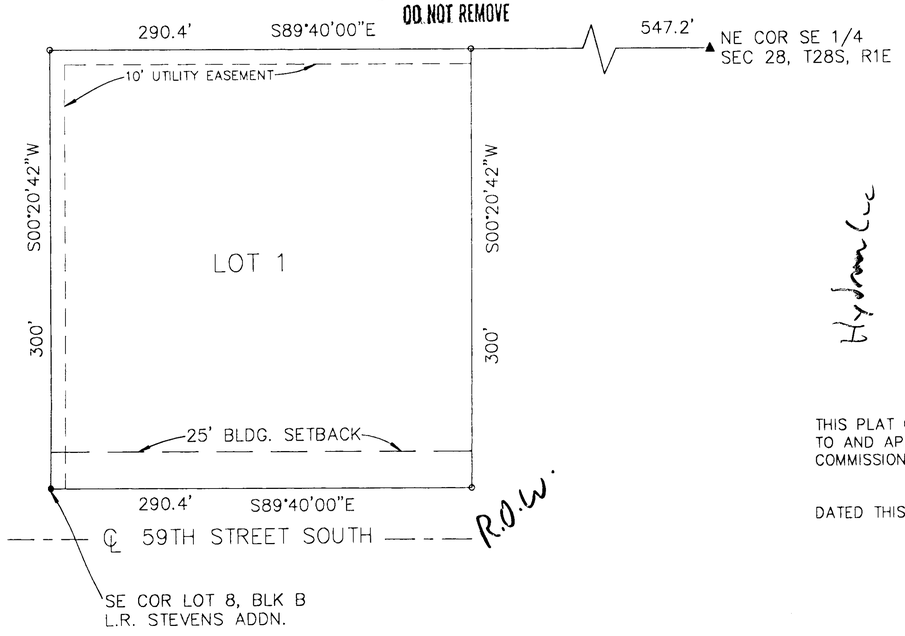
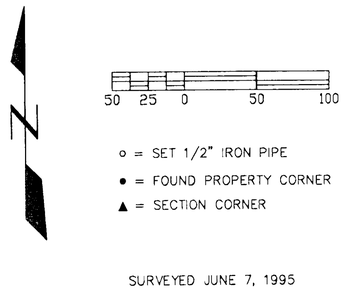
FINAL PLAT GLENN ACRES ADDITION
SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/20/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-20-95

OFFICE COPY
DO NOT REMOVE





SURVEYED JUNE 7, 1995

I, ROBERT L. CASTLE, THE UNDERSIGNED, REGISTERED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I CAUSED TO HAVE SURVEYED AND PLATTED GLENN ACRES ADDITION, SEDGWICK COUNTY, KANSAS, FURTHER DESCRIBED AS THE WEST 290.4 FEET OF THE EAST 837.6 FEET OF THE NORTH 300 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY.

DATE SIGNED June 22, 1995.

Robert L. Castle
ROBERT L. CASTLE, RLS 352

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GLENN D. EWERT, PAMELA A. EWERT, DONALD W. EWERT, AND GERALDINE EWERT CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT TO BE KNOWN AS GLENN ACRES ADDITION, SEDGWICK COUNTY, KANSAS. THE UTILITY EASEMENTS AS INDICATED ARE HEREBY GRANTED TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

DATE SIGNED_____, 1995

_____
GLENN D. EWERT

_____
PAMELA A. EWERT

_____
DONALD W. EWERT

_____
GERALDINE EWERT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON_____DAY OF_____,1995, BY GLENN D. EWERT AND PAMELA A. EWERT, HIS WIFE, DONALD W. EWERT AND GERALDINE EWERT, HIS WIFE.

SEAL OR STAMP

_____ NOTARY PUBLIC
PENNY STILES

MY APPOINTMENT EXPIRES _____.

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

DATED THIS_____DAY OF_____, 1995.

_____
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____CHAIRMAN
JOHN W. MCKAY, JR

_____SECRETARY
MARVIN KROUT

(SEAL)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1995.

_____CHAIRMAN
MARK F. SCHROEDER

_____PRO-TEM CHAIRMAN
THOMAS G. WINTERS

ATTEST:

_____COMMISSIONER
BETSY GWIN

_____COMMISSIONER
PAUL WILLIAM HANCOCK

_____COMMISSIONER
MELODY C. MILLER

_____
SUSAN CROCKETT-SPOON
COUNTY CLERK

COUNTY COMMISSIONERS

(SEAL)

ENTERED ON TRANSFER RECORD THIS_____DAY OF_____,1995.

_____COUNTY CLERK
SUSAN CROCKETT-SPOON

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_____A.M.-P.M., ON THE_____DAY OF_____, 1995.

_____REGISTER OF DEEDS
PAT KETTLER

_____DEPUTY
ED RESA

WE, THE SUNFLOWER BANK, NA, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF GLENN ACRES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED_____, 1995.

_____
SUNFLOWER BANK, NA

_____
REID CRANMER, VICE PRESIDENT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON_____DAY OF_____, 1995, BY REID CRANMER, VICE PRESIDENT OF SUNFLOWER BANK, NA.

SEAL OR STAMP

_____ NOTARY PUBLIC
ELAINE DOLSKY

MY APPOINTMENT EXPIRES _____.

- R.O.W. L. 59th - Show / dev.
- thru? - in bkgd. at 57th St. S.
- 55 = Navl.
- Adj per map/aw drwg
- Add WCC & S3mi

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

July 27, 1995

Castle & Associates S/D 95-52
P. O. Box 9262
Wichita, Ks 67277

Re: S/D 95-52 Final Plat of GLENN ACRES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 27, 1995, 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 July 20, 1995.

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 DL

Don Losew
Senior Planner

DL:rh

cc: Glenn D. and Pamela A. Ewert , 4623 S. Vine, Wichita, KS 67217
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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July 20, 1995

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P. O. Box 9262
Wichita, Ks 67277

Re: S/D 95-52 Final Plat of GLENN ACRES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 20, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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. This will require that the site be approved for a septic system since the property's size is well below that needed for a lagoon.

B. The applicant shall submit to City Engineering petitions for the future extension of municipal water and sanitary sewer to this site.

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

D. This property is within 3 miles of the City of Wichita and City Council approval will also be required. The final plat tracing shall therefore provide the appropriate certificate/signature blocks for City of Wichita's approval.

E. On the final plat tracing, the amount of either half or full street right-of-way available for 59th Street South (35 or 70 feet) adjacent to this site shall be indicated.

F. The applicant is advised that if they are the owners of the unplatted property to the east of this Addition, that development of this tract may be hindered by the limited access that the property will apparently have to 59th Street South. Further, a narrow segment of the property extending out to Hydraulic, north of the Mar Addition could not at this time be considered as a means of access for this property.

G. 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.)

H. 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.

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

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

K. Prior to this plat being reviewed by the MAPC, the applicant shall submit to County Engineering, and obtain approval of an appropriate drainage plan for this site.

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, July 27, 1995 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: Glenn D. and Pamela A. Ewert , 4623 S. Vine, Wichita, KS 67217
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-3

METROPOLITAN AREA PLANNING COMMISSION

July 27, 1995

STAFF REPORT
(Final Plat Approved 7/20/95)

CASE NUMBER: S/D 95-52 GLENN ACRES ADDITION

OWNER/APPLICANT: Glenn D. and Pamela A. Ewert, 4623 S. Vine, Wichita, KS 67217
and
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

LOCATION: West of Hydraulic and north of 59th Street South

SITE SIZE: 2.0 Acres

NUMBER OF LOTS

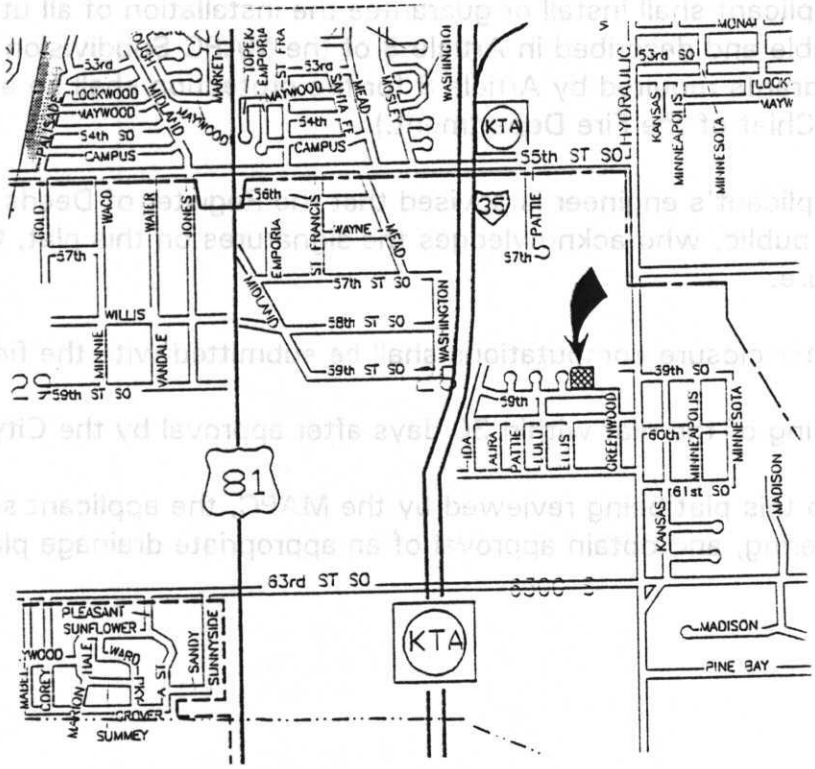
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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