

OFFICE COPY
DO NOT REMOVE

BLACK'S SHERIDAN ACRES

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/9/97 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1-9-97

State of Kansas)
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BLACK'S SHERIDAN ACRES", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The South Half of the West Half of Lot 4, Block B, Sheridan Acres, Sedgwick County, Kansas.

All existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date _____

Mark A. Savoy RLS #788 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, to be known as "BLACK'S SHERIDAN ACRES", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Duane W. Black

Judy D. Black

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1996, by Duane W. Black and Judy D. Black, husband and wife.

Notary Public

My App't. Exp. _____

This plat of "BLACK'S SHERIDAN ACRES", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1997.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day of _____, 1997

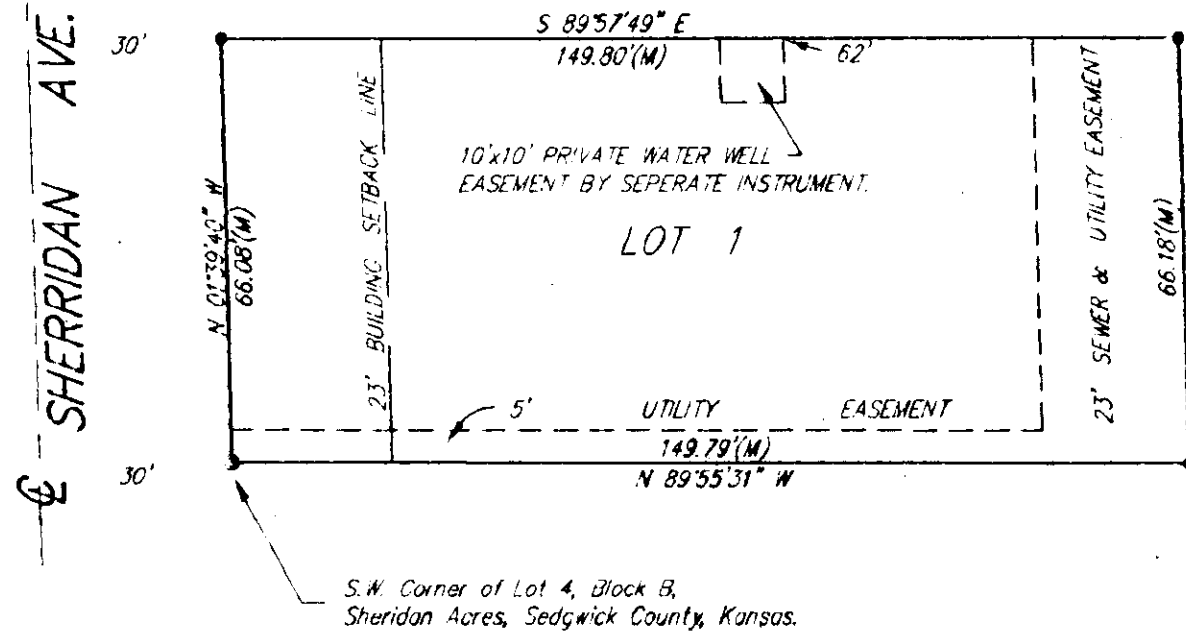
Susan E. Crockett-Spoon County Clerk

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1997, at _____ o'clock _____ M. and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



1" = 30'

- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)

SRB

924 NORTH MAIN
WICHITA, KANSAS 67203

316-264-8008
FAX 264-4621

DWG FILE: 00624F-R.C.
PROJECT NO. 90K00624P

SAVOY, RUGGLES & BOHM, P.A.

SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 16, 1997

Mark Savoy
Savoy, Ruggles & Bohm
924 N. Main
Wichita, KS 67203

Re: S/D 96-95 - BLACK'S SHERIDAN ACRES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 1997, 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 January 9, 1997.

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 and/or County Commission 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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Duane Black, 1407 Pleasantview, Wichita, KS 67203
Benjamin Black, 1860 North Sheridan, Wichita, KS 67203
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
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CITY HALL — TENTH FLOOR
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January 9, 1997

Mark Savoy
Savoy, Ruggles & Bohm
924 N. Main
Wichita, KS 67203

Re: S/D 96-95 - BLACK'S SHERIDAN ACRES ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 9, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that all property taxes including the entirety of 1996 property taxes will likely need to be paid before this plat can be recorded.
- B. Based upon the likely approval and recording dates for this plat, the final plat tracing shall as appropriate indicate the year 1997 and amend County Official signature lines (County Clerk, Register of Deeds, etc.).
- C. Since the tie point for this plat is referenced to a previously platted lot corner, the surveyor's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- D. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- E. 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.
- F. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- G. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 16, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Duane Black, 1407 Pleasantview, Wichita, KS 67203
Benjamin Black, 1860 North Sheridan, Wichita, KS 67203
Mike Lindebak, City Engineer

January 16, 1997

STAFF REPORT

(Final Plat Approved 1/9/97)

CASE NUMBER: S/D 96-95 BLACK'S SHERIDAN ACRES

OWNER/APPLICANT: Duane Black, 1407 Pleasantview, Wichita, KS 67203

AGENT: Benjamin Black, 1860 North Sheridan, Wichita, KS 67203

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South of 21st Street North and West of Meridian

SITE SIZE: 0.2 Acres

NUMBER OF LOTS

Residential: 1

Office:

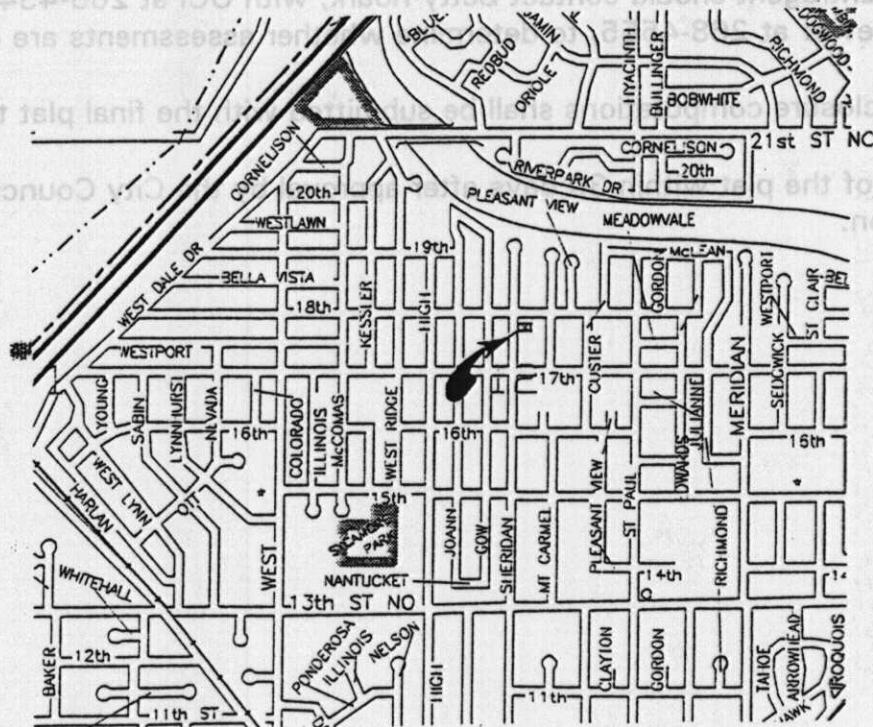
Commercial:

Industrial:

Total: 1

MINIMUM LOT AREA: 9,902 sq. ft.

CURRENT ZONING: SF6

VICINITY MAP:

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