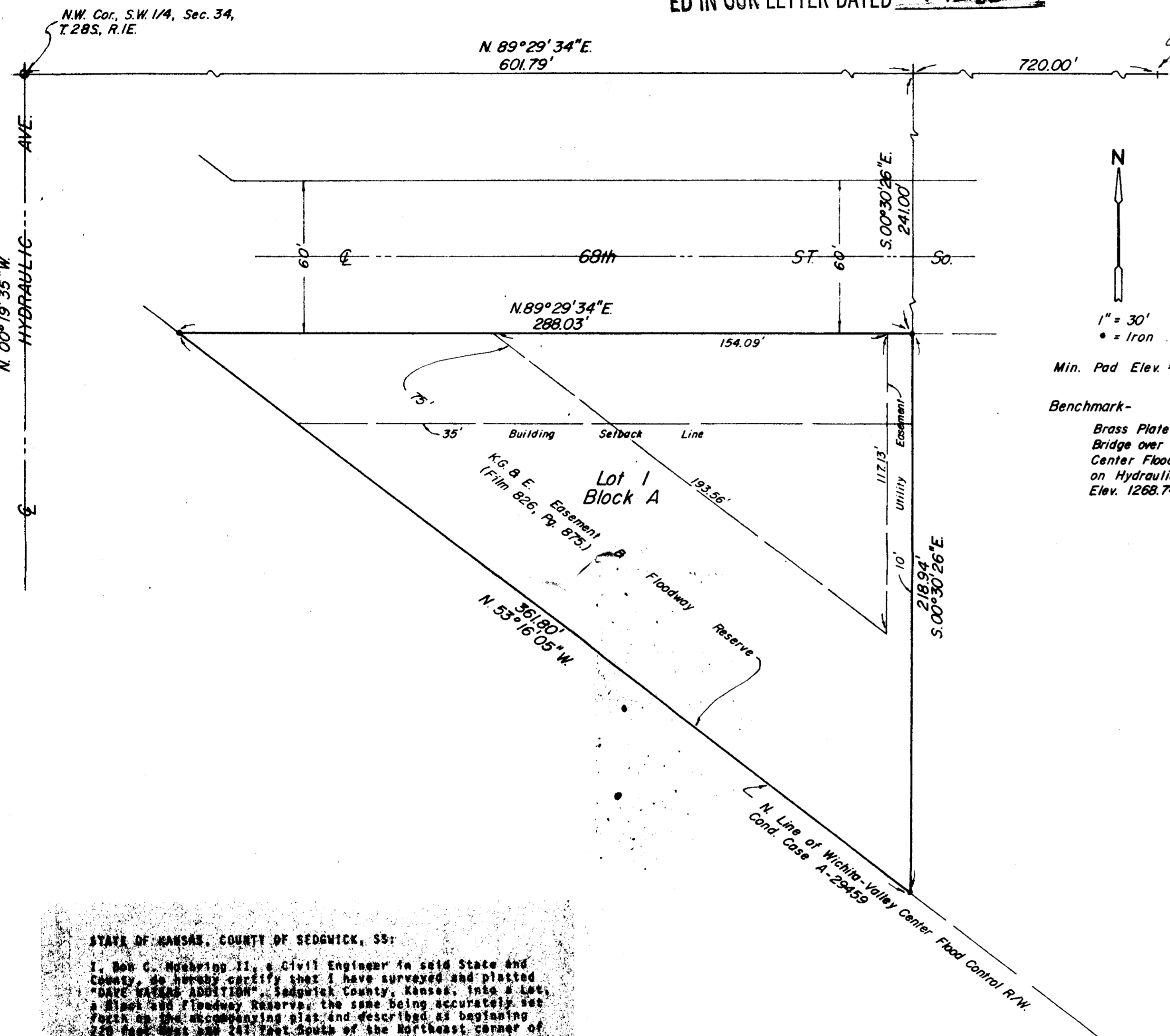


FINAL PLAT DAVE WATERS ADDITION

Sedgwick County, Kansas

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9-11-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-12-86

OFFICE COPY
DO NOT REMOVE



N.E. Cor. N.W. 1/4, S.W. 1/4,
Sec. 34, T28S, R1E. of the
6th P.M., Sedgwick Co., Ks.



1" = 30'
• = Iron

Min. Pad Elev. = 1256.0 M.S.L.

Benchmark-

Brass Plate on S.E. Cor. of
Bridge over Wichita-Valley
Center Flood Control Ditch,
on Hydraulic Ave.
Elev. 1268.74 M.S.L.

Know all men by these presents that we the undersigned, pro-
perty owners of the land as above set forth in the Civil
Engineer's Certificate, have caused the same to be surveyed
and platted into a Lot, a Block and Floodway Reserve, the
same to be known as "DAVE WATERS ADDITION", Sedgwick County,
Kansas. Easements for the construction and maintenance of
public utilities, as indicated on the accompanying plat, are
hereby granted. The Floodway Reserve shall be the responsi-
bility of the adjacent property owner until such time as the
governing body exercising jurisdiction, elects to assume the
responsibility for maintenance and improvement of drainage;
provided further that no structure shall be constructed on
or within said Floodway Reserve, nor shall any fill, change
of grade, creation of channel or other work be carried on
without the permission of the appropriate governing body.

David E. Waters *Change*
Theresa Ann Waters

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____,
1986, before me, a Notary Public in and for said State and
County came David E. Waters and Theresa Ann Waters, to me
personally known to be the same persons who executed the fore-
going instrument of writing and duly acknowledged the execu-
tion of the same. 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 "DAVE WATERS ADDITION" has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area
Planning Commission.

Dated this _____ day of _____, 1986.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Vice-Chairman

_____, Secretary

This plat has been approved and all dedications shown hereon,
if any, accepted by the City Commission of the City of Wichita,
Kansas, this _____ day of _____, 1986.

_____, Mayor

_____, City Clerk

This plat has been approved and all dedications shown hereon,
if any, accepted by the Board of Commissioners of Sedgwick
County, Kansas, this _____ day of _____, 1986.

_____, Chairman

_____, Commissioner

_____, Commissioner

Attest: _____, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for re-
cord in the Register of Deeds Office at _____,
on the _____ day of _____, 1986.

_____, Register of Deeds

_____, Deputy

Entered on transfer record this _____ day of _____,
1986.

_____, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
I, Don C. Neuhoff II, a Civil Engineer in said State and
County, do hereby certify that I have surveyed and platted
"DAVE WATERS ADDITION", Sedgwick County, Kansas, into a Lot,
a Block and Floodway Reserve, the same being accurately set
forth on the accompanying plat and described as beginning
at the Northwest corner of the Southwest Quarter of Section 34,
the Northwest Quarter of the 6th P.M., Sedgwick
County, Kansas; thence West parallel with the North line of
the said quarter, and in the Westerly right of way of the
Wichita-Valley Center Flood Control Drainage Ditch as con-
tinued from the point of beginning, thence South along the North-
westerly right of way of the Wichita-Valley Center Flood Control
Drainage Ditch to a point 720 feet West of the East line of
said Northwest Quarter of the Southwest Quarter; thence North
to point of beginning.

Don C. Neuhoff II Consulting Engineer

September 19, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-13 - DAVE WATERS ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 1986, 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 September 12, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233

S/D No.: 86-13 Name: DAVE WATERS ADDITION

Preliminary Approved: 1/30/86
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: East of Hydraulic and south of 68th Street South.
Owner: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.72 Acre ±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 31,530 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "E" (SCZ-0552)
-

STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0552), requesting "R-1" Suburban Residential to "E" Light Industrial has been approved subject to platting.

- 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.
- B. If the Health Department can verify that the soil conditions existing on this site are suitable for the use of a septic tank, and that the waste to be generated by the intended use of the property is likewise suitable for the operation of a septic system, approval of this plat will require the waiver of the 40,000 square foot minimum lot area standard required for lots without municipal water or sanitary sewer. Section 8-103(C)(4)(A). If the Health Department can find that the factors involved with this case support the authorization of a septic system, the waiver of Section 8-103(C)(4)(A) of the Subdivision Regulations is recommended given the amount of adjacent land area devoted to floodway use.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required, is the proposed minimum building pad correct, is the perimeter of the floodway reserve acceptable and has Army Corp of Engineer approval been obtained? Army Corp of Engineer approval is required since this site is a designated 25-year ponding area.