STAFF COMMENTS:

A. Since this property will utilize an existing City of Wichita water line in Harry Street, the applicant shall submit an executed outside-the-City Water Service Application. This agreement shall delete, however, any reference to annexation requirements.

B. 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.

C. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

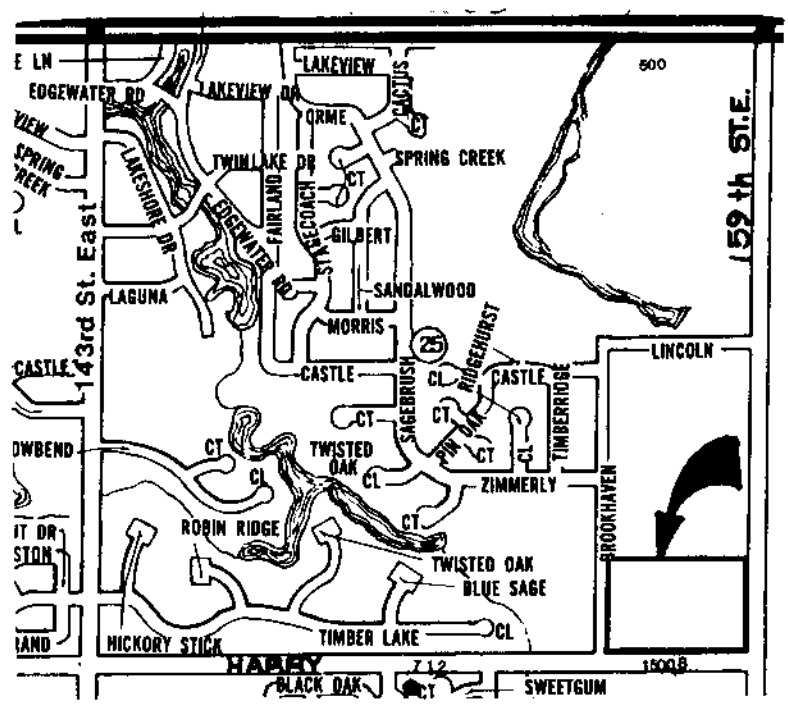
AGENDA ITEM NO. 2-3

September 29, 1988

STAFF REPORT
(Final Plat; Preliminary Approved: 9/8/88)

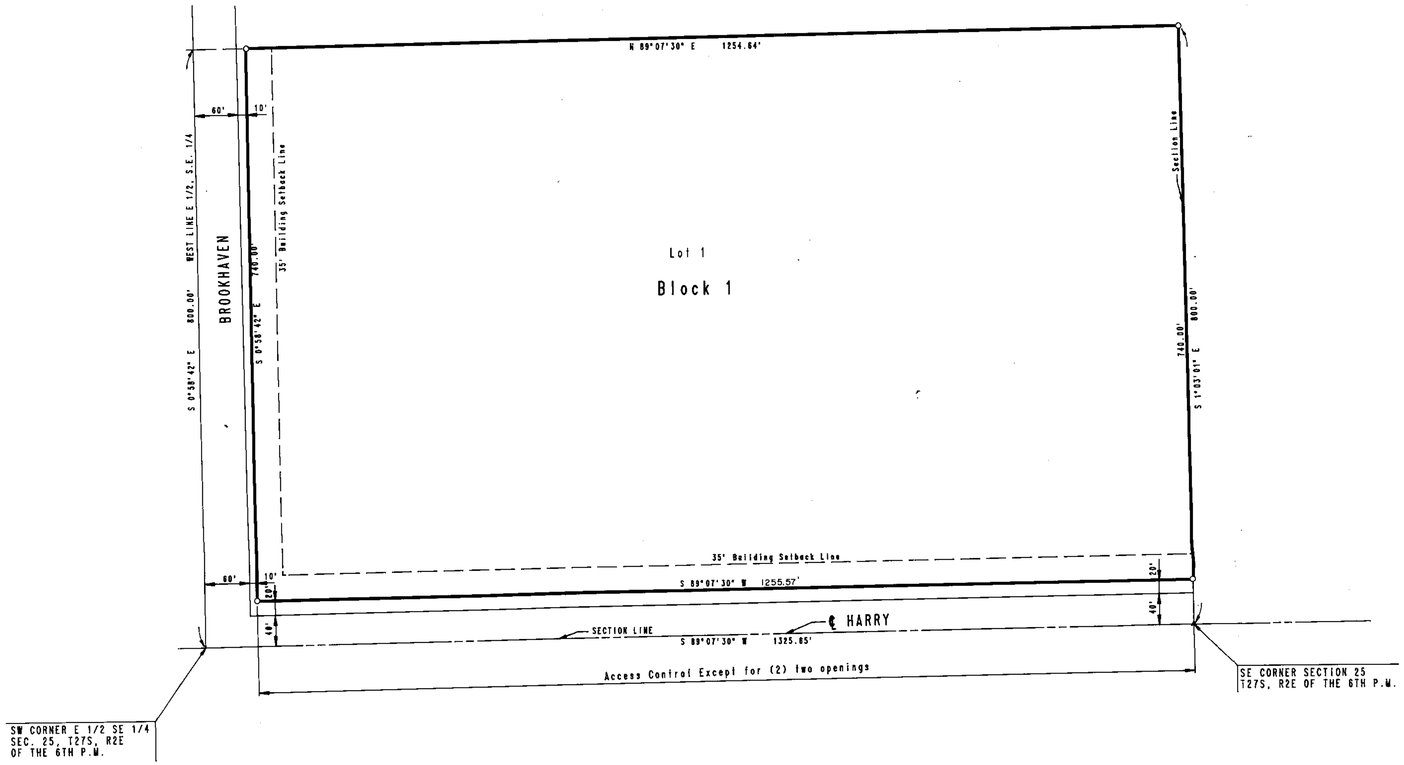
CASE NUMBER:	S/D 88-77 - FOUR MILE CREEK ADDITION
OWNER/APPLICANT:	Board of County Commissioners
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	Northeast corner of Brookhaven and Harry
SITE SIZE:	23.2 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	20.8 +/- Acres
CURRENT ZONING:	"R-1"

VICINITY MAP:



FOUR MILE CREEK ADDITION

TO SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'
o = IRON SET

B.M. - R.R. SPIKE IN POWER POLE 70' SOUTH AND 30' EAST OF THE S.E. CORNER SEC. 25, T27S, R2E OF THE 6TH P.M. ELEV.=1287.62 M.S.L.

FIRST FLOOR ELEVATION = 1290.0 M.S.L.

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/22/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/26/88

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF FOUR MILE CREEK ADDTTION TO SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND STREETS, THE SAME BEING A TRACT OF LAND DESCRIBED AS:

THE SOUTH 800.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH RANGE 2 EAST OF THE 6TH P.M. EXCEPT THE SOUTH 40 FEET FOR ROAD PURPOSES AND EXCEPT THE WEST 60 FEET FOR COUNTY ROAD AS STATED IN ROAD RECORD BOOK "C", PAGE 54.

R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNER OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, AND STREETS THE SAME TO BE KNOWN AS FOUR MILE CREEK ADDITION SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM HARRY STREET OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO HARRY STREET AT TWO (2) LOCATIONS; SAID LOCATIONS TO BE DETERMINED BY THE APPROPRIATE ENGINEER.

OWNER:

SEDGWICK COUNTY, KANSAS

BY: _____
MARK F. SCHROEDER, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
SEDGWICK COUNTY, KANSAS

ATTEST _____ COUNTY CLERK
DON WRIGHT

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ CHAIRMAN
ELTON PARSONS

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ MAYOR
SHELDON KAMEN

_____ DEPUTY CITY CLERK
DALE E. REA

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1988.

_____ CHAIRMAN
MARK F. SCHROEDER

_____ PRO-TEM CHAIRMAN
BILLY Q. MCCRAY

_____ COMMISSIONER
DAVID BAYOUTH

_____ COMMISSIONER
TOM SCOTT

_____ COMMISSIONER
BERNARD A. HENTZEN

ATTEST: _____
DON WRIGHT COUNTY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____ COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1683
(316) 268-4561

September 30, 1988

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: S/D 88-77 - FOUR MILE CREEK ADDITION, located at the northeast corner of Brookhaven and Harry

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 29, 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 September 26, 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure
cc: James Weber, County Public Works