

April 16, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-26 - PILAND LAKE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 9, 1987.

One change in conditions of approval was made by the Planning Commission. Item C of our April 9, 1987 letter was amended to read:

- C. The final plat shall indicate, on the face of the plat and in the plat's text, that this plat is subject to a required minimum building pad elevation of 1324 Mean Sea Level. This minimum building pad shall also be referenced in City Datum.

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 plat.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

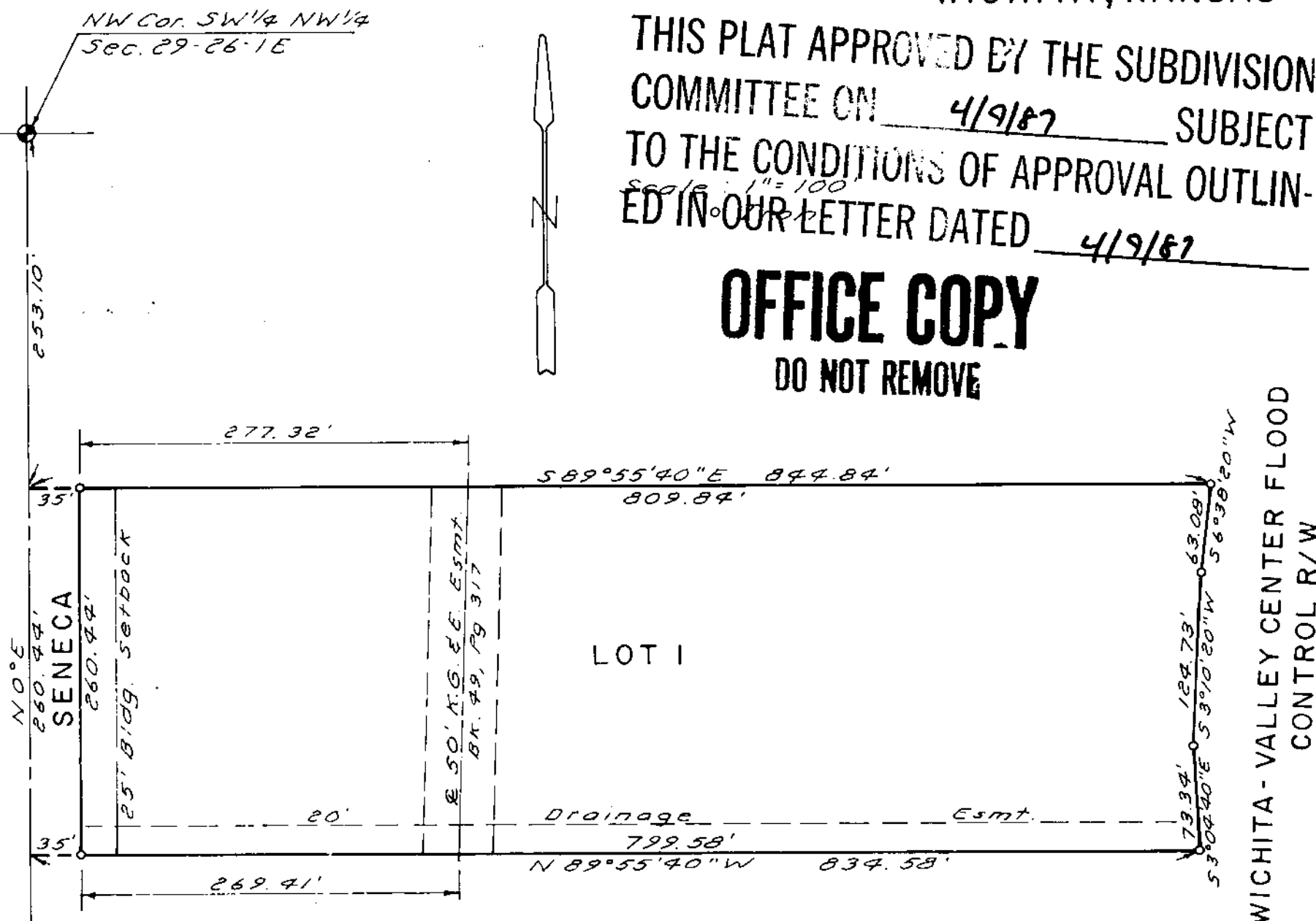
cc: Gregory L. Piland, 727 W. MacArthur, Wichita, KS 67217

PILAND LAKE ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/9/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/9/87

OFFICE COPY
DO NOT REMOVE



FINAL PLAT

State of Kansas } S.S. We, Baughman Company,
Sedgwick County } P.A., Surveyors in aforesaid county and state,
do hereby certify that we have surveyed
and platted "PILAND LAKE ADDITION",
Wichita, Kansas, and that the accompanying
plat is a true and correct exhibit of the
property surveyed, described as the south
5 acres of the north 10 acres of the north
1000 feet of that part of the SW 1/4 of the
NW 1/4 of Section 29, T26S, R1E of the 6th
P.M., Sedgwick County, Kansas, lying west
of the Wichita-Valley Center Flood Control
Right of Way.

Date 12/23/86 Baughman Company, P.A.

John E. Sundblad Surveyor
John E. Sundblad

Know all men by these presents, that
we, the undersigned, have caused the land
described in the surveyors certificate
to be platted into a lot and street to be
known as "PILAND LAKE ADDITION", Wichita,
Kansas. The drainage easement is hereby
granted as indicated for draining storm waters
from Seneca to the lake on this property. The
street is hereby dedicated to and for the use
of the public.

Gregory L. Piland

Mary Jo Piland

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day of
_____, 1987, by Gregory L. Piland and Mary
Jo Piland, his wife.

_____, Notary Public

My Commission Expires _____

This plat of "PILAND LAKE ADDITION",
Wichita, 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

_____, Chairman

_____, Secretary

This plat approved and all dedic-
ations shown hereon accepted by
the Board of City Commissioners,
Wichita, Kansas, this _____ day of
_____, 1987.

_____, Mayor

_____, City Clerk

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

_____, County Clerk

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this _____
day of _____, 1987, at _____ o'clock, _____ M.,
and is duly recorded.

_____, Register of Deeds

_____, Deputy

We, Rose Hill State Bank, holder of a
mortgage on the above described prop-
erty, do hereby consent to this plat
of "PILAND LAKE ADDITION" Wichita,
Kansas.

Rose Hill State Bank

State of Kansas } S.S. The foregoing instru-
ment was acknowledged before me this
_____ day of _____, 1987, by _____
_____, of Rose Hill
State Bank, on behalf of the Bank.

_____, Notary Public
My Commission Expires _____

S/D No.: 87-26 Name: PILAND LAKE ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: East side of Seneca, in an area north of I-235.
Owner: Gregory L. Piland, 727 W. MacArthur, Wichita, KS 67217
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 5.0
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 208,450 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

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 is advised that generally lots of this large size are discouraged within the urban growth area, and particularly within the City Limits, because of the potential for very large assessments for sewer, water and street pavement.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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