June 11, 1987

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

Re: Final Plat S/D 87-44 - SHERWOOD INDUSTRIAL PARK III

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 5, 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: Sherwood Construction Co., Inc.
4421 West Harry
Wichita, Kansas 67209

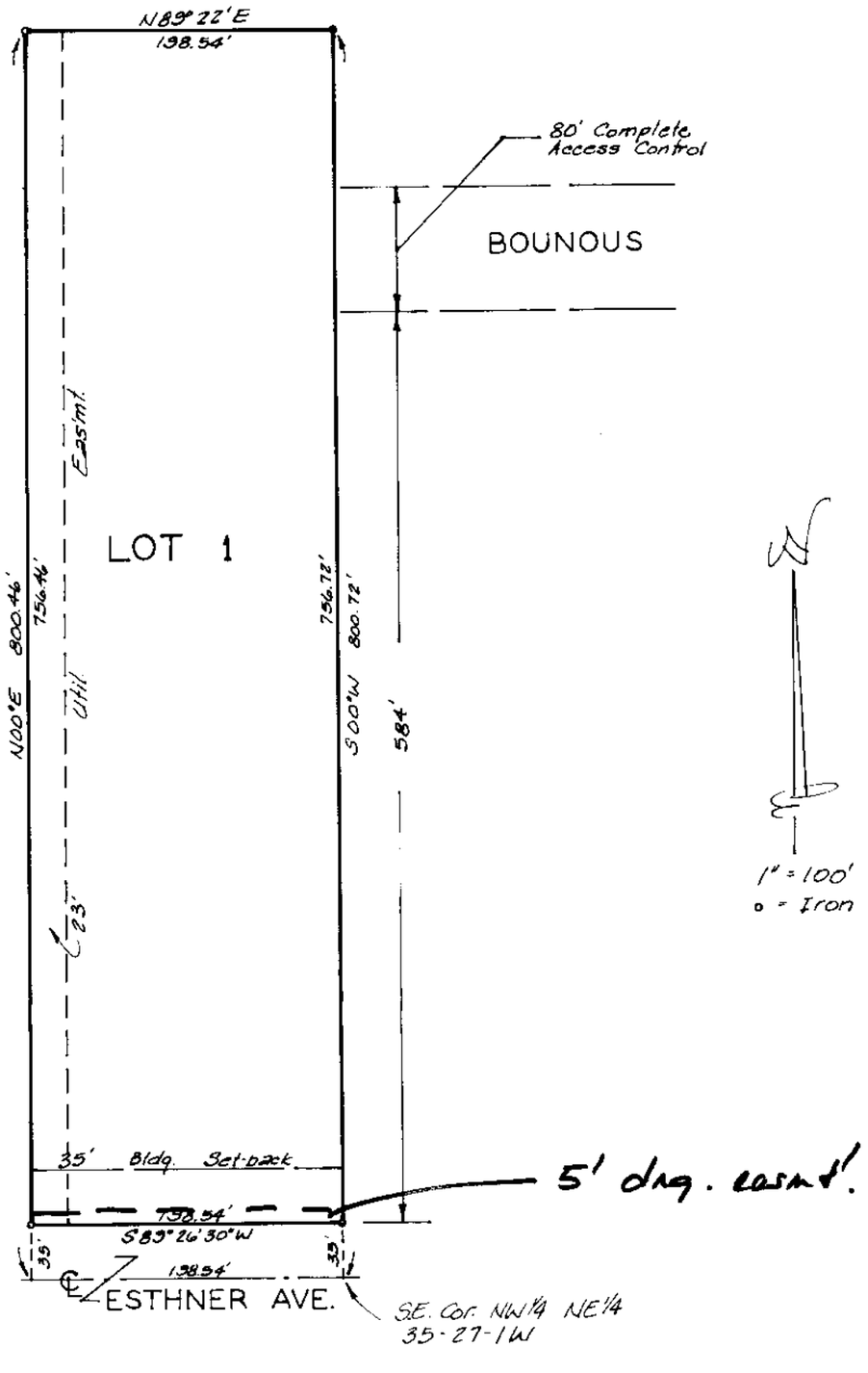
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THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/4/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/5/87

SHERWOOD INDUSTRIAL PARK III

WICHITA, KANSAS

FINAL PLAT



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SHERWOOD INDUSTRIAL PARK III", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the east 198.54 feet of the NW¼ of the NE¼ of Sec. 35, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except the north 516.03 feet thereof.

_____
Date

Baughman Company, P.A.

_____ Surveyor
Mark A. Savoy

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 "SHERWOOD INDUSTRIAL PARK III, Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Bounous over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas.

Sherwood Construction Co., Inc.

_____ President
Howard Sherwood

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Howard Sherwood, President of Sherwood Construction Co., Inc., on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

Entered on transfer record this ____ day of _____ 198__.

_____ County Clerk
Don Wright

This plat of "SHERWOOD INDUSTRIAL PARK III, Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John Terry Moore

_____ Secretary
Marvin S. Krout

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at ____ o'clock ____ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__

_____ Mayor
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-44 Name: SHERWOOD INDUSTRIAL PARK III

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

DESCRIPTION

General Location: West of West Street, in an area north of Esthner.
Owner: Sherwood Construction Co., Inc., 4421 W. Harry, Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 3.6
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial: 1
   - Total: 1
3. Minimum Lot Area: 151,990.9 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

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

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

C. Due to the location of existing buildings on this unplatted tract, it is not possible to obtain the dedication of a turnaround for adjacent Bounous Street. The final plat minimizes this problem by correctly indicating "complete access control" to this dead end street.

D. 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.

E. 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.

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

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

H. 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 improvements required to be guaranteed with this plat?

I. The representative from City Engineering should be prepared to state if the platting of a utility easement is needed adjacent to the south line of the lot.

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