

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 18, 1988

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

Re: Final Plat S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 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 March 11, 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 platfor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Howard Sherwood, 4421 W. Harry, Wichita, KS 67209

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

SHERWOOD INDUSTRIAL PARK IV

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/10/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/11/88

WICHITA, KANSAS

State of Kansas ss. We, Baughman Company, P.A., Surveyors
in aforesaid county and state do hereby certify that we
have surveyed and platted "SHERWOOD INDUSTRIAL
PARK IV," Wichita, Kansas, and that the accompanying
plat is a true and correct exhibit of the property surveyed,
described as that part of the SW 1/4 of Sec. 36, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas, lying
east of the easterly right-of-way of the Mo. Pac. Rail-
road and north of the northerly right-of-way of the
A.T. & S.F. Railroad. Existing streets and easements being
vacated by virtue of KSA 12-512(b).

Date

Baughman Company, P.A.

Mark A. Savoy 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 and
streets to be known as "SHERWOOD INDUSTRIAL PARK
IV," Wichita, Kansas. The utility easements are hereby granted
as indicated for the construction and maintenance of
all public utilities. The drainage easement is hereby granted
as indicated for drainage purposes. The streets are here-
by dedicated to and for the use of the public. All
abutters rights of access to or from May over and across
the west 95 feet of the north line of Lot 2 and to or
from Sheridan over and across the south 90 feet of the
east line of Lot 3 and to or from Southwest Blvd. (K-42
Highway) over and across the west line of Lots 2
and 3 are hereby granted to the appropriate governing
body.

Sherwood Construction Company, Inc.

Howard Sherwood President

State of Kansas ss. The foregoing instrument acknowledged
before me this day of 198 by
Howard Sherwood, President of Sherwood Construction
Company, Inc., on behalf of the corporation.

My Appt. Exp. Notary Public

This plat of "SHERWOOD INDUSTRIAL
PARK IV," 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

Ellen Parsons Chairman
Marvin S. Kroul 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

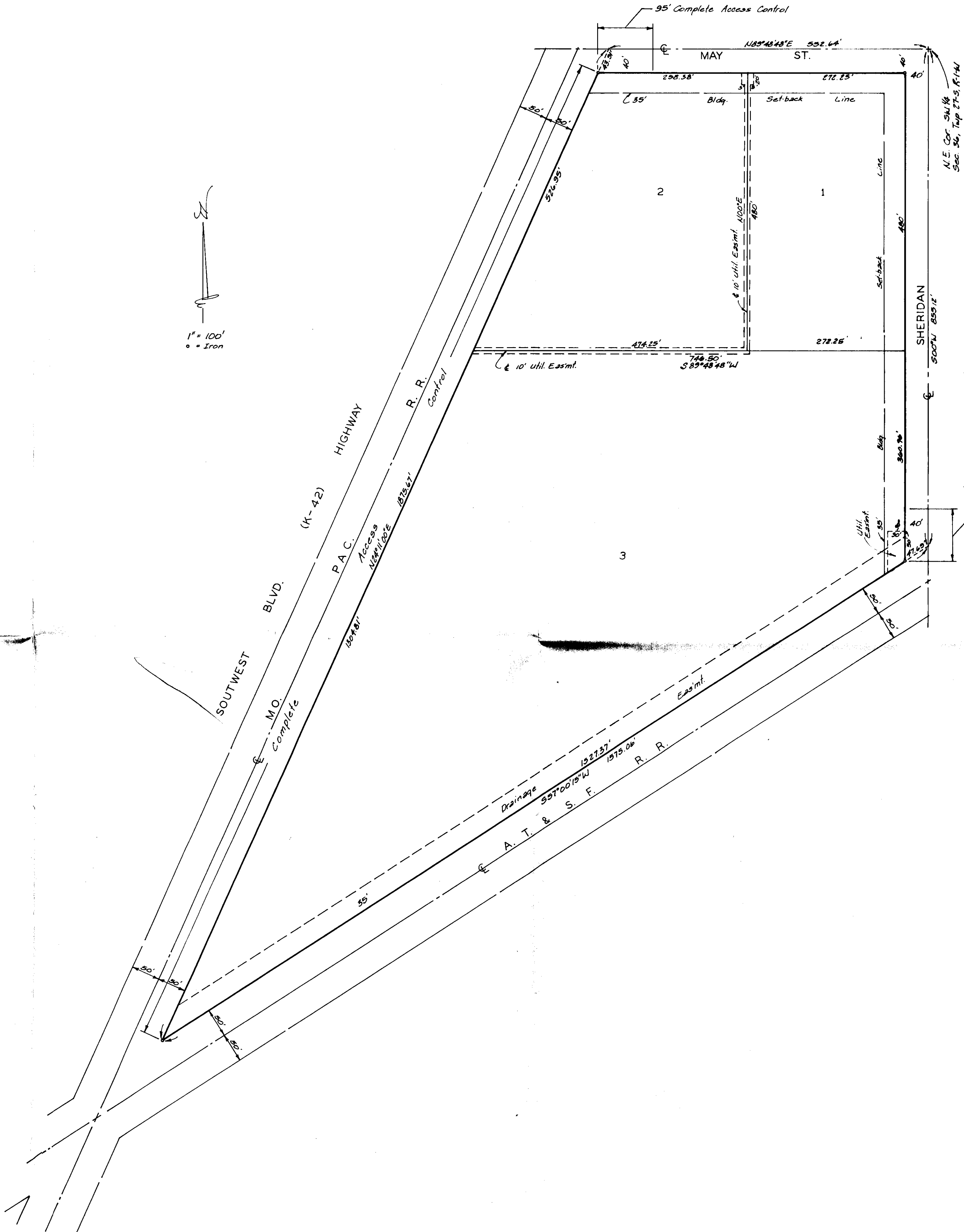
Entered on transfer record this
 day of 198

Don Wright County Clerk

State of Kansas ss. 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 Resa Deputy

1" = 100'
o = Iron



STAFF COMMENTS:

NOTE: This plat is a revision of the final plat of Sherwood Industrial Park IV, approved by the Planning Commission on February 4, 1988. The only change in this plat has been the elimination of the Sheridan Court cul-de-sac that provided access to the interior of the lots being platted. In this revised plat, all lots will still have street access, but by means of perimeter streets. The only change to the comments established for the original final plat is the elimination of the comment concerning paving of Sheridan Court.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM #

MARCH 10, 1988

STAFF REPORT

(Revised Final Plat; Previously Approved 1/28/88)

<u>CASE NUMBER:</u>	S/D 87-85 - SHERWOOD INDUSTRIAL PARK IV
<u>OWNER/APPLICANT:</u>	Howard Sherwood, 4421 W. Harry, Wichita, KS 67209
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P.A.
<u>LOCATION:</u>	Southwest corner of Sheridan and May Street.
<u>SITE SIZE:</u>	22.528 Acres
<u>NUMBER OF LOTS:</u>	
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3
<u>MINIMUM LOT AREA:</u>	130,680 Sq. Ft.
<u>CURRENT ZONING:</u>	"E"
<u>PROPOSED ZONING:</u>	"E"

VICINITY MAP:

