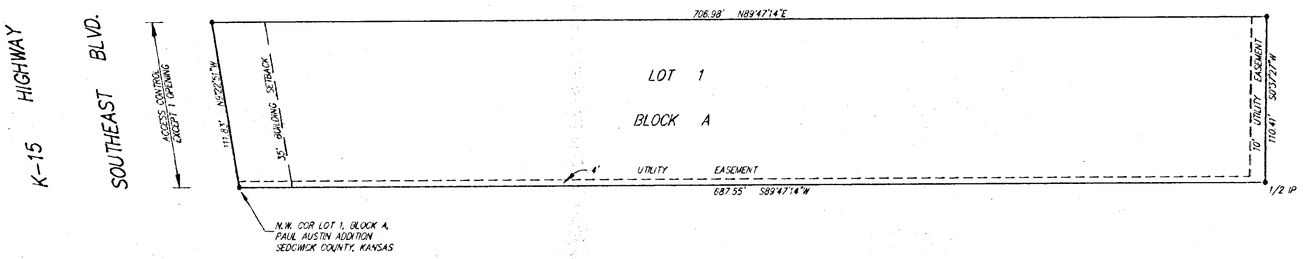
MORGAN SHEET METAL ADDITION

Copied from Tracing
10/18/96 DL

SEDGWICK COUNTY, KANSAS



1" = 50'

• = 1/2" REBAR W/SRB CAP (SET)

•1/2 IP = 1/2" IRON PIPE (FOUND)

State of Kansas)
Sedgwick County) SS

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 "MORGAN SHEET METAL ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The south 110.4 feet of the north 229.2 feet of that part of the NE1/4 of the SW1/4 of Sec. 14, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, lying easterly of the K-15 Highway right-of-way, except the west 40.7 feet thereof for road.

Savoy, Ruggles & Bohm, P.A.

Date 3 Oct 96 — Mark A. Savoy — Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot and Block to be known as "MORGAN SHEET METAL ADDITION", Sedgwick County, Kansas. The easements are hereby granted for the construction and maintenance of all public utilities. All abutters rights of access to or from Southeast Boulevard over and across the west line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to Southeast Boulevard at one location as shall be determined by the Engineer of the appropriate governing body.

Morgan Sheet Metal, Inc.

Jesse E. Morgan, III, President

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8th day of October 1996, by Jesse E. Morgan, IIII, President of Morgan Sheet Metal, Inc., on behalf of the Corporation.

Linda D. Parker — Notary Public

My App't. Exp 9/27/99

LINDA D. PARKER NOTARY PUBLIC STATE OF KANSAS MY APPT. EXPIRES 9-27-99

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "MORGAN SHEET METAL ADDITION", Sedgwick County, Kansas.

Mulvane State Bank

Frank L. Carson, III — President 10-4-96

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8th day of October 1996, by Frank L Carson III, President of the Mulvane State Bank, on behalf of the Bank.

Linda D Parker — Notary Public

My App't. Exp 9/27/99

LINDA D. PARKER NOTARY PUBLIC STATE OF KANSAS MY APPT. EXPIRES 9-27-99

This plat of "MORGAN SHEET METAL ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 12th day of September 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes — 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 ____ 1996.

Bob Knight — Mayor

Pat Burnett — City Clerk

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on ____, 1996.

Thomas G. Winters — Chairman

Melody C. Miller — Chairman Pro-Tem

Mark F. Schroeder — Commissioner

Betsy Gwin — Commissioner

Paul W. Hancock — Commissioner

Susan E. Crockett-Spoon — County Clerk

Entered on transfer record this ____ day of ____, 1996.

Susan E. Crockett-Spoon — County Clerk

State of Kansas)
Sedgwick County) SS

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 ____ o'clock ____ M: and is duly recorded.

Pat Kettler — Register of Deeds

Ed Resa — Deputy

SEAL

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 0053/P-R.C
PROJECT NO. 96F00537P

SEDGWICK COUNTY

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

September 12, 1996

Attn: Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 96-59 Final Plat of the MORGAN SHEET METAL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 1996, 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 5, 1996.

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: Morgan Sheet Metal, Inc., 4350 Southeast Boulevard, Wichita, KS 67210
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
FAX (316) 268-4390

September 5, 1996

Attn: Mark Savoy
Savoy, Ruggles, & Bohm, P.A.
924 N. Main
Wichita, KS 67203

Re: S/D 96-59 Final Plat of the MORGAN SHEET METAL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 5, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter from Oaklawn indicating that arrangements have been made for this site to connect to the Oaklawn sanitary sewer system.

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

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

D. The final plat tracing shall indicate the platting of the 35-foot building setback from K-15 through the existing building which encroaches into the setback area. While the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

E. The final plat shall reference a tie point to a previously platted lot corner or section corner.

F. On the final plat tracing, the legal description shall be corrected to note "the south 110.4 <u>feet</u>..." (not fet).

G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize

the effects of noise pollution in the habitable structures constructed on subject property.

H. 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.)

I. 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.

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

K. 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, September 12, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Morgan Sheet Metal, Inc., 4350 Southeast Boulevard, Wichita, KS 67210
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

September 12, 1996

STAFF REPORT
(Final Plat Approved 9/5/96)

CASE NUMBER: S/D 96-59 - MORGAN SHEET METAL ADDITION

OWNER/APPLICANT: Morgan Sheet Metal, Inc., 4350 Southeast Boulevard, Wichita, KS 67210

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

LOCATION: East of Southeast Boulevard and 1/2 mile south of MacArthur

SITE SIZE: 76,978 sq. ft.

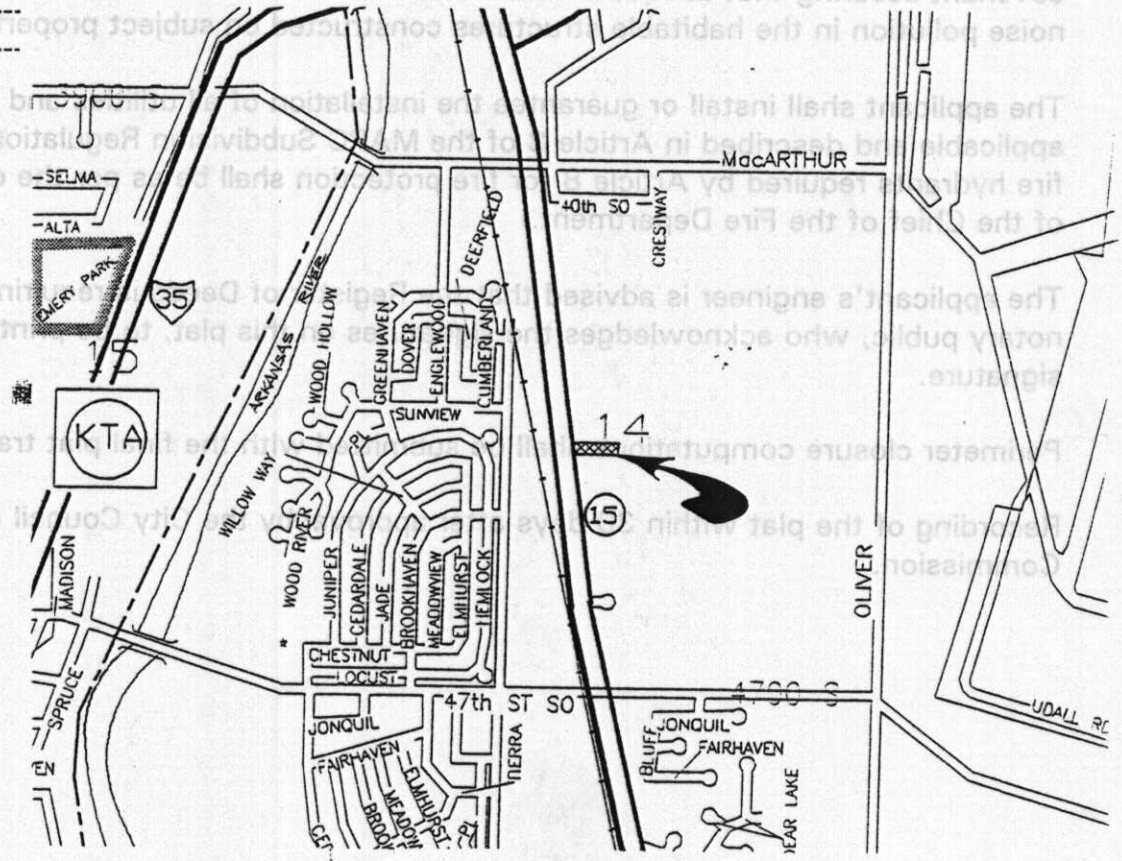
NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 76,978 sq. ft.

CURRENT ZONING: "LI"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter from Oaklawn indicating that arrangements have been made for this site to connect to the Oaklawn sanitary sewer system.

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

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

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