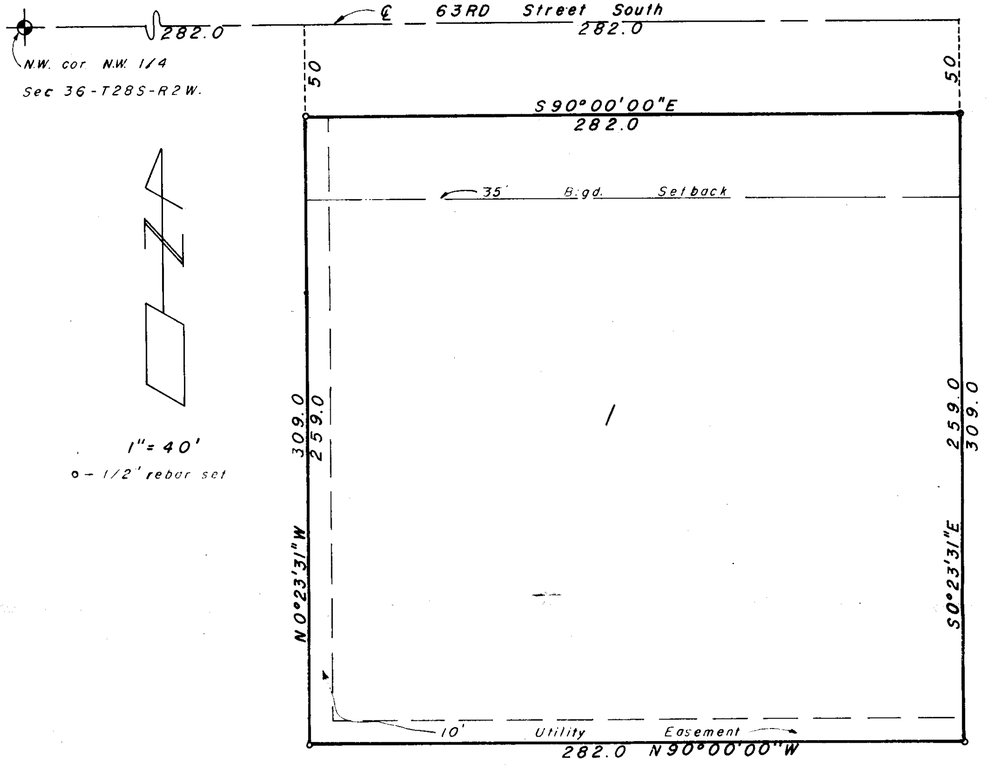
SOUTHERN KANSAS TELEPHONE ADDITION

TO SEDGWICK COUNTY, KANSAS



State of Kansas)
) SS
County of Sedgwick)

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby cetify that on this _____ day of of _____, 1989, I have surveyed and platted " SOUTHERN KANSAS TELEPHONE ADDITION " to Sedgwick County, Kansas, into a lot, the same being described beginning 282 feet east of the Northwest corner of the Northwest Quarter fo seciton 36, T28S, R2W of the 6th P.M., Sedgwick County, Kansas; Thence east along the north line of said Northwest Quarter, 282 feet; Thence south parallel to the west line of said Northwest Quarter, 309 feet; Thence west parallel to the north line of said Northwest Quarter, 282 feet; Thence north parallel to the west line of said Northwest Quarter, 309 feet to the point of beginning.

_____
DONALD C. ARMSTRONG R.L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to platted into a lot to be known as " SOUTHERN KANSAS TELEPHONE ADDITION " to Sedgwick County, Kansas. The street is hereby dedecated to and for the use of the public. The utility easement is hereby granted for the construction and maintenance of all public utilities.

Southern Kansas Telephone Co. Inc.

_____Secretary-Treasurer
Kendall S. Mikesell

[redacted])
) SS
County of Sedgwick)

Be it remembered that on this _____ day of _____, 1989, before me, a Notary Public in aforesaid state and county, came Kendall S. Mikesell, Secretary-Treasurer of Southern Kansas Telephone Co., Inc. 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.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichtia-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1989.

_____, Chairman
Sue Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1989.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
John Moir

Entered on transfer record the _____ day of _____, 1989.

_____, County Clerk
Don Wright

State of Kansas)
) SS
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 _____, 1989, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 20, 1989

Don Armstrong
Armstrong Land Survey, P.A.
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D - 89-42 SOUTHERN KANSAS TELEPHONE ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Metropolitan Area Planning Commission on July 20, 1989, 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 14, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Southern KS Telephone Company, Inc., 112 S. Lee Ave., 67026
Jim Weber, County Engineer
Ron Worley, County Public Works

FILE COPY

STAFF COMMENTS:

A. The applicant shall obtain, from County Engineering, a Street right-of-way utility permit to allow the existing tower's anchored guideline to remain in the area being dedicated as street right-of-way. The applicant shall submit a copy of the permit or a memo from County Engineering indicating that satisfactory arrangements have been reached.

B. The final plat tracing shall indicate the platting of a 15-foot building setback from 63rd Street South.

C. The final plat tracing shall indicate access control, except for two openings, to 63rd Street South. The plattor's text shall be amended to indicate that this access control is being dedicated to Sedgwick County, with the openings determined by the County Engineer.

D. This site is outside of Wichita and will consequently, also require approval by the Board of County Commissioners. The final plat tracing shall include a signature block for the Sedgwick County Board of Commissioners.

E. The City Clerk's signature block shall be amended by deleting "Deputy."

F. 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.

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.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

July 20, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER:	**S/D 89-42 - SOUTHERN KANSAS TELEPHONE ADDITION**
OWNER/APPLICANT:	Southern Kansas Telephone Inc., 112 S. Lee Ave., Wichita, KS 67208
SURVEYOR/ENGINEER:	Armstrong Land Survey, P.A.
LOCATION:	South of 63rd St. S., East of 135th St. W.
SITE SIZE:	2 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	73,038 sq. ft.
CURRENT ZONING:	"R" - Rural Residential (DR 89-12)

VICINITY MAP:

