SEDGWICK COUNTY

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

December 22, 1988

Mr. Robert Moser
Macon Company
1710 North Main
Newton, KS 67114

Re: S/D 88-94 - Heritage Hill Estates

Dear Mr. Moser:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 16, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure
cc: Central Development Co., Albert F. Lies
3952 Edgemoor, Wichita, KS 67220
Jim Weber, County Engineer
Mike Lindebak, City Engineer
Ron Worley, County Public Works

FILE COPY

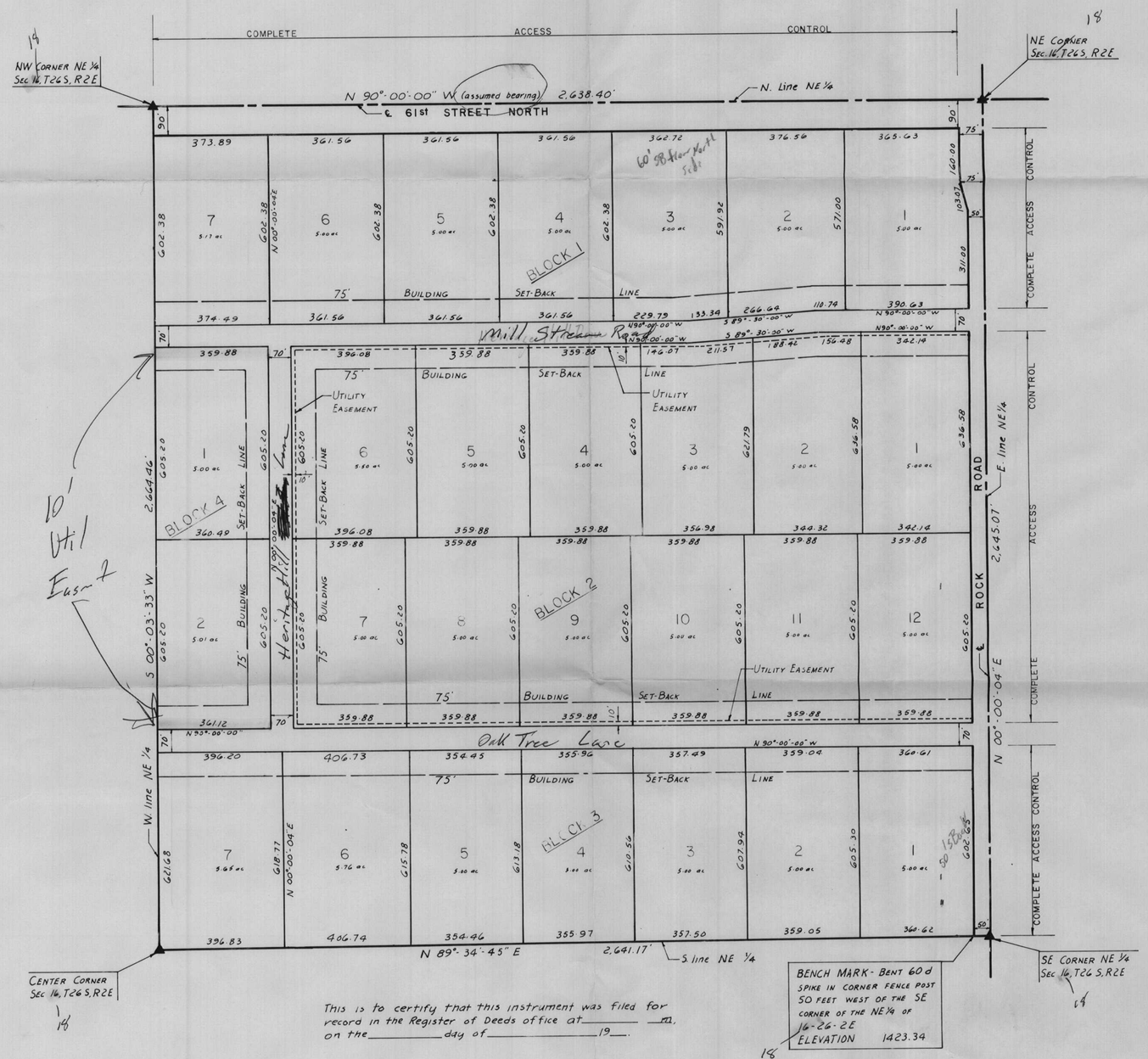
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/15/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/16/88

HERITAGE HILL ESTATES

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



This is to certify that this instrument was filed for record in the Register of Deeds office at _____ m., on the _____ day of _____ 19__.

Pat Kettler, Register of Deeds

Ed Reasa, Deputy Register of Deeds

Entered on transfer record this _____ day of _____, 198_

Don Wright, County Clerk

SURVEYOR'S CERTIFICATE

STATE OF KANSAS
COUNTY OF SEDGWICK SS

I, Robert L. Moser, Registered Land Surveyor in said County and State hereby certify that I have surveyed and platted HERITAGE HILL ESTATES, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property as described in the owner's certificate.

Robert L. Moser, LS 452 Date (SEAL)

N

SCALE: 1" = 200'

0 50 100 200 300 400

STATE OF KANSAS
COUNTY OF SEDGWICK SS

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1988.

Mark F. Schroder, chairman

Billy Q. McCrey, Pro-tem chairman

Davia Bayouth, commissioner

Bernard A. Hentzen, commissioner

Bill Hancock, commissioner

ATTEST:

Don Wright, County Clerk (SEAL)

OWNER'S CERTIFICATE

STATE OF KANSAS
COUNTY OF SEDGWICK SS

Know all men by these presents that CENTRAL DEVELOPMENT CO., A CORPORATION duly registered in the State of Kansas is the sole owner of the following described tract of land:

The Northeast One-Quarter of Section Sixteen, Township Twenty Six South, Range Two East of the Sixth Principal Meridian, Sedgwick County, Kansas.

And that CENTRAL DEVELOPMENT CO., A CORPORATION has caused said tract to be surveyed and platted into Lots and Blocks to be known as HERITAGE HILL ESTATES, Sedgwick County, Kansas for the purpose of conveying the same by Lots and Blocks.

All Roads and Easements as shown on the accompanying plat are hereby dedicated to and for the public use and benefit.

All abutters rights of access to or from 61st Street North over and across the North line of Lots 1 through 7, Block 1; AND to or from Rock Road over and across the East line of Lot 1, Block 1: Lots 1 and 12, Block 2; and Lot 1, Block 3 are hereby granted to the appropriate Governing Body.

Albert F. Lies, V.P. and Resident Agent Date

We, United American Bank and Trust, Wichita, Kansas, holders of a mortgage on the above described property do Hereby consent to this plat of HERITAGE HILL ESTATES.

Kenneth Waegener, Vice President Date

STATE OF KANSAS
COUNTY OF SEDGWICK SS Barbara Notary Seal

The foregoing instrument was acknowledged before me this _____ day of _____, 1988, by Albert F. Lies, Vice President and Resident Agent of CENTRAL DEVELOPMENT CO, A CORPORATION duly registered in the State of Kansas, on behalf of the Corporation.

Notary My commission expires (SEAL)

STATE OF KANSAS
COUNTY OF SEDGWICK SS

This plat of HERITAGE HILL ESTATES has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas dated this _____ day of _____, 1988.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____, chairman
SUE L. CROCKETT

_____, secretary (SEAL)
MARVIN S. KROUT

STATE OF KANSAS
COUNTY OF SEDGWICK SS

This plat approved and all dedications hereon accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1988.

Sheldon Kamen, Mayor

Dale Rea, Dep. City Clerk (SEAL)

J. The county commissioners signature block shall correctly spell Commissioner Billy Q. McCray's name.

K. 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.

L. 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.

M. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

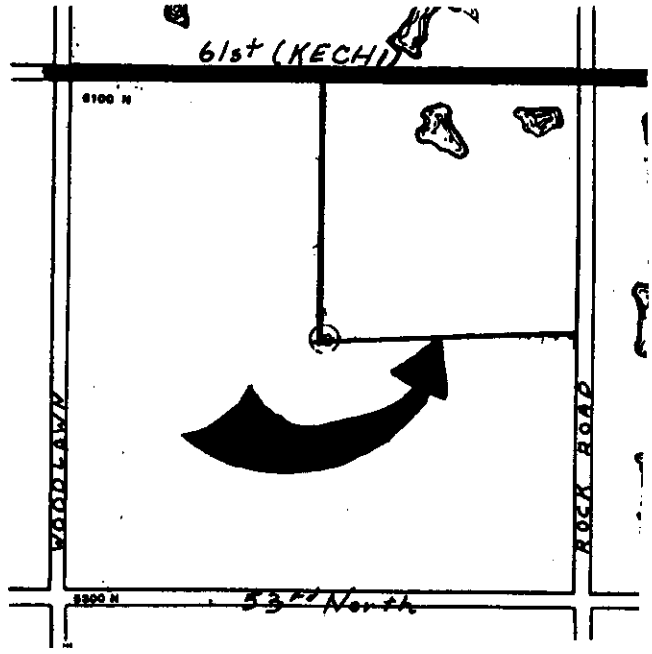
AGENDA ITEM NO. 4-5

December 21, 1988

STAFF REPORT
(Final Plat Approved 12/15/88; Preliminary Plat Approved 11/17/88)

CASE NUMBER:	S/D 88-94 - HERITAGE HILL ESTATES
OWNER/APPLICANT:	Central Development Co., Agent Albert F. Lies, 3952 N. Edgemoor, Wichita, KS 67220
SURVEYOR/ENGINEER:	Macon Company, Engineers & Surveyors
LOCATION:	West of Rock Road and south of North 61st Street
SITE SIZE:	160.88 Acres
NUMBER OF LOTS	
Residential:	28
Office:	
Commercial:	
Industrial:	
Total:	28
MINIMUM LOT AREA:	5.0 acres
CURRENT ZONING:	"R" - Rural Residential

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 the proposed interior streets to suburban street standards.

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

D. On the final plat tracing the following street names shall be used: Mill Stream Road for the northern east-west street, Oak Tree Lane for the southern east-west street, and Heritage Hill Lane for the north-south street.

E. The applicant shall provide County Engineering with additional information to determine any drainage improvements or floodway requirements for this plat. The final plat tracing shall indicate any floodway needed for this plat, in addition any needed minimum building pad elevations shall be shown on the final plat tracing. If a floodway is required, the platter's text shall reference the standard floodway language. If minimum building pad elevations are required, these elevations shall be shown on the face of the plat and referenced in the plattor's text. The face of the plat shall also reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

F. On the final plat tracing, all references to Section 16, shall be corrected to indicate Section 18.

G. As requested by K.G. & E., the final plat tracing shall indicate a 10-foot utility easement along the north line of Lot 1 and south line of Lot 2, Block 4.

H. The final plat tracing shall indicate the platting of building setbacks from Rock Road and 61st Street North. The applicant's engineer has indicated the desire to plat a 50-foot building setback from Rock Road and a 60-foot building setback from 61st Street North.

I. On the final plat tracing the surveyor's and platter's text shall be changed to conform more to the example MAPD sent to the applicant's engineer.