



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1885
(316) 268-4561

December 10, 1987

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

Re: Final Plat S/D 87-108 - SAND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, 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 December 4, 1987.

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 first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: George Horn, c/o Mike Boyd, 128 S. Dellrose, Wichita, KS 67218

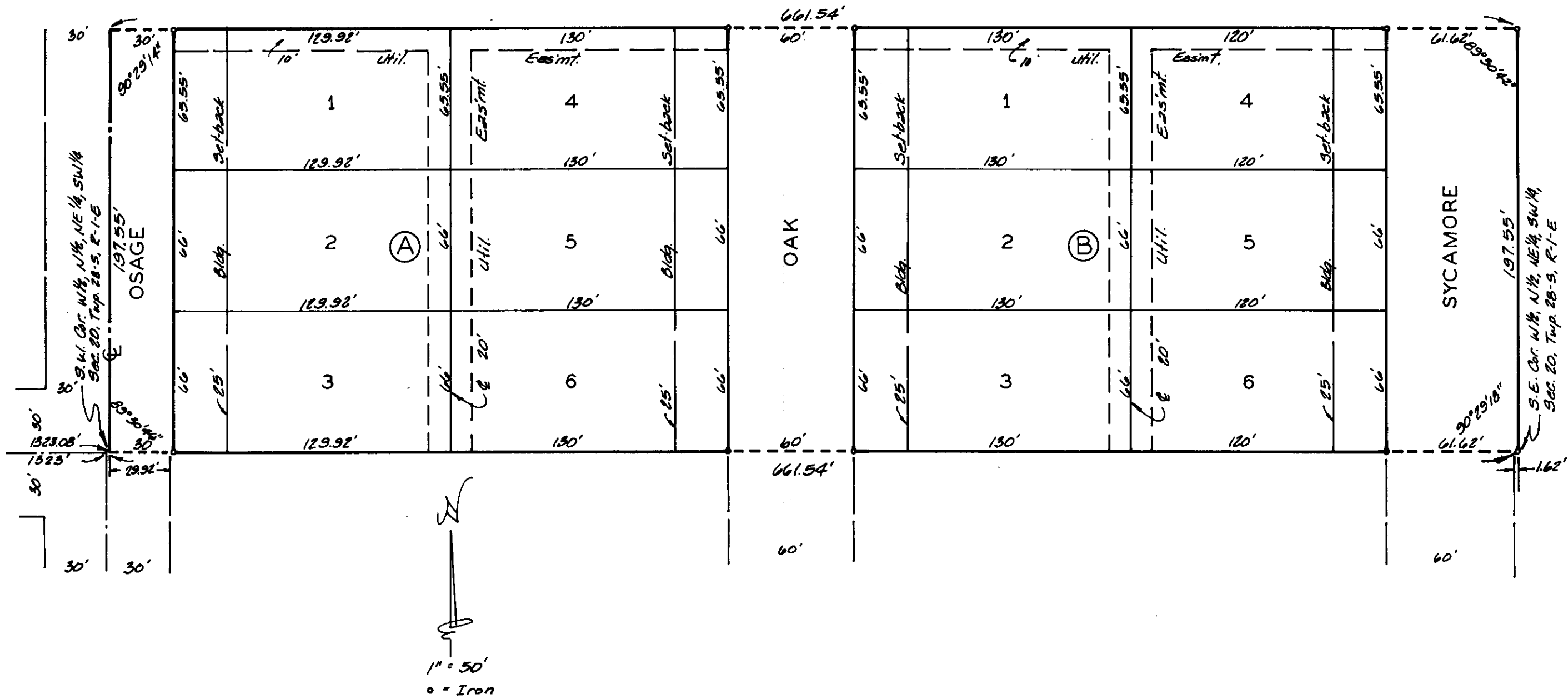
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FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/3/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/3/87

SAND ADDITION

OFFICE COPY
DO NOT REMOVE
WICHITA, KANSAS



State of Kansas }
Sedgwick County } We, Baughman Company, P.A., Surveyors
in aforesaid county and state do hereby certify that we
have surveyed and platted "SAND ADDITION," Wichita,
Kansas, and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as
the south 3 Acres of the W 1/2 of the N 1/2 of the NE 1/4
of the SW 1/4 of Sec. 20, Twp. 28-S, R-1-E of the 6th P.M.,
Sedgwick County, Kansas.

Date _____ Baughman Company, P.A.

Surveyor

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into lots, blocks
and streets to be known as "SAND ADDITION," Wichita,
Kansas. The utility easements are hereby granted as
indicated for the construction and maintenance of all
public utilities. The streets are hereby dedicated to and
for the use of the public.

George D. Horn _____
Virginia Horn _____

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____ 198__ by
George D. Horn and Virginia Horn, his wife.

My Appt. Exp. _____ Notary Public

This plat of "SAND ADDITION," Wichita,
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

Elton Parsons Chairman

Marvin S. Krout Secretary

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

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this
_____ day of _____ 198__

Don Wright County Clerk

State of Kansas }
Sedgwick County } S.S. 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.

Pat Kettler Register of Deeds

Ed Reza Deputy

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the following street improvements:
 - 1. The opening up of Oak Street, including a temporary cul-de-sac.
 - 2. The opening up of Osage Street from 52nd Street South to Hazel Street.
 - 3. The applicant shall petition for the paving of Oak Street within this plat. This petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall obtain, by separate instrument, an off-site temporary street dedications for the proper termination of Oak and Sycamore. The wording of this instrument shall specify that the temporary dedications shall expire upon extension of these streets. If the platlor chooses, a temporary culs-de-sac may be dedicated within the perimeter of this plat, provided appropriate language is referenced in the platlor's text and the temporary culs-de-sac are indicated on the face of the plat.
- F. Regarding Lots 4, 5 and 6, Block B, the applicant shall submit a restrictive covenant which provides that these lots shall not be developed until adjacent Sycamore Street is paved and appropriate drainage is provided.
- G. 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.
- H. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 11/19/87)

CASE NUMBER: S/D 87-108 - SAND ADDITION

OWNER/APPLICANT: George D. Horn

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of 52nd Street South and east of Osage.

SITE SIZE: 3 Acres

NUMBER OF LOTS:

Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 7,860 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:

