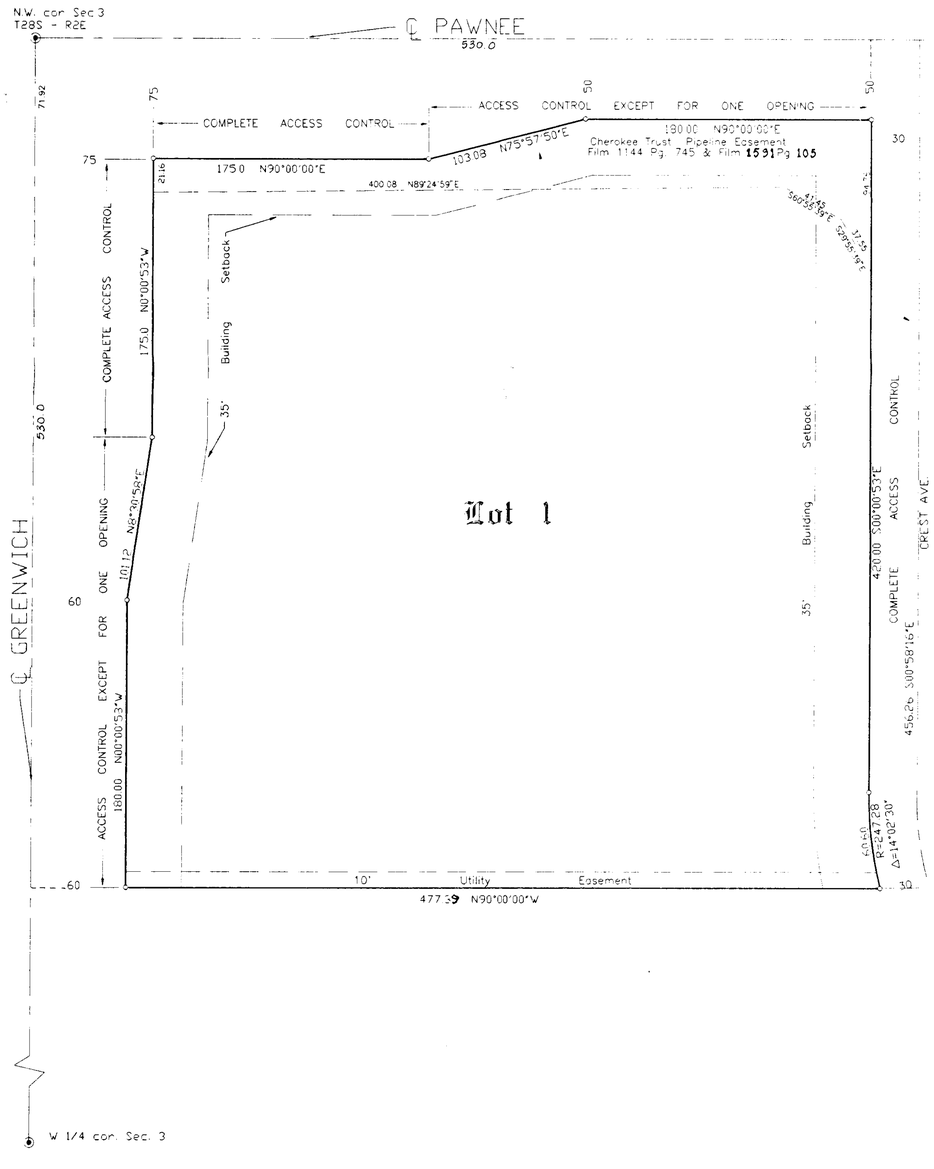
The Sheiling At Glencoe

an addition to Sedgwick County, Kansas

Copied from Tracing 4/11/96



1"=50'

o - 5/8" rebar w/ "Armstrong 30" cap set

State of Kansas)
) ss
County of Sedgwick)

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this 5th day of March, 1996, I have surveyed and platted "The Sheiling At Glencoe" an addition to Sedgwick County, Kansas, into a lot and block, the same being described as follows:
That part of the Northwest Quarter of Section 3, T28S, R2E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.W. corner of said N.W.1/4; Thence east, along the north line of said N.W.1/4, 330 feet; Thence south, parallel with the west line of said N.W.1/4, 470 feet to the P.C. of a curve to the left, having a radius of 247.28 feet; Thence southeasterly, along said curve and through a central angle of 14 degrees 02'30", an arc distance of 60.60 feet to a point 330 feet south of the north line of said N.W. Quarter as measured parallel with the west line of said N.W. Quarter; Thence west, parallel with the north line of said N.W. Quarter, 337.39 feet to the west line of said N.W.1/4; Thence north, along the west line of said N.W.1/4, 330 feet to the place of beginning, subject to road easement on the north 40 feet and the west 50 feet thereof.

Donald C. Armstrong R.L.S. #780

DONALD C. ARMSTRONG REGISTERED KANSAS LAND 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 and Block to be known as "The Sheiling At Glencoe", an addition to Sedgwick County, Kansas.
The utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public. All abutters' rights of access to and from Pawnee and Greenwich Road over and across the west and north lines of this plat, as shown, are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Pawnee and Greenwich at one opening each to be determined by the appropriate engineer. All abutters' rights of access to and from Crest Avenue over and across the east line of this plat, as indicated, are hereby granted to the appropriate governing body.

Owners:

Royal R. Dillinger

Emma Roberts Dillinger

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this 5th day of March, 1996, before me, a Notary Public in aforesaid state and county, came Royal R. Dillinger and Emma Roberts Dillinger, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.
In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Sonya S. Keenan, Notary Public

My commission expires: 2-23-1998

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 18 day of November 1996.

Susan Osborne-Sowers, Chairman

Marvin S. Krout, Secretary

SEAL

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this _____ day of _____, 1996.

Robert Knight, Mayor

Pat Burnett, City clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

Thomas G. Winters, Chairman

Melody G. Miller, Chair Pro Tem

Betsy Gwin, Commissioner

Paul W. Bancroft, Commissioner

Mark F. Schroeder, Commissioner

Susan E. Crockett-Spoon, County Clerk

Entered on transfer record the _____ day of _____, 1996.

Susan E. Crockett-Spoon, County Clerk

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1996, at _____ M., and is duly recorded.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

WICHITA — SEDGWICK COUNTY

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

November 19, 1993

Mr. Don Armstrong
Armstrong Land Survey, P. A.
1021 E. Waterman - Suite 4
Wichita, KS 67211

Re: S/D 93-68 - THE SHEILING AT GLENCOE ADDITION (Final Plat)

Dear Mr. Armstrong:

At the regular meeting of the Metropolitan Area Planning Commission on November 18, 1993, 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 November 12, 1993.

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: Royal K. and Emma Roberts Dillinger, 2265 South Greenwich, Wichita, KS 67207
Gregory P. Farmer, Trustee, 7001 S. 99th Street East, Derby, KS 67037
Mike Lindebak, City Engineer

— SEDGWICK COUNTY

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

November 12, 1993

Mr. Don Armstrong
Armstrong Land Survey, P. A.
1021 E. Waterman - Suite 4
Wichita, KS 67211

Re: S/D 93-68 - THE SHEILING AT GLENCOE ADDITION (Final Plat)

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, November 10, 1993, 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 submit a petition, to be held for future development, for the extension of water in Greenwich Road adjacent to this site. Since this site will use Wichita water in Pawnee, the applicant shall submit an outside-the-City water agreement.

Per J. Weber 3/19/96 – S.S. is now OK – Lance – No que. needed

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County. If such sanitary sewer cannot be extended to this site at this time, the applicant will have to get approval from County Engineering and the County Health Department for temporary on-site facilities. That is, if temporary facilities are to be used, a memorandum from Health and Engineering shall be submitted approving such facilities. Also, a guarantee for the future extension of sewer will need to be submitted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. – See letter – I said OK.
The applicant shall guarantee the closure of any existing drives/openings in areas required to be platted with complete access control (one on Pawnee and one on Greenwich),.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. Although Greenwich Road, adjacent to this site is an F.A.S. route and requires a 60-foot street right-of-way dedication, Pawnee is <u>not</u> an F.A.S. route and consequently only 50-feet, east of the major intersection right-of-way, is required. The final plat tracing shall indicate only a 50-foot dedication of right-of-way for Pawnee, east of the tapered section for the intersection.

Actually did 175'

G. On the final plat tracing areas of "complete access control" need to be shown both on the face of the plat and referenced in the plattor's text. From the northwest corner of the plat, 100-feet of complete access control shall be indicated along both Greenwich and Pawnee. Further, since the area east of this site is residential, complete access control shall be established across the entire east line of the plat to Crest Avenue.

H. As indicated by the applicant's agent, the exact location and status of the Cherokee Trust Pipeline Easement on this site has not yet been confirmed. Prior to submitting the final plat tracing, the status of the easement shall be confirmed and properly indicated on the plat.

The applicant shall submit a copy of the instrument which establishes the Cherokee Trust Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

I. The final plat shall indicate the recording information for the Cherokee Trust Pipeline easement on this property.

J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

K. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. Such binder shall be submitted with the final plat tracing and the final plat tracing and approval of this plat shall be subject to any relevant conditions found upon review of the binder.

L. On the final plat tracing, the MAPC signature block shall be amended to indicate James D. Miner as the chairman. Also, the County Commission signature block shall be amended to reflect the change in County Commissioners (Billy Q. McCray is no longer on the Commission).

M. 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.

N. 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.

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

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

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, November 18, 1993 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: Royal K. and Emma Roberts Dillinger, 2265 South Greenwich, Wichita, KS 67207
Gregory P. Farmer, Trustee, 7001 S. 99th Street East, Derby, Ks 67037
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

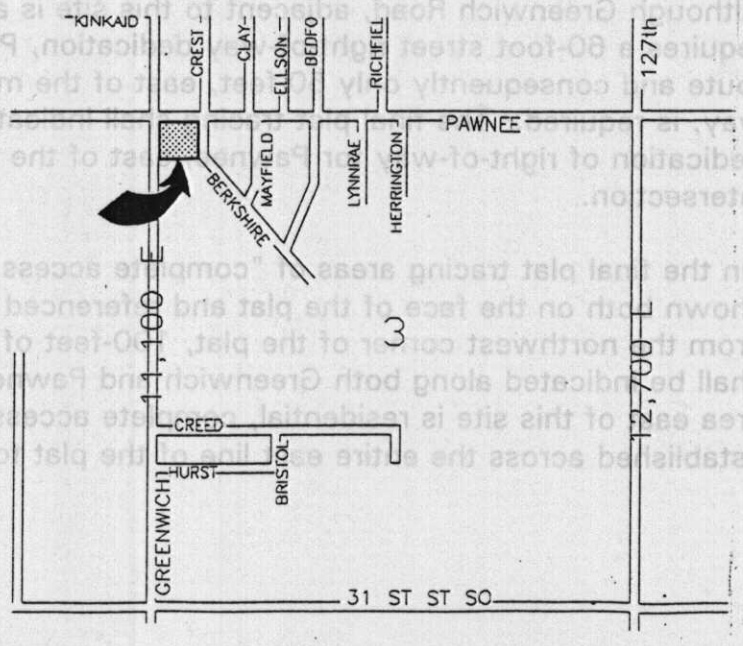
AGENDA ITEM NO. 2-4

November 18, 1993

STAFF REPORT
(Final Plat Approved 11/10/93)

CASE NUMBER:	S/D 93-68 THE SHEILING AT GLENCOE ADDITION
OWNER/APPLICANT:	Royal K. and Emma Roberts Dillinger, 2265 South Greenwich, Wichita, KS 67207
SURVEYOR/ENGINEER:	Armstrong Land Survey, P.A., 1021 E. Waterman - Suite 4, Wichita, KS 67211
LOCATION:	Southeast corner of Greenwich and Pawnee
SITE SIZE:	4.916 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	1382.84 ft.
CURRENT ZONING:	"LC" Light Commercial

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall submit a petition, to be held for future development, for the extension of water in Greenwich Road adjacent to this site. Since this site will use Wichita water in Pawnee, the applicant shall submit an outside-the-City water agreement.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County. If such sanitary sewer cannot be extended to this site at this time, the applicant will have to get approval from County Engineering and the County Health Department for temporary on-site facilities. That is, if temporary facilities are to be used, a memorandum from Health and Engineering shall be submitted approving such facilities. Also, a guarantee for the future extension of sewer will need to be submitted.

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