Subdivision Committee Recommendations:

A. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.

B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.

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

D. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.

E. On the final plat tracing, the name of the plat shall be amended to reference "Wichita", i.e., Bolton Addition, Wichita, Sedgwick County, Kansas.

F. On the final plat tracing, the signature block for the Board of County Commissioners shall be deleted.

G. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

H. The plattor's text shall be amended to state that the location of the permitted openings to 119th Street West shall be determined by the City Engineer.

I. 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.

J. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].

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

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING COMMISSION

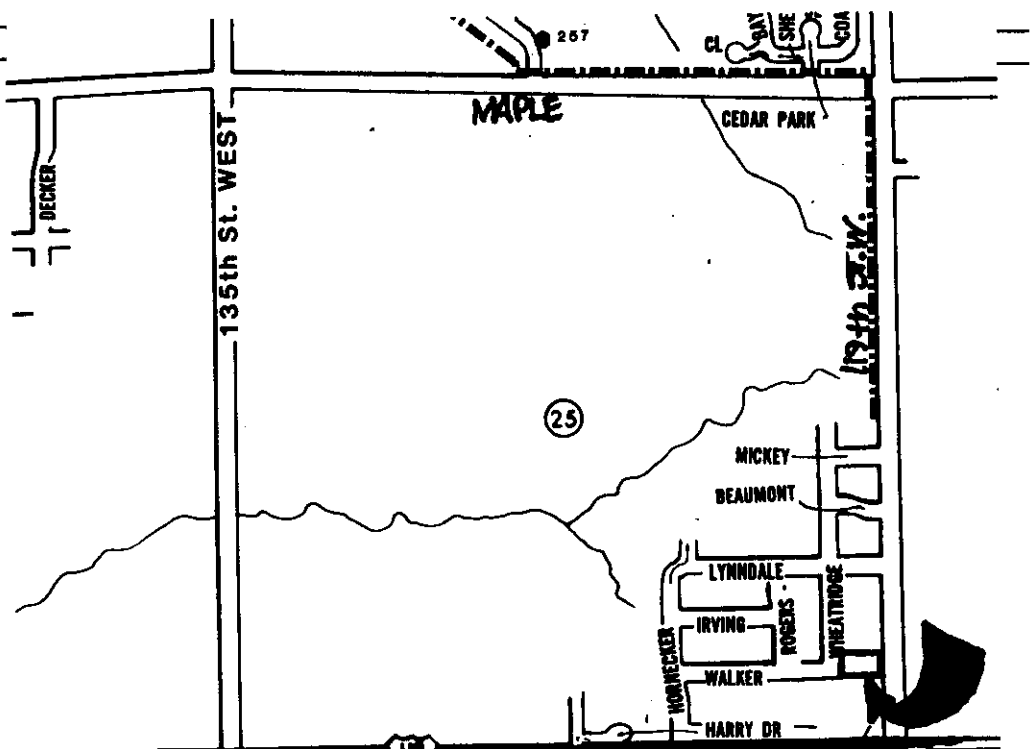
AGENDA ITEM NO. 1-7

August 18, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER:	S/D 88-67 - BOLTON ADDITION
OWNER/APPLICANT:	G. C. Bolton, 1503 S. 119th St. W., Wichita, KS, 67209
SURVEYOR/ENGINEER:	Baughman Company, P.A., 315 Ellis, Wichita, KS, 67211
LOCATION:	West side of 119th St. West in an area north of Kellogg
SITE SIZE:	2.184 acres
NUMBER OF LOTS	
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3
MINIMUM LOT AREA:	18,298 sq. ft.
CURRENT ZONING:	"R-1"
PROPOSED ZONING:	"AA" (upon annexation)

VICINITY MAP:



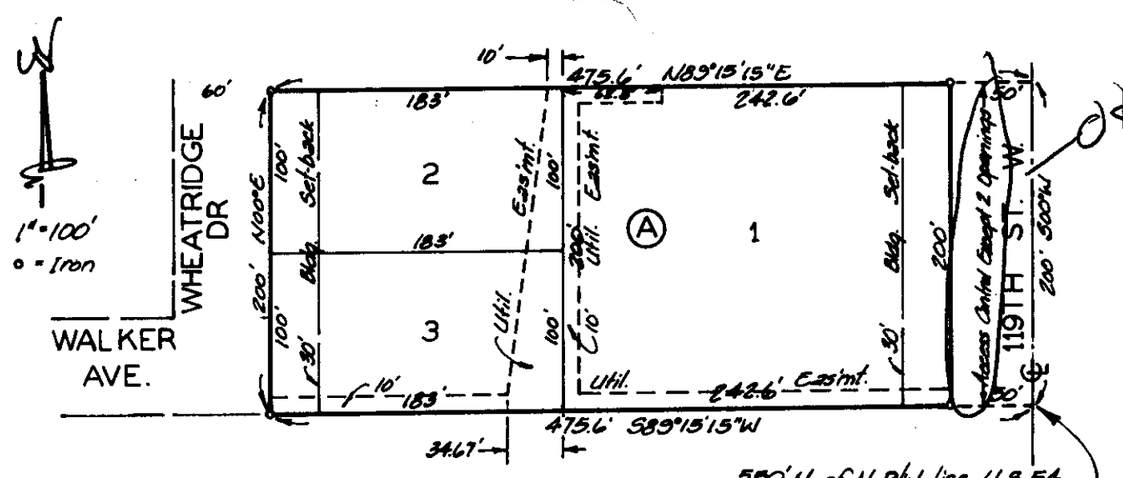
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/11/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/16/88 Wichita

FINAL PLAT
BOLTON ADDITION
SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BOLTON ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a tract in the SE¼ of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, beginning at a point on the east line of said SE¼, said point being 550 feet north of the north Right-of Way line of U.S. 54 Highway; thence west parallel with said Highway Right-of-Way, 475.6 feet; thence north parallel with the east line of said SE¼, 200 feet; thence east parallel with said Highway Right-of-Way, 475.6 feet; thence south along the east line of said SE¼, 200 feet to the place of beginning.



_____ Date

Baughman Company, P.A.

_____ Surveyor

This plat of "BOLTON 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 _____ 198__.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ Secretary
Marvin S. Krout

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, a block and street to be known as "BOLTON ADDITION," Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 119TH ST. West over and across the east line of Lot 1 are hereby granted to the ~~County of Sedgwick~~ City of Wichita, provided however that Lot 1 shall have access to 119TH ST. West at two points as shall be determined by the ~~County Engineer~~ City Engr. of Sedgwick County, Kansas.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

_____ G. C. Bolton

_____ Betty Bolton

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by G. C. Bolton and Betty Bolton, his wife.

_____ Notary Public

My Appt. Exp. _____

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 198__.

_____ Chairman
Mark F. Schroeder

_____ Chairman Pro Tem
Billy Q. McCray

_____ Commissioner
David Baylor

_____ Commissioner
Tom Scott

_____ Commissioner
Bernard A. Hentzen

_____ County Clerk
Don Wright

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

Mid Kansas Federal Savings and Loan Association of Wichita

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by _____, _____ of Mid Kansas Federal Savings and Loan Association of Wichita, on behalf of the Association.

_____ Notary Public

My Appl. Exp. _____

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at _____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

WICHITA – SEDGWICK COUNTY
W.SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 18, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-67 - Bolton Addition
(Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 18, 1988, 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 August 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 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 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:pb

cc: G.C. Bolton, 1503 S. 119th St. W., Wichita, 67209