



*Sedgwick County...
working for you*


Public Works

1144 S. Seneca, Wichita, KS 67213-4443 - www.sedgwickcounty.org - TEL: 316-660-1777 - FAX: 316-660-1875

David C. Spears, P.E.
Asst. County Manager/County Engineer

To: Kelly Arnold, County Clerk

Attn: Evelyn Good

From: Lynn T. Packer, P.E. 
Public Works – Engineering Manager

Date: April 19, 2018

Subject: Petition for Street Improvements
Cherese Woods Addition – Phase 1

The original and one copy of a petition for street improvements to serve Cherese Woods Addition are attached for Phase 1 (Lots 1 – 16, Block A). The petition has been signed by the owner/developer comprising 100 percent of the property area in the proposed Benefit District. Please complete the filing information on the last page of the petition upon receipt of the documents and file. We will work with bond council to prepare the appropriate documents for action by the Board of County Commissioners.

As always, call me if you have any questions.

Enclosures

LP:ltip

RECEIVED

APR 20 2018

Sedgwick Co. Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

PETITION TO CREATE ROAD IMPROVEMENT BENEFIT DISTRICT
CHERESE WOODS ADDITION PHASE 1

The undersigned(s) do hereby petition the Board of County Commissioners (the "Board") of Sedgwick County, Kansas (the "County") for the creation of a road improvement benefit district pursuant to K.S.A. 68-728 *et seq.*, as amended by Charter Resolution No. 61 of the County (the "Act"), in support of said petition, the undersigned(s) state the following:


1. We are the owners of a majority of owners of record of the property described in paragraph 2 hereof.
2. The real property to be included within the proposed road improvement benefit district (the "Benefit District") and assessed for the costs of the Improvements is as follows:

Lots 1 through 16, Block A, Chereese Woods Addition, Sedgwick County, Kansas

all or a portion of said property being platted and laid off into lots and blocks within the County and outside the corporate limits of any incorporated city located within the County.

3. The general nature of the proposed improvement (the "Improvements") is as follows:

Paving, including drainage, of a paved suburban standard street to serve the property described in paragraph 2 hereof, to be constructed in accordance with the plans and specifications of Sedgwick County Public Works.

4. The estimated or probable costs of the Improvements are: \$ 333,000, to be increased at the pro rata rate of one percent (1%) per month from and after December 1, 2017. 2018 
5. The method of assessment is: equally per lot. In the event that any unplatted parcel is further subdivided, the assessment on that parcel shall be prorated to the new parcels on the basis of land area.
6. The apportionment of the cost of the Improvements between the Benefit District and the County-at-large, is: One hundred percent (100%) to be assessed against the Benefit District and none to be paid by the County-at-large.

The undersigned further request that the proposed Improvements be made without notice and hearing as required by the Act.

7. All similar petitions which have been signed by the owners of the land described in paragraph number two (2) herein, shall be incorporated by reference and, together with

this petition, shall be construed as one document which represents and is to be read as one complete petition to be presented to the Board.

Names may not be withdrawn from this Petition by the signers hereof after the Board commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

IN WITNESS WHEREOF, we executed our names on the respective dates shown below:

SIGNATURE OF
PROPERTY OWNER

DESCRIPTION OF PROPERTY

Lots 1 through 16, Block A

Cherese Woods Addition


Jeff Lange, Managing Member
For TCRS, LLC

4-3-18
Date

THIS PETITION filed in my office on April 20, 2018; and subsequently examined, considered and found sufficient by the Board of County Commissioners of Sedgwick County, Kansas, on _____.

Kelly B. Arnold, County Clerk

ESTIMATE OF TOTAL PROJECT COST

Special Assessment

Cherese Woods Addition (Phase I)

Items

Construction Items

Right of Way	\$0
Design	\$24,658
Construction	\$246,575
Utility Relocation	\$0
Change Orders	\$6,781
Contingency	\$9,863
Inspection and Testing	<u>\$19,726</u>

Total Construction Costs *\$307,602*

Temporary Note Overhead Items

Interest on Notes (1 yr. @ 2%)	\$6,152
Cost of Issuance - Temp. Notes	<u>\$4,614</u>

Total Temporary Notes *\$318,368*

Bond Issue Overhead Items

Cost of Issuance - Bonds	\$4,776
Indirect Cost Reimbursement	<u>\$9,551</u>

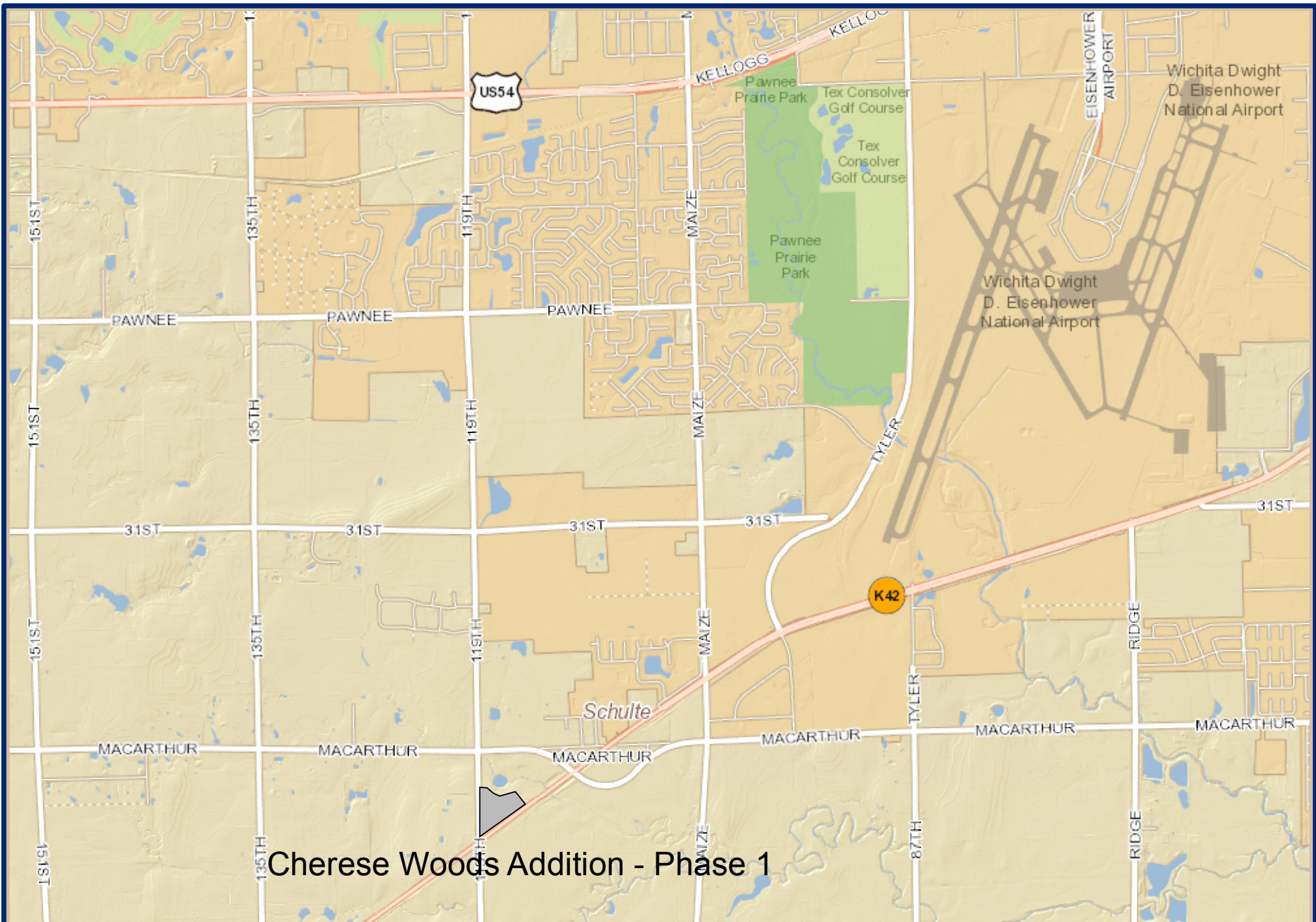
Total Bond Issue *\$14,327*

Total Project Cost	\$332,695
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Number of Lots or Units	15
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Principal Cost Per Lot	\$22,180
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Annual Assessment Per Lot	\$1,995
Level Total Payment	
(4% for 15 years)	



Cherese Woods Addition - Phase 1



Geographic Information Services
Sedgewick County...
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Feet
0 1,250 2,500
1 inch = 3,009 feet

Location Map

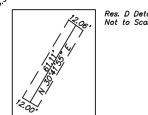
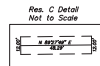
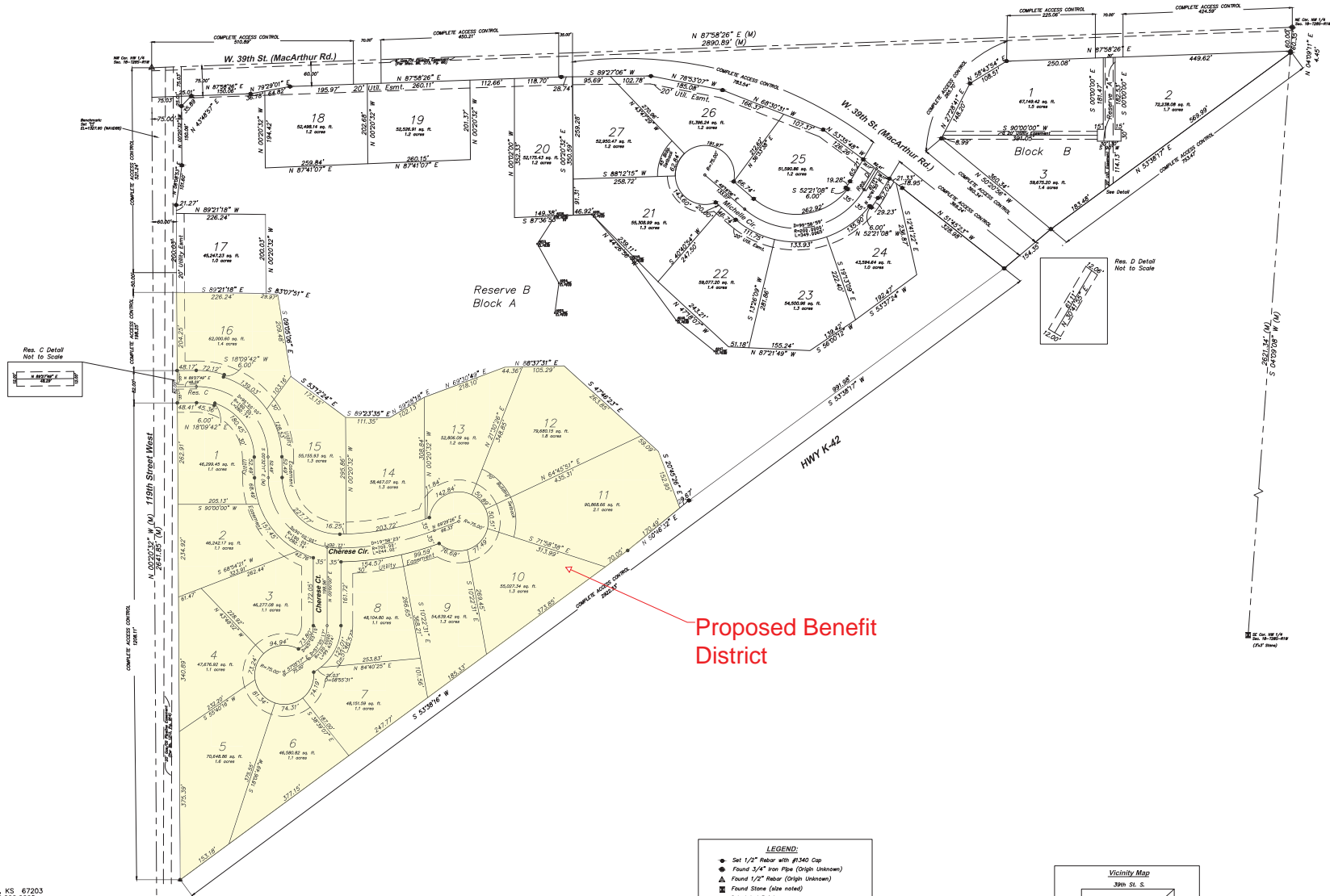
Special Assessment for Road Improvements

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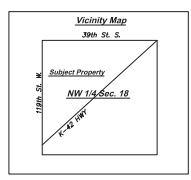
It is understood that the Sedgewick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map. The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
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CHERESE WOODS ADDITION TO SEDGWICK COUNTY, KANSAS



Proposed Benefit
District

- LEGEND:**
- Set 1/2" Rebar with #140 Cup
 - Found 3/4" Iron Pipe (Origin Unknown)
 - ▲ Found 1/2" Rebar (Origin Unknown)
 - Found Stone (also noted)
 - Calculated Point



SCALE : 1" = 120'

120 0 60 120 240 360

Abbott and Survey
631 N. Kessler St., Wichita, KS 67203
Ph. 316.262.2262 Fax 316.262.2268
surveyor@abbottandsurvey.net

JOB DESCRIPTION:	
PLAT	
PREPARED FOR:	
TICED	
JOB LOCATION:	DATE OF PREPARATION:
NW 1/4 Sec. 18-18-22-21W	2-16-17
JOB NUMBER:	SHEET 3 OF 3
A14904	MADE IN USA. CHECKED BY C.A.