

June 12, 1986

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 79-111 - DONALD CARY ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1986, 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 June 6, 1986.

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 platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley
Senior Planner

FLN:dlk

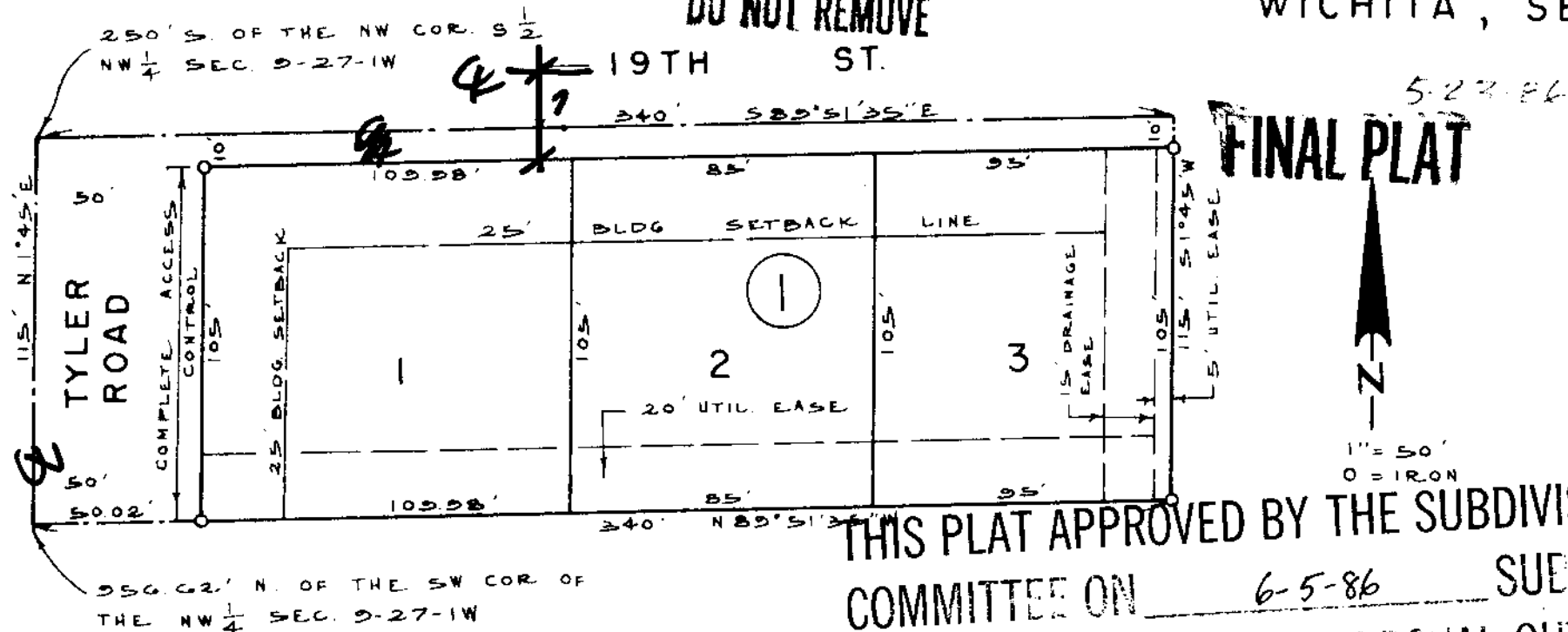
cc: Douglas Cary, 964 Wilbur Lane, Wichita, KS 67212
Donald Cary, 1902 N. Tyler, Wichita, KS 67212

OFFICE COPY

DONALD CARY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

DO NOT REMOVE



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6-5-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 6-12-86

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted "DONALD CARY ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: Beginning at a point on the west line of the S 1/2 of the NW 1/4 of Section 9, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, 250 feet south of the NW corner of said S 1/2 of said NW 1/4; thence south on said west line, 115 feet; thence east parallel to the north line of said S 1/2 of said NW 1/4, 340 feet; thence north 115 feet; thence west 340 feet to the point of beginning.

Lowell D. High, L.S.

Know all men by these presents that we, Donald E. Cary and Katherine L. Cary, husband and wife and Douglas E. Cary and Margaret B. Cary, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into lots, a block and streets to be known as "DONALD CARY ADDITION", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

All abutter's rights of access to or from Tyler Road over and across the west line of Lot 1, Block 1, are hereby granted to the City of Wichita.

Donald E. Cary
Katherine L. Cary
Douglas E. Cary
Margaret B. Cary

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Donald E. Cary and Katherine L. Cary, husband and wife and Douglas E. Cary and Margaret B. Cary, husband and wife.

_____, Notary Public

My Commission expires: _____

Mid Kansas Federal Savings and Loan Association of Wichita, by _____, mortgagee of the land described in the Land Surveyor's certificate, does hereby consent to the platting of "DONALD CARY ADDITION", Wichita, Sedgwick County, Kansas.

Mid Kansas Federal Savings and
Loan Association of Wichita

ATTEST: _____

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ of Mid Kansas Federal Savings and Loan Association of Wichita, a Kansas corporation, on behalf of the corporation.

_____, Notary Public

My Commission expires: _____

This plat of "DONALD CARY ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 19__.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman

_____, Secretary

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

_____, Mayor

_____, City Clerk

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

_____, Chairman

_____, Commissioner

ATTEST: _____, Commissioner

_____, County Clerk

Entered on transfer record this _____ day of _____, 19____.

_____, County Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ m., on the _____ day of _____, 19____.

_____, Register of Deeds

_____, Deputy

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 79-111 Name: DONALD CARY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: At the southeast corner of Tyler Road and 19th Street North.
Owner: Donald Cary, et al, 1902 North Tyler, Wichita, KS 67212
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.90 Acre
 2. Number of Lots:
 - Residential: 3
 - Office:
 - Commercial:
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 9,450 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

NOTE: This final plat was previously reviewed by the Subdivision Committee on September 6, 1979. The applicant now intends to complete the plat.

- 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 paving of 19th Street North, from Tyler Road to the east line of this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the centerlines of adjacent Tyler Road and 19th Street North shall be indicated.
- G. On the final plat tracing, the amount of street right-of-way existing for 19th Street North shall be indicated.
- H. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- I. Since this property is located within the Wichita City Limits, the final plat tracing shall omit the County Commissioners' signature block.
- 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 Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or drainage easements required?

NOTE: This plat has been resubmitted in final form only.