

February 5, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-116 - SCHRAFT 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 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 January 29, 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 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 platlor.
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: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67208

OFFICE COPY
DO NOT REMOVE

SCHRAFT 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

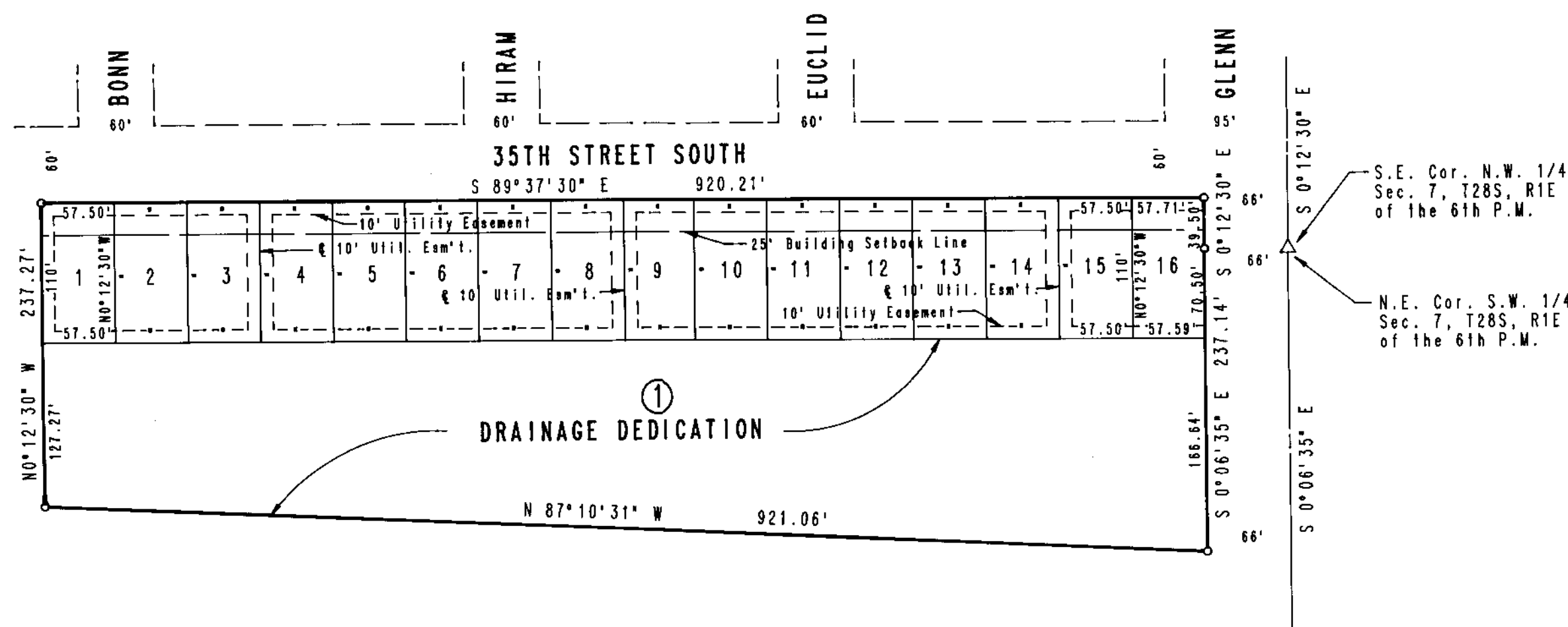
THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 1/29/87 SUBJECT
TO THE CITY OF WICHITA, KANSAS
ED IN OUR LETTER DATED 1/29/87

FILED

SCALE : 1" = 100'

CITY B.M. DISC 50.2' N.W. OF
PP WEST SIDE OF MERIDIAN 30 FT.
NORTH OF WOOD BRIDGE 6 FT.
EAST AND 2 FT. NORTH OF N.W. COR.
ELEV. = 1283.058 M.S.L.

MINIMUM PAD ELEVATION FOR ALL
LOTS = 1282.85 M.S.L.



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 1/29/87 DAY OF JANUARY, 1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED, SCHRAFT 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK, THE SAME BEING A TRACT OF LAND IN THE W 1/2 OF SECTION 7, T28S, R1E OF THE 6TH P.M. DESCRIBED AS: BEING A REPLAT OF LOTS 19 THROUGH 34 INCLUSIVE IN SCHRAFT 3RD ADDITION, WICHITA, KANSAS.

R.W. LINN, P.E. P.E. NO. 3684

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 LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A BLOCK, THE SAME TO BE KNOWN AS SCHRAFT 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. THE DRAINAGE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES. ALL PORTIONS OF SCHRAFT 3RD ADDITION WICHITA, KANSAS WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (b) AMENDED. MINIMUM PAD ELEVATION FOR ALL LOTS SHALL BE 1282.85 M.S.L.

OWNERS:

MICHAEL J. BOYD

LINDA GLASCOCK BOYD

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS 1/29/87 DAY OF JANUARY, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MICHAEL J. BOYD AND LINDA GLASCOCK BOYD, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED. 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: _____

WE, SEDGWICK STATE BANK, SEDGWICK, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SCHRAFT 4TH ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
COUNTY OF HARVEY) SS

BE IT REMEMBERED THAT ON THIS 1/29/87 DAY OF JANUARY, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME SEDGWICK, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. 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 HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 1/29/87 DAY OF JANUARY, 1987.

_____, CHAIRMAN
JOHN TERRY MOORE

_____, SECRETARY
WARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS 1/29/87 DAY OF JANUARY, 1987.

_____, MAYOR
TONY CASADO

_____, CITY CLERK
DALE REA
E.

ENTERED ON TRANSFER RECORD, THIS 1/29/87 DAY OF JANUARY, 1987.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT WICHITA, KANSAS, ON THIS 1/29/87 DAY OF JANUARY, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

S/D No.: 86-116 Name: SCHRAFT 4TH ADDITION

Preliminary Approved: 12/29/86
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: South side of 35th Street South, between Bonn and Glenn.
Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A.,
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 5.5+
 2. Number of Lots:
 - Residential: 16
 - Office:
 - Commercial:
 - Industrial:
 - Total: 16
 3. Minimum Lot Area: 6,325 Sq. Ft.
 4. Existing Zoning: "A" and "RB"
 5. Proposed Zoning: "AA" (Z-2829)
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STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2829) requesting "A" (duplex) and "RB" (four-family) to "AA" (single-family).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve Lots 1 through 5.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time of approving the preliminary plat, the Subdivision Committee voted to recommend the waiver of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations.
- E. At the time of approving the preliminary plat, City Engineering advised a drainage plan had been approved for this property and that additional information was not required with the final plat.
- F. On the final plat tracing, the City Commission signature block shall be corrected to reference Dale E. Rea as Deputy City Clerk.
- G. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.