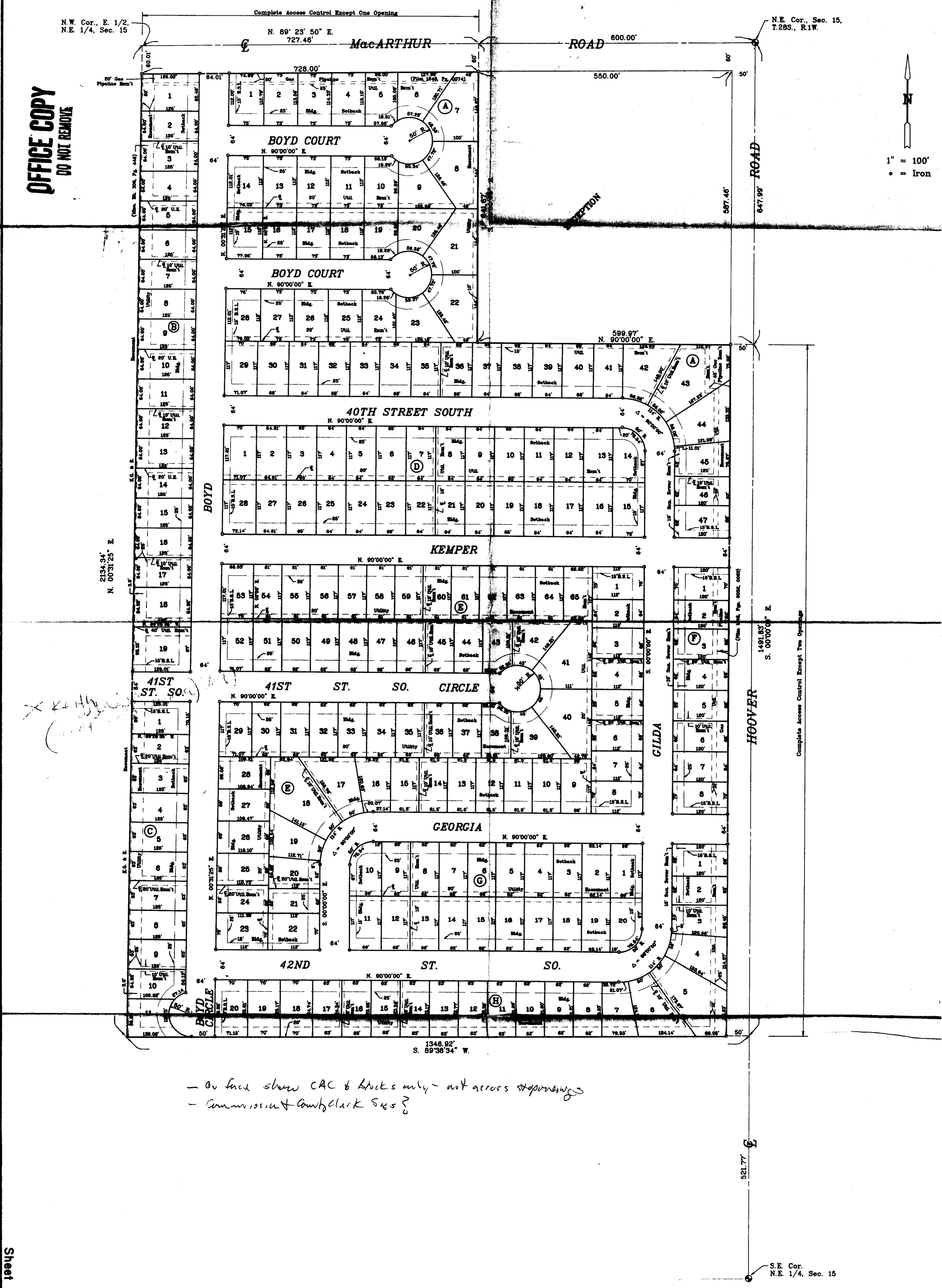
Don Wright

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/23/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-24-92

WHEATLAND ADDITION

SEDGWICK COUNTY, KANSAS



— On face show CAC to blocks only - not across stub openings
— Commissioner + County Clerk Sigs?

OFFICE COPY
DO NOT REMOVE

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

December 30, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 92-39 WHEATLAND ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on Wednesday, December 30, 1992, 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 24, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Gray Development, Inc., 204 N. Woodchuck, Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

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.

V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

W. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 2-5

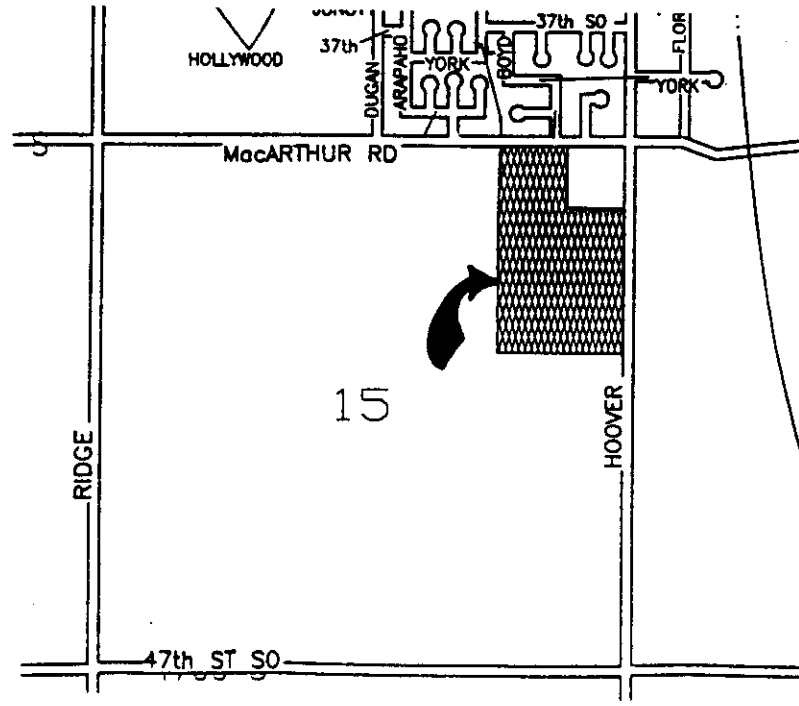
METROPOLITAN AREA PLANNING COMMISSION

December 30, 1992

STAFF REPORT
(Final Plat Approved 12/23/92, Preliminary Plat Approved 9/3/92)

CASE NUMBER:	**S/D 92-39 - WHEATLAND ADDITION**
OWNER/APPLICANT:	Gray Development, Inc., 204 North Woodchuck, Wichita, KS 67212
SURVEYOR/ENGINEER:	Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211
LOCATION:	South of MacArthur Road and west of Hoover Road
SITE SIZE:	56.72 Acres
NUMBER OF LOTS	
Residential:	217
Office:	
Commercial:	
Industrial:	
Total:	217
MINIMUM LOT AREA:	7,137 sq. ft.
CURRENT ZONING:	"R" Rural Residential
PROPOSED ZONING:	"AA" One-Family (SCZ-0641)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water to serve the lots being platted. This shall include the extension of water along Hoover adjacent to this site. This guarantee shall be submitted to the City.

B. Since this property will use City of Wichita water supply lines, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording. This guarantee shall be submitted to the City.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall be submitted to the County. Also as indicated by the drainage plan, an off-site easement(s) shall be provided.

E. The applicant shall guarantee construction of the storm sewers required by this plat. This guarantee shall be submitted to the County.

F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall be the urban street paving standard. This guarantee shall be submitted to the County.

G. Based on the looped street pattern created by Boyd-42nd-Gilda-40th in this addition, the large number of lots with direct access to these streets, and the access out to the adjacent arterials from these streets, relatively large volumes of traffic should be anticipated along these streets. A sidewalk system shall therefore be guaranteed along one side of these streets and may be included in the paving guarantee.

H. As indicated by County Engineering, the applicant shall guarantee left-turn improvements along MacArthur for this site's entrance at Boyd.

I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording (both a City and County Certificate).

J. On the final plat, both the face of the plat and the plattor's text shall indicate the dedication of complete access control to MacArthur and Hoover from all adjacent lots. The final plat tracing should only indicate complete access control from the lots, <u>not</u> across openings for intersecting streets.

K. The applicant shall provide proof, by letter from the pipeline

company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

L. For the pipeline easements on this property, the final plat shall include in the labeling of the easements the names of the companies benefiting from the easement agreements.

M. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the County.

N. 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.

O. As indicated by the drainage concept, an off-site drainage easement is needed. This easement shall be obtained by separate instrument. The easement should be submitted to the County for review, approval and acceptance (recording). A copy shall be submitted to Planning for the plat file.

P. As indicated by City Engineering, 20-foot easements shall be provided for all sanitary sewer lines (for example, to the area indicate as an exception). For areas adjacent to unplatted property, this easement shall either be granted on this plat or the applicant shall submit off-site easements obtained by separate instrument. These easements shall be submitted to Planning for recording with the plat.

Q. On the final plat tracing a 10-foot pedestrian access easement shall be platted in the area of the lots located at the southwest corner of this Addition as a means of access to the School site in this area.

R. The applicant is advised that certain County Commission and County Clerk signatures may need to be amended depending on when this plat is reviewed by the County Commission.

S. 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.

T. 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.

U. To receive mail delivery without delay, and to avoid unnecessary

FILE COPY