

Bldg. setback

PLAT NO. S/D 74-111 MAP NO. H-5W-D

NAME WILSON ACRES -

LOCATION South side of Kellogg Drive, east of
167th Street ~~East~~ WEST

ENGINEER Baughman Company

OWNER Dean D. Wilson

APPLICATION FILED 10-25-74

SKETCH PLAT FILED

PRELIMINARY FILED 10-25-74

S/D ACTION 11-7-74

FINAL FILED 10-25-74

S/D ACTION 11-7-74 *Approved*

MAPC ACTION 1-23-75 *Approved*

BOOC ACTION 8-29-75 *Approved*

RECORDED 9-11-75

REMARKS

S/D 74-111 - WILSON ACRES - So.
side of Kellogg Drive, east of
167th St. ~~East~~ WEST

~~111~~ B. CO. C. *Apparel* 8-29-15

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-111 Name WILSON ACRES
 Application & Sketch Filed: 10-25-74
 Preliminary Plat Filed: -- Approved by S/D: --
 Final Plat Filed: 10-25-74 Approved by S/D: 11-7-74
 Approved by Metropolitan Area Planning Commission: 1-23-75

DESCRIPTION

General Location: South side of Kellogg East of
167th Street West

Surveyor or Engineer: Baughman Company
 Owner: Dean D. Wilson
 Address: 9029 Belview

- | | | | |
|---------------------------------------|-----------------------|--------------------|--|
| 1. Gross Acreage of Plat <u>2.5</u> | 6. Access Control | | |
| 2. Number of Lots: | St. _____ | No. Openings _____ | |
| Residential _____ | St. _____ | No. Openings _____ | |
| Commercial <u>1</u> | St. _____ | No. Openings _____ | |
| Industrial _____ | 7. Req'd Improvements | | |
| Other _____ | St. Paving _____ | Water _____ | |
| Total Number of Lots: <u>1</u> | Sidewalk _____ | Drainage _____ | |
| 3. Minimum Lot Area: <u>2.5</u> Acres | Sewer _____ | Other _____ | |
| 4. Existing Zoning <u>"R-1"</u> | | | |
| 5. Special Problems Discussed _____ | | | |

Planning Commission Recommendation:

That this plat be approved subject to:

- A. A temporary building setback shall be submitted by separate instrument for subject property. Said setback shall coincide with the future R.O.W. limits for the highway interchange.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Harper moved, Gragert seconded and it carried unanimously. Gardenhire and Rising were absent.

NOTE: The associated zone Case SCZ-0327 from "R-1" to "LC" has been approved by the Board of County Commissioners, subject to platting.

ACTION: Accept the temporary building setback, instruct the County Clerk to file the temporary building setback with the Register of Deeds, the filing costs of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission.

EUGENE G. COOMBS
DONALD E. LAMB DIN
WILLIAM F. KLUGE, III
—
E. CRAIG KENNEDY
DOUGLAS J. MOSHIER

LAW OFFICES OF
COOMBS, LAMB DIN & KLUGE
CHARTERED
HERITAGE PLACE
421 E. THIRD - BOX 405
WICHITA, KANSAS 67201

August 1, 1975

(316) 263-2261

Mr. Curtis Newby
Metropolitan Area Planning Commission
City of Wichita
City Building Annex
Wichita, Kansas 67202

Re: Wilson Acres Plat

Dear Mr. Newby:

Enclosed herewith is a document establishing a temporary building setback on Lot 1, Block A, Wilson Acres, which was one of the conditions for approval of the plat. I talked to Mr. Bill Korber of Baughman Co., and he stated he would get the plat signed this weekend and would contact you the first of the week so this matter may be concluded before the deadline date.

After you have reviewed the enclosed document, if you desire that we record it, please let me know and I will pay the recording fees.

I want to express to you my personal appreciation for your cooperation and valuable suggestions in this matter.

Very truly yours,

COOMBS, LAMB DIN, KLUGE
& GARRITY, Chartered

Eugene G. Coombs
Eugene G. Coombs

EGC:db

Enclosure

cc: Mr. Bill Korber
Mr./Mrs. Dean D. Wilson



TEMPORARY BUILDING SETBACK

Two temporary building setbacks are hereby established on Lot 1, Block A, Wilson Acres, being a tract in the Northwest Quarter of Section 7, Township 27 South, Range 2 West in Sedgwick County, Kansas. Said temporary building setbacks are described as follows:

A. A line beginning at a point 100 Feet South of the Northwest corner of Lot 1, Block A, Wilson Acres, Sedgwick County, Kansas, thence Northeasterly to a point 30 Feet South of the Northeast corner thereof;

and

B. Beginning at a point 50 Feet North of the Southwest corner of said Lot 1; thence East parallel with the South line of said Lot, 125 Feet; thence Northeasterly to a point 90 Feet North of the Southeast corner thereof.

No building shall be built on that portion of said Lot 1 with any part of a building or structure extending North of the line described in Paragraph A above or South of the line described in Paragraph B above.

These setback lines shall remain in effect until such time as the Highway Department of the State of Kansas decides the final alignment of U. S. Highway 54 as it affects said addition.

When said alignment is established by the Highway Department of the State of Kansas, then this document establishing the temporary setback lines as described herein shall be null and void and of no further force and effect.

IN WITNESS WHEREOF, we have hereunto caused this document to be executed this 3rd day of July, 1975.

Dean D. Wilson
Dean D. Wilson

Betty J. Wilson
Betty J. Wilson

Dean L. Thompson
Dean L. Thompson

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED that on this 31st day of July, 1975, before me, the undersigned, a Notary Public in and for said county and state aforesaid, came Dean D. Wilson, Betty J. Wilson and Dean L. Thompson who are personally known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Dee Ann Brooker
Notary Public

My commission expires:



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

Alvin W. Long
President.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

ATTEST:

Chester C. McCullough
Secretary.

Julius M. Bae
Authorized Signatory



A.L.T.A. COMMITMENT

SCHEDULE A

FORM 3381

Number
227876

Effective Date
August 8, 1975, at 7:00 A.M.

1. Policy or Policies to be issued:
OWNER'S: ALTA Fm B 1970 \$
Proposed Insured:
Metropolitan Area Planning Commission
LOAN: \$
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:
Dean D. Wilson and Betty J. Wilson, husband and wife, as joint tenants

3. The land referred to in the Commitment is described in Schedule C.

SCHEDULE B — Section 1

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

N O N E

"When sending instruments for filing please include the above referenced commitment number"

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. None Due. 1974 Tax \$364.24 paid in full. Key #AT-181-10.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

SCHEDULE B — continued

Number

227876

SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes or special assessments which have not been certified to the Office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.

A.L.T.A. COMMITMENT

FORM 3383

SCHEDULE C

Number
227876

The land referred to in this Commitment is described as follows:

Beginning at a point on the South Right-of-Way line of U.S. 54 Highway as condemned in Case A-38302, 250 feet East of the West line of the Northwest Quarter of Section 34, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence East along said Highway Right-of-Way 300 feet; thence South parallel with the West line of said Northwest Quarter, 435 feet; thence West parallel with said Highway Right-of-Way 300 feet; thence North 435 feet to beginning, except that part taken for Highway in Case B-17272.

STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

AMERICAN LAND
TITLE ASSOCIATION
STANDARD FORM
COMMITMENT



THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202

Form 3380 R-4-71

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public **DATE** July 21, 1975
Works Maint.

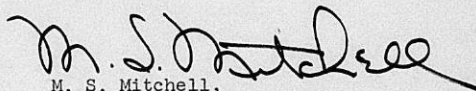
TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Wilson Acres Addn.
SD 74-111

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised this date we have been furnished a Sketch Plat which states: "Lot Grading Plan: Lot shall be graded to drain to Kellogg Drive when any more development occurs on said Lot.". This plan is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.



M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
John Riddel, w/exh.
Wilson Acres Plat File



THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE July 21, 1975

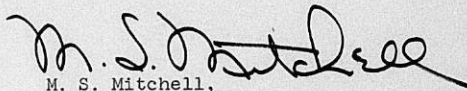
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M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
John Riddel, w/exh.
Wilson Acres Plat File



July 3, 1975

Eugens G. Coombs
Attorney at Law
P. O. Box 405
Wichita, Kansas 67201

Re: SCZ-0327 - zone change from
"R-1" to "LC", and the assoc.
plat S/D 74-111, Wilson Acres.
Generally located on the south
side of U.S. 54 in an area east
of 167th Street West.

Dear Mr. Coombs:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission on July 25, 1974, and by the Board of County Commissioners on August 14, 1974. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. Our files indicate that since the associated plat (Wilson Acres Addition) was approved by the M.A.P.C. on January 23, 1975, no further action has transpired.

This is to advise you that the one year time limit will expire on August 14, 1975, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, the case file will be marked "denied and closed".

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: Dean D. Wilson, 9020 Belview, 67209
Baughman Company, 330 Laura, 67211

*Coombs called on 7/17/75
and believes they will
solve drawings and
complete plat by
dead line JHG*

June 2, 1975

Mr. Eugene G. Coombs
Attorney at Law
P. O. Box 405
Wichita, Kansas 67201

Re: S/D 74-17 - Sheplers Third
Addition, associated zone
case SCI-0301, "R-1" to "LC";
S/D 74-111, Wilson Acres
Addition, and associated
zone case SCI-0327, "R-1" to
"LC".

Dear Mr. Coombs:

This is to once again advise you as we have indicated before that the above referred to cases will be forwarded to the governing body for final approval at such time as the conditions of approval as outlined in our previous letter of January 13, 1975 have been complied with. When the plats have been approved by the governing body and recorded, the zone change resolutions will be published making the zoning effective.

If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rne

January 24, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-111 - Final Plat of
WILSON ACRES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 8, 1974.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: Dean D. Wilson, 9029 Belview 67209
Dean Sellers, Assistant City Engineer

January 13, 1975

Mr. Eugene G. Coombs
Attorney at Law
P. O. Box 405
Wichita, Kansas 67201

Re: S/D 74-17 - Shepler's Third
Addition and SCZ-0301, R-1
to C; and S/D 74-111 - Wilson
Acres Addition and SCZ-0327,
R-1 to C.

Dear Mr. Coombs:

In response to your letter to me dated December 31, 1974, the following items still need to be completed prior to the rezoning becoming effective.

1. Sheplers Third Addition:

- A. The applicant shall submit by separate instrument a temporary building setback for subject property to coincide with the proposed future highway interchange right-of-way limits effecting subject property. Said instrument is to remain in effect for a specified time to be worked out with the State Highway Department.
- ~~B.~~ Submission of the fully completed and signed plat tracing.
- ~~C.~~ Certification by an attorney that fee title is vested in the plattor.
- ~~D.~~ Certification that all taxes for 1974 and prior years have been paid.

2. Wilson Acres Addition:

- A. The applicants surveyor shall contact the Maintenance-Flood Control Office relative to some of the dimensions shown on the plat.

Mr. Eugene G. Coombs
January 13, 1975
Page 2

- F. The applicants surveyor shall submit for approval, a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office.
- G. The chairman of the Metropolitan Area Planning Commission shall be appropriately labeled on the plat.
- H. A block number or letter shall be indicated on the face of the plat.
- I. The platters text shall be expanded to read "...platted into a lot, block and street..."
- J. This plat shall be forwarded to the MAPC at such time as the State Highway Department has had a chance to reply concerning highway right-of-way needs on subject property. NOTE: The State Highway Department has replied and the plat will be scheduled for consideration by the Planning Commission on January 23, 1975.
- G. A temporary building setback shall be submitted by separate instrument for subject property. Said setback shall coincide with the future right-of-way limits for the highway interchange and shall remain in effect for a specified length of time to be worked out with the Highway Department.

At such time as all the aforementioned conditions of the plat approval have been complied with, we will be able to forward the plats to the governing body for final acceptance and then at such time as the plats have been recorded with the Register of Deeds, the associated zone changes will become effective.

If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Raughman Company, 330 Laura, 67211

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF ENVIRONMENTAL HEALTH

DATE January 7, 1975

TO Curtis Newby, Junior Planner

FROM ~~SA~~ Steve Innes, Environmental Health Engineer

SUBJECT Wilson Acres

Soil percolation tests in this area have indicated an unsatisfactory absorption rate for septic systems. However, because the intended use of this property is no more than the existing use, the Health Department can consider a covenant signed by the applicants on December 30, 1974, regarding the continued use of the existing septic system.

The Environmental Health Division approves platting of Wilson Acres subject to conditions stated in the covenant and approval is effective on the date it is recorded in the Office of the Register of Deeds.

SI/gt

cc Eugene Coombs
Max Christman, County Zoning



State Highway Commission of Kansas

ROBERT B. DOCKING, Governor

A. J. "ANDY" GRAY, Director of Highways
JOHN IVAN, Assistant State Highway Director
JOHN D. McNEAL, State Highway Engineer

STATE OFFICE BUILDING
TOPEKA, KANSAS 66612

STATE HIGHWAY COMMISSIONERS

KEN PHELPS, Manhattan
CLARENCE L. KING, JR., Salina
RICHARD M. DRISCOLL, Russell
KARL A. BRUECK, Paola
NESTOR R. WEIGAND, JR., Wichita
LOUIS KAMPSCHROEDER, Garden City



December 19, 1974

(BC)54-87 RF-038-3(38)
(BC)54-87 U-038-3(42)
Sedgwick County
Seville Avenue West to 4-Lane Freeway

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
City Building Annex
104 So. Main Street
Wichita, Kansas 67202

Subject: S/D 74-111-Wilson Acres Addition. Generally
located on the south side of Kellogg Drive
east of 167th Street West.

Dear Mr. Lakin:

As per your letter to Mr. McNeal dated November 12, 1974,
we are transmitting a drawing of the proposed interchange and
frontage road requirements at the intersection of US-54 and
167th Street West.

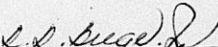
The concept shown provides for 167th Street West to be
separated from US-54 by a bridge over the improvement which, as
was the case on the Shepler's Third Addition, would probably be
the most severe condition for the subject addition. This concept
is only preliminary and may be changed in the Design Phase. Until
the detailed design plans are completed, the actual right-of-way
requirements cannot be determined.

If you have any questions or if we can be of any further
assistance, please feel free to contact us.

Very truly yours,

JOHN D. McNEAL, P.E.
STATE HIGHWAY ENGINEER

By


R. R. Biege, Jr., P.E.
Engineer of Location
and Design Concepts



JDM/RRB/RRS/csb
Att.

November 12, 1974

John D. McNeal, State Highway Eng.
State Highway Department
State Office Building
Topeka, Kansas

SUBJECT: S/D 74-111-Wilson Acres
Addition. Generally lo-
cated on the south side
of Kellogg Drive east of
167th St. West.

Dear Mr. McNeal:

Enclosed for your information and comment is a copy of a plat called Wilson Acres which was considered by the Metropolitan Area Planning Commission Subdivision Committee. The action of the Committee was to approve the plat with the restriction that said plat not be forwarded to the Planning Commission for final approval until the State Highway Department had reviewed the plat and a determination has been made as to the need for a provisional building setback to protect future highway right-of-way acquisition to be shown on the plat.

As you may recall, a provisional building setback line for a future highway interchange right-of-way was recommended for a plat called Sheplers Third Addition which was considered by the Subdivision Committee a few months ago. As can be seen on the enclosed drawing the Sheplers Third plat adjacent on the west of subject property reflects a provisional building setback which coincides with a proposed future right-of-way line furnished us by your office.

We would appreciate any comments and suggestions you may have concerning this plat at your earliest convenience. If you have any questions concerning this matter, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:CLN:mrh
cc Ron Fletcher P.E.C.

November 8, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-111 - Final Plat of
WILSON ACRES.

Gentleman:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall contact the Maintenance-Flood Control Office relative to the dimensions indicated on subject plat.
- B. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. The chairman of the Metropolitan Area Planning Commission shall be appropriately labeled as "Harlan R. Kamen".
- E. A block number or letter shall be indicated on the face of the plat.

November 8, 1974
Page 2

- F. The platlor's text shall be expanded to read "... platted into a lot, block and street ..."
- G. This plat shall not be forwarded to the MAPC until the State Highway Department has had an opportunity to reply and a determination has been made as to the need to indicate a provisional building setback on the plat.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Dean D. Wilson, 9029 Belview, 67209
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-111 Name WILSON ACRES
Date Application Rec'd. 10-25-74 Preliminary Approval N/A
Scheduled S/D Meeting 11-7-74

DESCRIPTION

General Location South side of Kellogg Drive east of 167th Street West.

Owner Dean D. Wilson
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>2.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> 1 | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> None <u> </u> ft. |
| 3. Minimum Lot Frontage <u>300</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>108,960.0</u> sq. ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>C</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The associated zone case SCZ-0327 from "R-1" to "LC" has been approved by the Board of City Commissioners subject to platting.
- B. It shall be noted that it appears a provisional setback will be necessary from Kellogg Drive for future highway interchange right-of-way similar to that required with Sheplers Third Addition located directly to the west.
- C. The applicant shall contact the Wichita-Sedgwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.
- D. The chairman of the Metropolitan Area Planning Commission shall be appropriately labeled as "Harlan R. Kamen".
- E. A block number or letter shall be indicated on the face of the plat.
- F. The plat's text shall be expanded to read "...platted into a lot, block and street ..."
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: N5W0
Section No.: 34
Twp. No.: 27S
Range: 2W

S/D No. 74-111

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Wilson Acres

General Location: South side of Kellogg Dr. east of 167th St. west
167th St. E

Name of Property Owner: Dean D. Wilson
Address: 9029 Belview Phone: 722-4987
Name of Subdivider: EOA Phone: 794-2972
Address: _____ Phone: _____
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: September 24, 1974

SUBDIVISION INFORMATION:

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>2.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage _____ ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> no |
| 4. Minimum Lot Area <u>108,960.0</u> ft. | |
| 5. Existing Zoning _____ | |
| 6. Proposed Zoning _____ | |
| 9. Public Water Supply _____ (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers _____ (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> <input checked="" type="checkbox"/> X | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Betty J. Wilson

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by John E.
Date 10-25-74
Fee Submitted 50.00

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

50

DESCRIPTION	AMOUNT
<i>Wichita Acres</i>	

Name *W. Kasher*

Address *330 Laura*

Type *AA 407104* Due Date

Comments:

Date *10/25/71* BY *J. Richter*