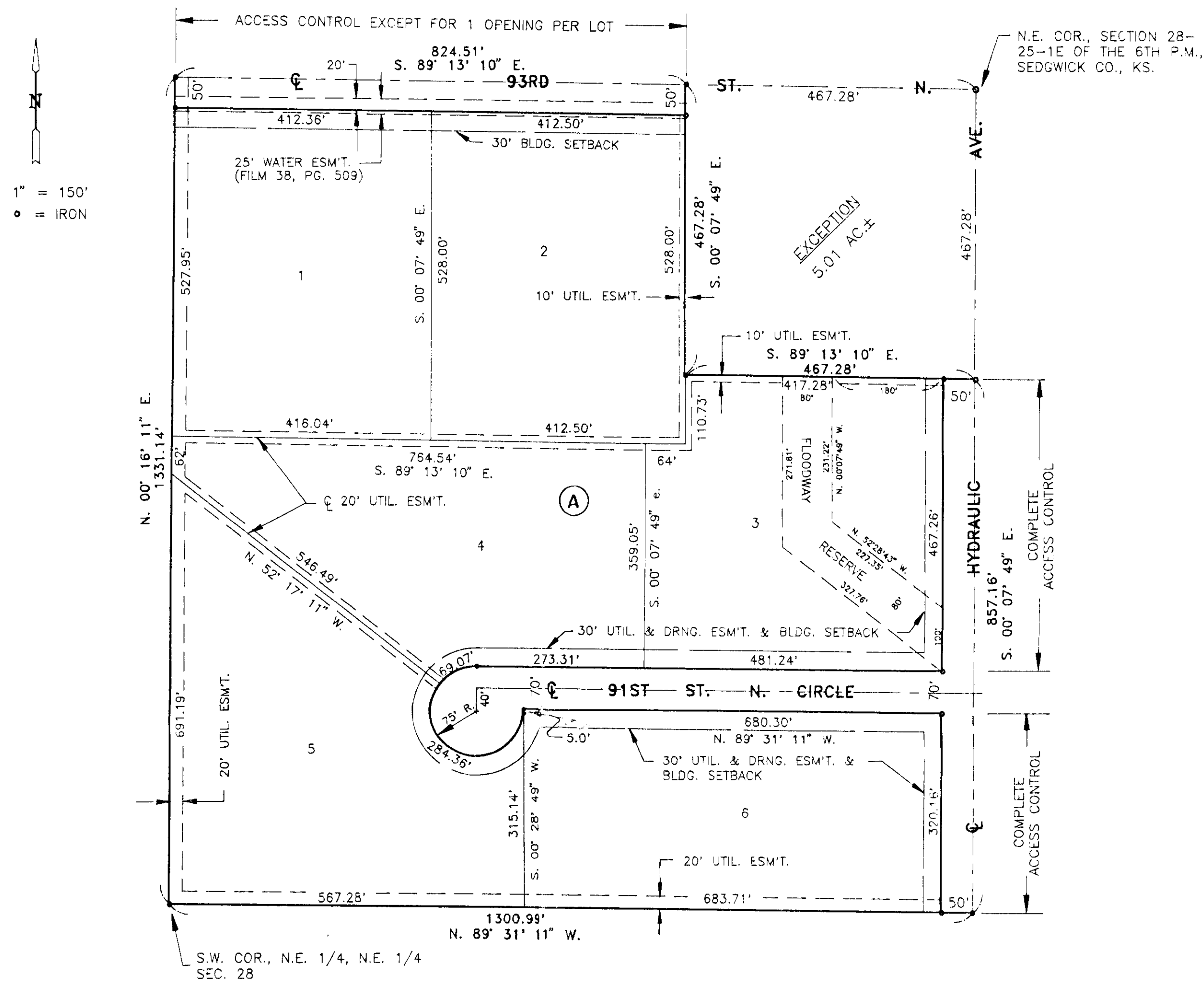


Copy of Tracing
12/1/94

BOLE ADDITION TO SEDGWICK COUNTY, KANSAS

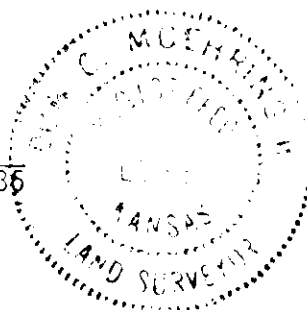


STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, DON C. MOEHRING II, A REGISTERED LAND SURVEYOR IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "BOLE ADDITION", SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS AND A FLOODWAY RESERVE, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 467.28 FEET OF THE NORTH 467.28 THEREOF.

DON C. MOEHRING II

L.S. KANS. #936



KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, STREETS AND A FLOODWAY RESERVE TO BE KNOWN AS "BOLE ADDITION", SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE FLOODWAY RESERVE SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 3, BLOCK A, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF DRAINAGE, PROVIDED FURTHER THAT NO STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY RESERVE, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE WEST LINE OF HYDRAULIC AVENUE AND THE SOUTH LINE OF 93RD STREET NORTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOTS 1 AND 2, BLOCK A, SHALL EACH HAVE ACCESS TO 93RD STREET NORTH AT ONE (1) LOCATION, TO BE DETERMINED BY THE ENGINEER OF THE APPROPRIATE GOVERNING BODY.

William R. Bole II
WILLIAM R. BOLE II

Nancy M. Bole
NANCY M. BOLE

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF November, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, CAME WILLIAM R. BOLE II AND NANCY M. BOLE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Christine A. Harrell
CHRISTINE A. HARRELL, NOTARY PUBLIC

MY COMMISSION EXPIRES May 19, 1996

WE THE UNDERSIGNED, MORTGAGEE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "BOLE ADDITION".

BANK IV KANSAS, N.A.

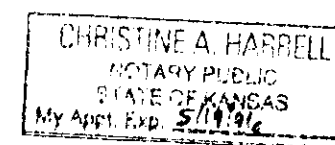
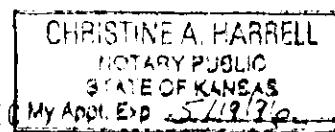
Vicki J. Plank
VICKI J. PLANK, SENIOR VICE-PRESIDENT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED THAT ON THIS 18th DAY OF November, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME BANK IV KANSAS, N.A. BY VICKI J. PLANK, SENIOR VICE-PRESIDENT, ON BEHALF OF THE BANK, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Christine A. Harrell
CHRISTINE A. HARRELL, NOTARY PUBLIC

MY COMMISSION EXPIRES May 19, 1996



THIS PLAT OF "BOLE ADDITION", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION.

DATED THIS 3rd DAY OF November, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John W. McKay, Jr., CHAIRMAN

Marvin S. Krout, SECRETARY

THIS PLAT HAS BEEN APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1994.

Betsy Gwin, CHAIR

Andrew L. Bias, CHAIRMAN PRO-TEM

Paul W. Hancock, COMMISSIONER

Thomas G. Winters, COMMISSIONER

Mark F. Schroeder, COMMISSIONER

ATTEST: Susan Crockett-Spoon, COUNTY CLERK

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THE _____ DAY OF _____, 1994.

Pat Kettler, REGISTER OF DEEDS

Ed Resa, DEPUTY

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.

Susan Crockett-Spoon, COUNTY CLERK



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 3, 1994

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 94-66 - BOLE ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on November 3, 1994, 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 October 27, 1994.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Wm. R. Bole, II, 1667 Harlan, Wichita, KS 67212
David L. Brooks, Trustee, Grant Township, 1420 E. Ryan Road, Sedgwick, KS 67135
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

October 27, 1994

Moehring & Associates
433 S. Hydraulic
Wichita, Ks 67211

Re: S/D 94-66 BOLE ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 27, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ✓ A. *10-7-94* Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of 91st Street North Circle to suburban street standards. *original agreement for private construction to Jim Weber 11/22 (unsigned copy to us for file)*
- ✓ C. *Corrected* The applicant's surveyor needs to verify the accuracy of the legal description shown on the face of the plat. The last line appears to be insufficient and as appropriate shall be corrected on the final plat.
- ✓ D. *11/23/94* A proper platting binder shall be submitted with the final plat tracing. The material submitted with the final plat is inadequate.
- ✓ E. On the final plat tracing, the MAPC Chairman shall be amended to indicate John W. McKay, Jr.
- ✓ F. 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.
- ✓ G. 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

S/D 94 - 66 BOLE ADDITIC . in. Plat
Page 2 - October 27, 1994

Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

✓ H. 11/23 Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c). *to Mike Green 11/23*

✓ H. 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 3, 1994 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: Wm. R. Bole, II, 1667 Harlan, Wichita, KS 67212
David L. Brooks, Trustee, Grant Township, 1420 E. Ryan Road, Sedgwick, KS 67135
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

November 3, 1994

STAFF REPORT

(Final Plat Approved 10/27/94, Preliminary Plat Approved 9/1/94)

CASE NUMBER: S/D 94-66 BOLE ADDITION

OWNER/APPLICANT: Wm. R. Bole, II, 1667 Harlan, Wichita, KS 67212

TOWNSHIP: David L. Brooks, Trustee, Grant Township, 1420 E. Ryan Road, Sedgwick, KS 67135

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: West of Hydraulic and south of 93rd Street North

SITE SIZE: 35 Acres

NUMBER OF LOTS

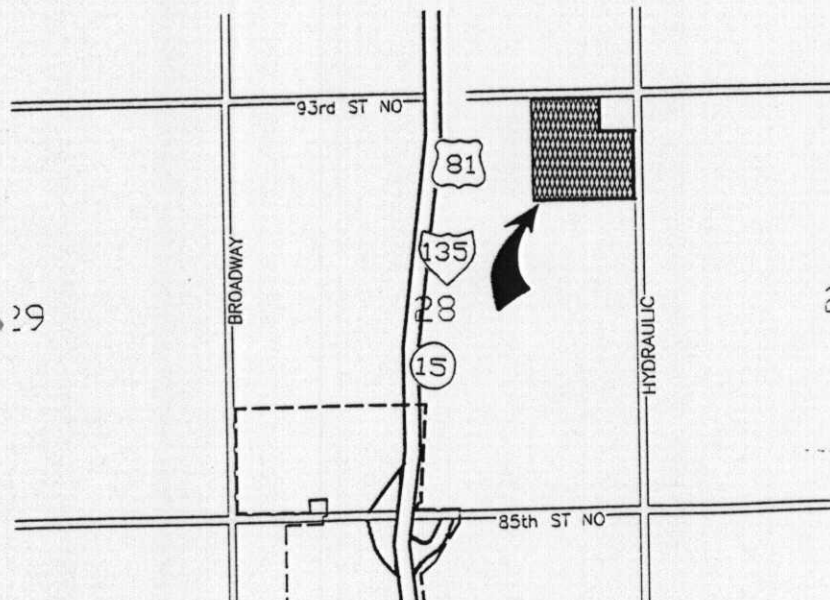
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of 91st Street North Circle to suburban street standards.
- C. The applicant's surveyor needs to verify the accuracy of the legal description shown on the face of the plat. The last line appears to be insufficient and as appropriate shall be corrected on the final plat.
- D. A proper platting binder shall be submitted with the final plat tracing. The material submitted with the final plat is inadequate.
- E. On the final plat tracing, the MAPC Chairman shall be amended to indicate John W. McKay, Jr.
- F. 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.
- G. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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.