May 30, 1986

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: S/D 86-45 - Final Plat of Vanderhoff Gardens Second Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 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 May 23, 1986.

The Planning Commission expanded the wording of Item J of the above-referenced letter to read as follows:

J. The final plat tracing shall indicate the platting of sufficient right-of-way for a cul-de-sac to terminate Vanderhoff Street. The applicant shall guarantee the paving of the cul-de-sac.

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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

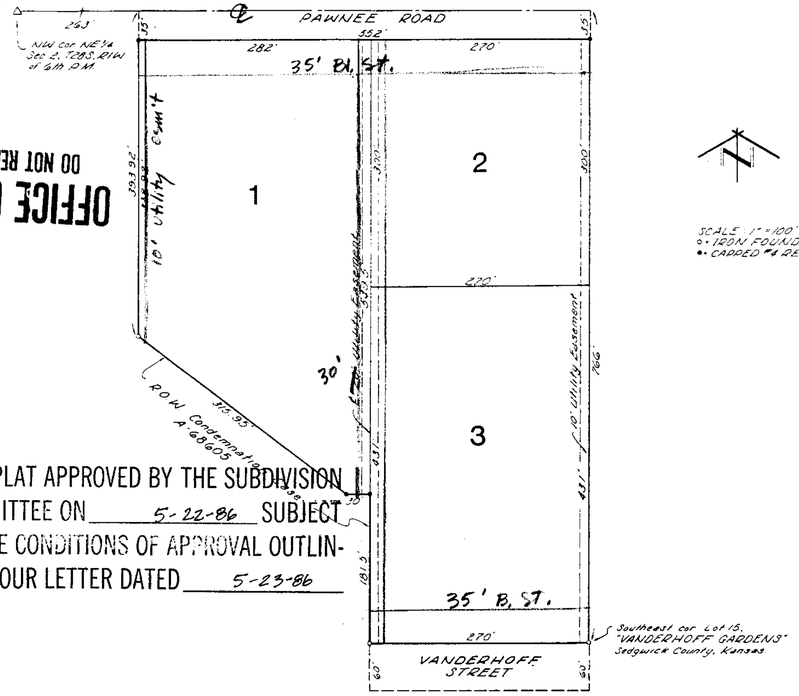
Forrest L. Nagley
Senior Planner

FLN:mlh
cc: Dean E. & Ida Mae Campbell, et al, 4403 W. Pawnee, Wichita, KS 67209
Mike Lindebak, City Engineer

VANDERHOFF GARDENS SECOND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

NE 1/4 SEC. 2, T28S, R1W

FINAL PLAT



SCALE: 1" = 100'
o: IRON FOUND
•: CAPPED #4 REBAR SET

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-22-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-23-86

STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "VANDERHOFF GARDENS SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY BEING A REPLAT OF PART OF "VANDERHOFF GARDENS" SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, AND 5 EXCEPT THE WEST 108 FEET, THE EAST 12 FEET OF LOT 7, LOTS 8, 9, 10, THE NORTHEAST DIAGONAL HALF OF LOT 11, LOT 15, THE SOUTH 5 FEET OF PAWNEE ROAD AND ADJOINING YOUNG STREET, "VANDERHOFF GARDENS" SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART TAKEN IN HIGHWAY CONDEMNATION CASE A-68605.

TERRA TECH LAND SURVEYING, INC.

DATE

T. L. DANIEL LS#489

T. L. DANIEL REGISTERED LS-489 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS TO BE KNOWN AS "VANDERHOFF GARDENS SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. UTILITY EASEMENTS PLATTED IN "VANDERHOFF GARDENS" SEDGWICK COUNTY, KANSAS, CONTAINED HEREIN, TOGETHER WITH THE SOUTH 5 FEET OF PAWNEE ROAD, AND YOUNG STREET BETWEEN PAWNEE ROAD AND VANDERHOFF STREET, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512(b).

DEAN E. CAMPBELL

IDA MAE CAMPBELL

RICHARD GILBERT POST #256
FIFTH DISTRICT DEPARTMENT
OF KANSAS AMERICAN LEGION

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____1986, BY
ON BEHALF OF RICHARD GILBERT POST #256, FIFTH DISTRICT DEPARTMENT OF KANSAS AMERICAN LEGION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES:_____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____1986, BY DEAN E. AND IDA MAE CAMPBELL.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES:_____

THIS PLAT OF "VANDERHOFF GARDENS SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS_____ DAY OF_____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

~~WILLIAM J. GOEBEL~~
DAVID BAYOUTH

_____, SECRETARY

MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS_____DAY OF_____, 1986.

BOARD OF CITY COMMISSIONERS

_____, MAYOR

~~ROBERT C. BROWN~~
Tony Casado

_____, CITY CLERK

DONALD C. GISICK

STATE OF KANSAS)
SEDGWICK COUNTY) 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

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS_____DAY OF_____, 1986.

_____, COUNTY CLERK

DON WRIGHT

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
ME .OPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-45 Name: VANDERHOFF GARDENS SECOND ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: South of Pawnee, in an area west of K-42.
Owner: Dean E. & Ida Mae Campbell, et al, 4403 West Pawnee, Wichita, KS 67209
Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 7.48 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial: 3
   - Total: 3
3. Minimum Lot Area: 81,000 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

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 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. This plat proposes the vacation of the east half of Young Street, adjacent to Lot 15, Vanderhoff Gardens. The west half of the street right-of-way needs to be vacated by separate instrument or by a replat of the property to the west. Approval of this replat, which vacates the east half of street right-of-way, is subject to the vacation of the west half of the street by the property owner to the west. This plat shall not be scheduled for City Commission review until it is certain that the west half of the street will be vacated.

F. The final plat tracing shall indicate the platting of 35-foot building setbacks from both Pawnee Street and Vanderhoff Street.

G. The final plat tracing shall label the centerline of Pawnee.

H. On the final plat tracing, TONY CASADO shall be shown as Mayor in the City Commission signature block.

I. The final plat tracing shall indicate a 10-foot wide utility easement adjacent to the west line of this plat.

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.

M. At the time the preliminary plat was reviewed, the termination of Vanderhoff Street with a turnaround was discussed. A requirement of preliminary plat approval was for the applicant's agent to contact the property owner to the west to discuss how a turnaround can be provided. The applicant's agent should be prepared to discuss this issue with the Committee.

2944/m