Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-69 Name: MAPLE LANE 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: East of Maple Lane, south of Maple Street.
Owner: Unruh and Associates, Inc., 2423 S. Glendale, Wichita, KS 67210
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 3.66 Acres
2. Number of Lots:
   - Residential: 20
   - Office:
   - Commercial:
   - Industrial:
   - Total: 20
3. Minimum Lot Area: 7,423.9 Sq. Ft.
4. Existing Zoning: "R-5"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

A. The applicant shall petition for the paving of University Street from the east line of Maple Lane to the east line of this plat.

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

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

G. Since this property is located within the Wichita City Limits, the final plat tracing shall omit the County Commissioners' signature block. The final plat tracing shall indicate a signature block for the City Council instead.

H. If the platting of a minimum building pad elevation is required, it shall be expressed in both City Datum and Mean Sea Level. The platting of any required minimum building pad elevation shall be referenced in the plattor's text and indicated on the face of the plat.

I. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D)(1). Fifty-eight-foot wide lot frontages are proposed for many of the lots.

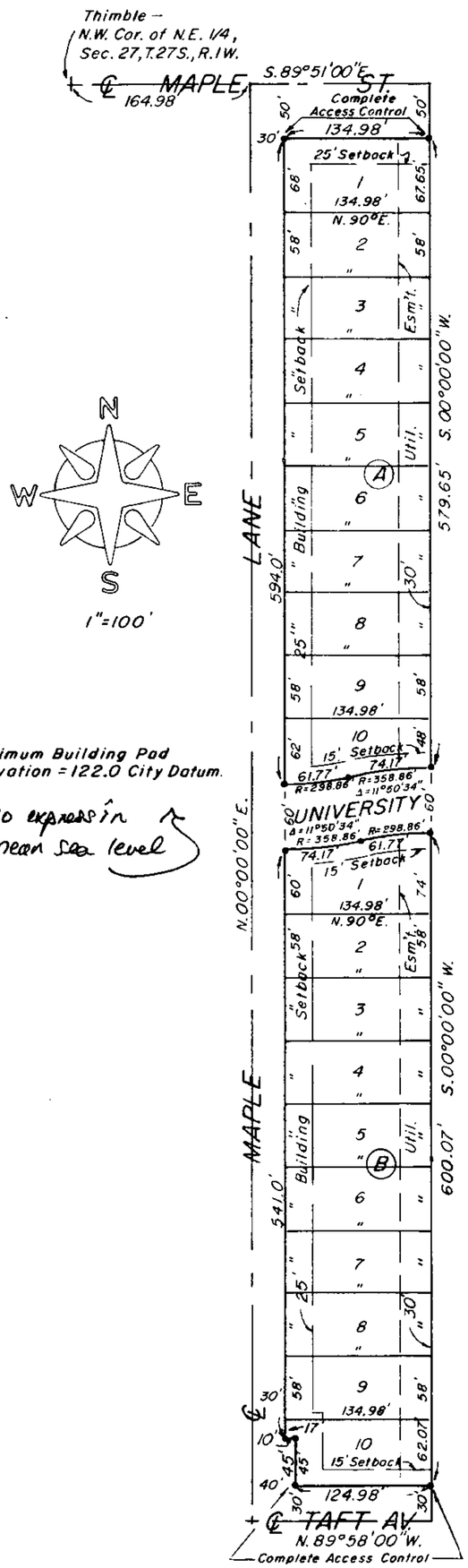
J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

K. 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.

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

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

N. 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 required and is the minimum building pad elevation correct?



FINAL PLAT

OFFICE COPY
DO NOT REMOVE

MAPLE LANE 3RD. ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "MAPLE LANE 3rd ADDITION" to Wichita, Sedgwick County, Kansas, into Lots and Blocks, the same being accurately set forth on the accompanying plat and described as being a Replat of Lots 1, 2, 3 and 4 in Block 1, and also Lots 1, 2, 3 and 4 in Block 2, Maple Lane 2nd Addition to Wichita, Kansas.

Craig Moehring — Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots and Blocks, to be known as "MAPLE LANE 3rd ADDITION" to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from Maple Street, over and across the North line of Lot 1, Block A, and also to or from Taft Avenue, over and across the South line of Lot 10, Block B, are hereby granted to the City of Wichita.

UNRUH AND ASSOCIATES, INC.

Bradley J. Unruh — President

Richard P. Thompson — Contract Purchaser

Sharon A. Thompson — Contract Purchaser

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1987, before me, a Notary Public in and for said State and County, came Unruh and Associates, Inc. by Bradley J. Unruh, President, on behalf of the Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1987, before me, a Notary Public in and for said State and County came Richard P. Thompson and Sharon A. Thompson, Contract Purchaser's, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-30-87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-31-87

This plat of "MAPLE LANE 3rd ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1987.

_____, Chairman
Tom Scott

_____, Chairman Pro-tem
Mark F. Schroeder

Needs City Council Block

_____, Commissioner
David Bayouth

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

Attest: _____, County Clerk
Don Wright

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 _____ on the _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

August 6, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-69 - MAPLE LAND 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 6, 1987, 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 July 31, 1987.

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 plattor.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Unruh and Associates, Inc., 2423 S. Glendale, Wichita, KS 67210