June 11, 1987

Wilson & Company
218 North Waco
Wichita, Kansas 67202

Re: Final Plat S/D 87-48 - P.S. ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 4, 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:bb

cc: R.L. Swearingen
Route 3, Box 162F
Augusta, Kansas 67010

FINAL PLAT OF

FINAL PLAT P. S.

OFFICE COPY
DO NOT REMOVE

AN ADDITION TO SEDGWICK COUNTY, KANSAS

I, Michael D. Harding, a registered professional Engineer in the State of Kansas, do hereby certify that I have been in responsible charge of the surveying and platting of "P. S.", an addition to Sedgwick County, Kansas, into a Lot, a Block, Streets and a Floodway, the same being accurately set forth in the accompanying plat and described as follows:

The north 1320.00 feet of the east 330.00 feet of the Northeast Quarter of Section 2, Township 28 South, Range 2 East of the Sixth Principle Meridian.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

_____
Michael D. Harding, P.E., #9399
Wilson & Company, Engineers & Architects
218 North Waco
Wichita, Kansas 67202

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Engineer's Certificate, have caused the same to be surveyed and platted into a Lot, a Block, Streets and a Floodway, the same to be known as "P. S." an addition to Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The floodway shall be the responsibility of the owners of Lot 1, Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvements of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission from the Engineer for the appropriate governing body. All abutters rights of access to or from Pawnee Avenue over and across the north line of Lot 1, Block 1 and 143rd Street East over and across the east line of Lot 1, Block 1 is hereby granted to the appropriate governing body, provided however that Lot 1, Block 1 shall have access to Pawnee Avenue and 143rd Street at one location each. The location and width of said access points shall be determined by the Engineer for the appropriate governing body.

Owners:

_____ _____
R. L. Swearingen, Jr. Patricia Ann Swearingen

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1987, before me, a Notary Public in and for said State and County, came R. L. Swearingen, Jr. and Patricia Ann Swearingen 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 Appointment Expires: _____

This plat approved and all dedications shown hereon, if any, accepted by the City Council of Wichita, Kansas.

Dated this _____ day of _____, 1987.

City Council of Wichita

_____
Robert G. Knight, Mayor

_____
Dale E. Rae, Deputy City Clerk

Rea

This plat of "P. S.", an addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____
John Terry Moore, Chairman

_____
Marvin S. Krout, Secretary

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

ATTEST:

_____
Tom Scott, Chairman

_____
Don Wright, County Clerk

_____
Mark F. Schroeder, Protem Chrmn.

_____
Dave Bayouth, Commissioner

_____
Bernard A. Hentzen, Commissioner

_____
Billy Q. McCray, Commissioner

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

_____
Don Wright, County Clerk

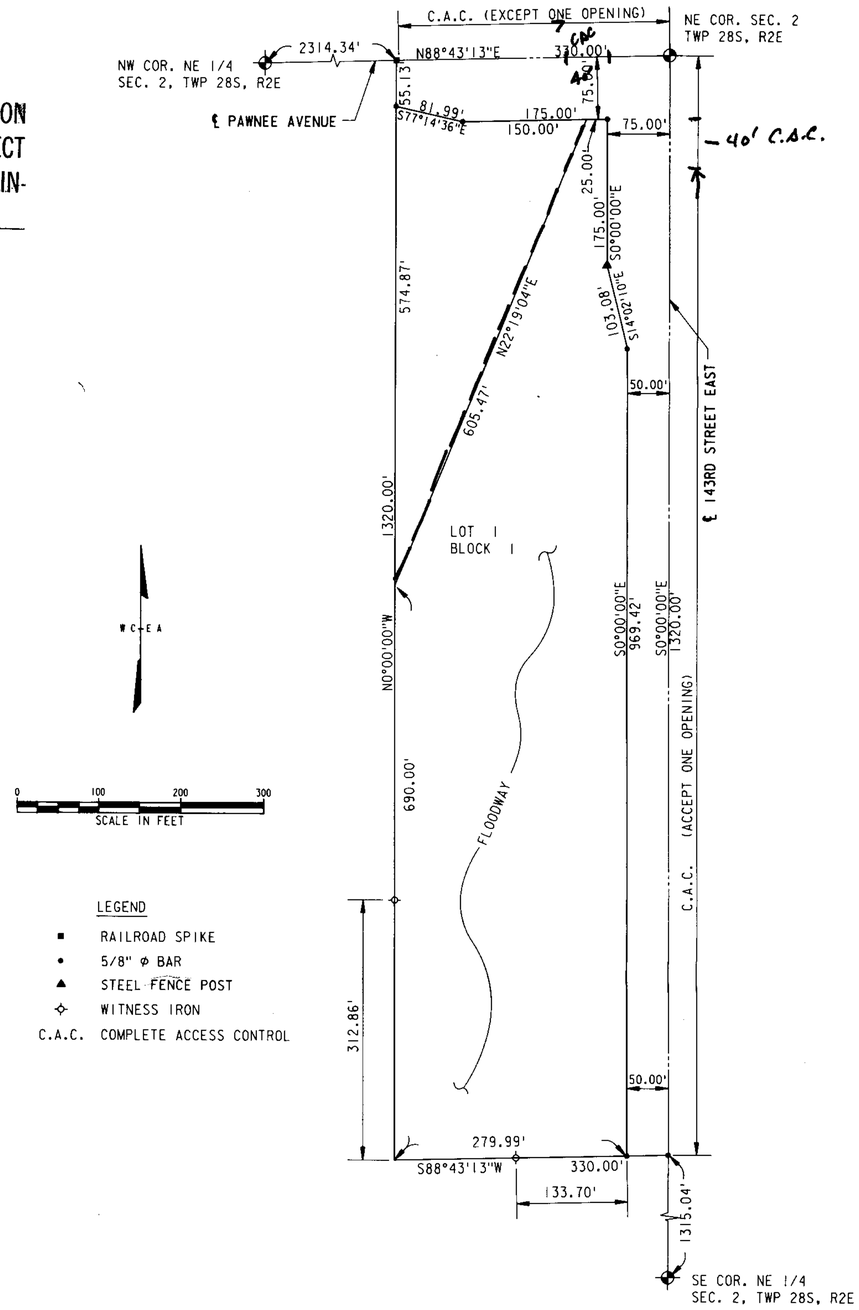
State of Kansas)
) SS
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____, on the _____ day of _____, 1987.

_____
Pat Kettler, Register of Deeds

_____
Ed Resa, Deputy

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/4/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/4/87



LEGEND

- ■ RAILROAD SPIKE
- • 5/8" ϕ BAR
- ▲ STEEL FENCE POST
- ✧ WITNESS IRON
- C.A.C. COMPLETE ACCESS CONTROL

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
MET OPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-48 Name: P.S. ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: Southwest corner of Pawnee Avenue and 143rd Street East.
Owner: R.L. Swearingen, Route 3, Box 162F, Augusta, KS 67010
Surveyor/Engineer: Wilson & Company, 218 N. Waco, Wichita, KS 67202

1. Gross Acreage of Plat: 10
2. Number of Lots:
   - Residential: 1
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 7.8± Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

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

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

D. On the final plat tracing, a 25-foot building setback shall be indicated from Pawnee Avenue.

E. If the platting of this property requires the establishment of a minimum building pad elevation, the elevation shall be expressed in Mean Sea Level. The platting of the minimum building pad shall be referenced on the face of the plat and in the plattor's text.

F. On the final plat tracing, the spelling of the Deputy City Clerk's name shall be corrected to Rea.

G. Since the floodway is to be platted as a part of the lot, as opposed to creating a separate reserve for floodway purposes, the line denoting the northwesterly limit of the floodway shall be changed to a dashed line. This change will clearly indicate that the floodway is a part of the subject lot.

H. On the final plat tracing, "complete access control" shall be dedicated to Pawnee Avenue from the east 40 feet of the lot. "Complete access control" shall also be dedicated to 143rd Street East from the north 40 feet of the lot. These changes in access control shall be reflected on the face of the plat.

I. 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.

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

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

M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

N. Both representatives of the County Engineer's Office and of the utility companies should be prepared to comment on the need for utility easements.

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