September 18, 1986

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

Re: Final Plat S/D 86-75 - GRAY'S THIRD ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 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 September 12, 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 plattor.

3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

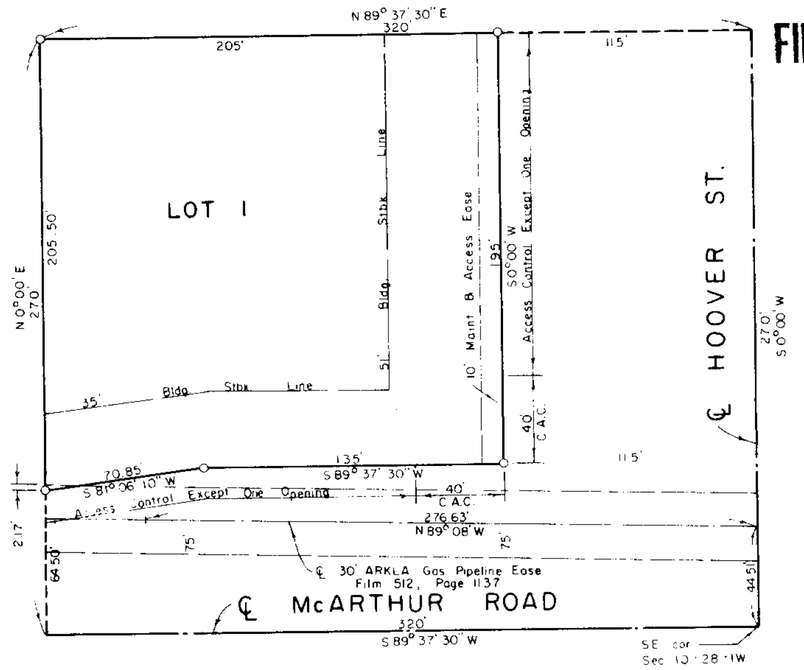
cc: Gray Construction, Inc., 204 N. Woodchuck, Wichita, KS 67213

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/11/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/12/86

GRAY'S THIRD ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT



N

1" = 50'

O = IRON

OFFICE COPY
DO NOT REMOVE

This plat approved and all dedications shown hereon, if any, accepted by the Board of City of Commissioners of the City of Wichita, Kansas this _____ day of _____, 1986.

_____, Mayor

_____, City Clerk

This Plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1986.

_____, Chairman

_____, Commissioner

ATTEST: _____, Commissioner

_____, County Clerk

Entered on transfer of record this _____ day of _____, 1986.

_____, 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 _____, 1986.

_____, Register of Deeds

_____, Deputy

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in the State of Kansas do hereby certify that I have surveyed and platted " Gray's Third Addition",Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: The South 270 feet of the East 320 feet of the SE 1/4 of Section 10,T28S,R1W of the 6th P.M., Sedgwick County, Kansas.

_____, Land Surveyor
Lowell D. High

Know all men by these presents that Gray Construction, Inc., by Billy J. Gray, President, has caused the land described in the Land Surveyor's Certificate to be platted into a Lot, and Streets to be known as "Gray's Third Addition", Sedgwick County, Kansas.

The Access and Maintenance Easement as indicated on the plat is hereby granted to maintenance personnel and vehicles of public agencies.

The Streets are hereby dedicated to and for the use of the public.

All Abutter's Rights of Access to and from Hoover Street over and across the South 40 feet of Lot 1, are hereby granted to the appropriate Engineer.

All Abutter's Rights of Access to and from McArthur Road over and across the East 40 feet of Lot 1, are hereby granted to the appropiate Engineer.

All Abutter's Rights of Access to or from Hoover Street over and across the East line of Lot 1, ~~Except the South 40 feet thereof~~, are granted to the appropriate Governing Body, provided, however, that Lot 1 shall have access to Hoover Street at one location to be designated by the appropriate Governing Body. , except ~~the south~~ within the south 40 feet thereof,

All Abutter's rights of access to or from McArthur Road over and across the South line of Lot 1 ~~except the East 40 feet thereof~~, are granted to the appropriate Governing Body, provided, however, that Lot 1, shall have access to McArthur Road at one location to be designated by the appropriate Governing Body. , except within the ~~south~~ east 40 feet thereof,

Gray Construction, Inc.

_____ _____
Billy J. Gray, President Denise M. Gray, Secretary

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____day of _____, 1986 by Billy J. Gray, President, and Denise M. Gray, Secretary, of Gray's Construction, Inc.

_____,
Notary Public

My Commission expires: _____

This plat of "Gray's Third 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 _____, 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, ~~Vice~~ Chairman

_____, Secretary

Final Plat
SUBDIVISION REPORT

S DIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-75 Name: GRAY'S THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: Northwest corner of MacArthur Road and Hoover.
Owner: Gray Construction, Inc., 204 N. Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.92 Acre
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 40,342 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-city sewer service application shall be executed and submitted for recording.

B. The applicant shall guarantee the extension of City water to serve the lot being platted. An outside-the-city water service application shall be executed and submitted for recording.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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 submit a copy of the instrument which establishes the ARKLA Gas Pipeline easement on this property.

F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.

G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.

H. The final plat tracing shall indicate the various names needed to complete approval signature blocks.

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 Board of City Commissioners.

L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

4512/D