

August 22, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-60 - Final plat of S.B.M.S. Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 1985, 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 August 16, 1985.

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 the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

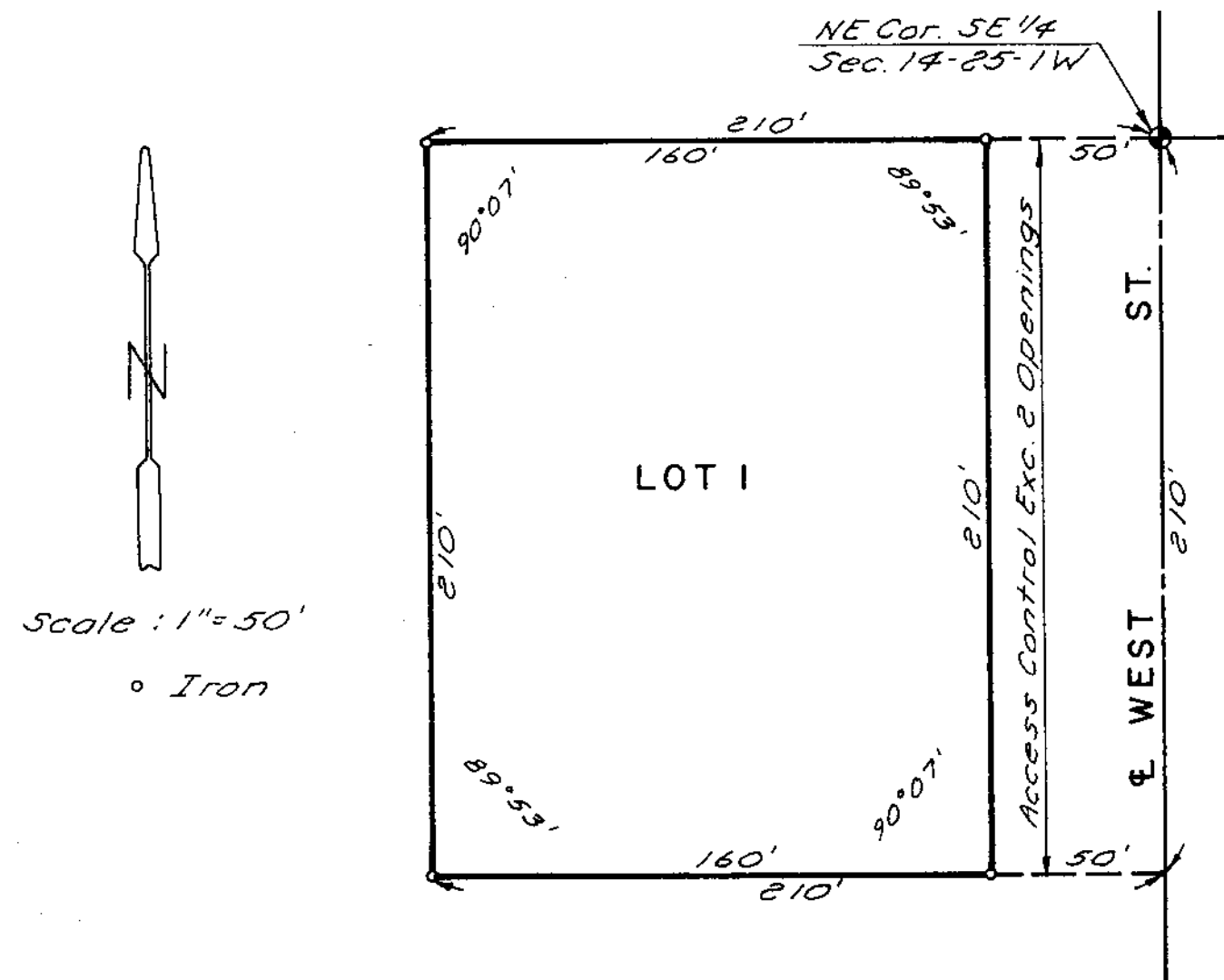
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Charles M. Loyd, 415 West 6th Street, Sedgwick, Kansas 67135
Paul T. Loyd, 10 Cedar Drive, Newton, Kansas 67114
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

S. B. M. S. ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas } S.S. The foregoing instrument
Harvey County } was acknowledged before me this _____ day of
_____, 1985, by Charles M. Loyd, a single
man, Michael C. Loyd, a single man, and Paul
T. Loyd and Mary Ellen Loyd, his wife, and
Thomas W. Loyd and Jolene Loyd, his wife.

_____, Notary Public
My Commission Expires _____

State of Missouri } S.S. The foregoing instrument
Jackson County } was acknowledged before me this _____ day of
_____, 1985, by Wayne Mason and Marilyn
Sue Mason, his wife.

_____, Notary Public
My Commission Expires _____

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day of
_____, 1985, by James Garrison Loyd and
Terri Loyd, his wife.

_____, Notary Public
My Commission Expires _____

State of Missouri } S.S. The foregoing instrument
Jackson County } was acknowledged before me this _____ day of
_____, 1985, by Steve Joseph and Linda
Kae Joseph, his wife.

_____, Notary Public
My Commission Expires _____

State Rhode Island } S.S. The foregoing instrument
Washington County } was acknowledged before me this _____ day of
_____, 1985, by Edwin Nordstrom and
Jayne Ann Nordstrom, his wife.

_____, Notary Public
My Commission Expires _____

State of Colorado } S.S. The foregoing instrument
Pitkin County } was acknowledged before me this _____ day of
_____, 1985, by Nancy Jo Straight

_____, Notary Public
My Commission Expires _____

This plat of "S.B.M.S. ADDITION", Sedgwick
County, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County
Metropolitan Area Planning Commission,
Wichita, Kansas. Dated this _____ day of _____,
1985.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman
James C. Wilson
_____, Secretary
Michael E. Lindebak

This plat approved and all dedications
shown hereon accepted by the Board of
County Commissioners, Sedgwick County,
Kansas, this _____ day of _____, 1985.

_____, Chairman
Donald E. Bragg
_____, Commissioner
Tom Scott
_____, Commissioner
Bernard A. Hentzen
_____, County Clerk
Don Wright

Entered on transfer record this _____
day of _____, 1985.

_____, County Clerk
Don Wright

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 _____, 1985, at _____ o'clock, _____ M.,
and is duly recorded.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa

State of Colorado } S.S. The foregoing instrument
County } was acknowledged before me this _____ day of
_____, 1985, by Stephen Straight.

_____, Notary Public
My Commission Expires _____

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 plotted "S.B.M.S. ADDITION", Sedgwick
County, Kansas, and that the accompanying plat
is a true and correct exhibit of the property
surveyed, described as the north 210 feet of
the east 210 feet of the SE 1/4 of Section 14,
T25S, R1W of the 6th P.M., Sedgwick County,
Kansas.

Date _____ Baughman Company, P.A.
_____, Surveyor
John E. Lundblade

Know all men by these presents, that we,
the undersigned, have caused the land described
in the surveyors certificate to be plotted into
a lot and street to be known as "S.B.M.S. ADD-
ITION", Sedgwick County, Kansas. The street is
hereby dedicated to and for the use of the
public. All abutters rights of access to West
St. are hereby granted to the appropriate
governing body, except, however, that Lot 1
shall have access to West St. at two loc-
ations, said locations to be determined by
the appropriate governing body.

Charles M. Loyd	Michael C. Loyd
Paul T. Loyd	Mary Ellen Loyd
Wayne Mason	Marilyn Sue Mason
James Garrison Loyd	Terri Loyd
Steve Joseph	Linda Kae Joseph
Edwin Nordstrom	Jayne Ann Nordstrom
Stephen Straight	Nancy Jo Straight
Thomas W. Loyd	Jolene Loyd

**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 85-60 Name: S.B.M.S. ADDITION

**Preliminary Approved:
Scheduled S/D Meeting: 8/15/85**

DESCRIPTION

General Location: North of 101st Street North on the west side of West Street.
Owner: Charles M. Loyd, 415 West 6th Street, Sedgwick, KS 67135
Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat:** 1 Acre
 - 2. Number of Lots:**
 - Residential:** 1
 - Office:**
 - Commercial:**
 - Industrial:**
 - Total:** 1
 - 3. Minimum Lot Area:** 33,600 Sq. Ft.
 - 4. Existing Zoning:** "R"
 - 5. Proposed Zoning:** "R"
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STAFF COMMENTS:

- NOTE:** The applicant's associated Conditional Use Case, CU-287, is scheduled for review by the Valley Center Planning Commission on 8/13/85 and by the MAPC on 8/22/85. The applicant proposes to construct a mobile phone radio tower and associated equipment building.
- A.** The final plat tracing shall indicate the platting of a 35-foot building setback from West Street.
 - B.** The applicant shall dedicate, on the final plat tracing, an additional ten feet for West Street to comply with the FAS Standard of 60 feet of half-street right-of-way.
 - C.** Approval of this plat is subject to approval of the applicant's associated Conditional Use Case.
 - D.** On the final plat tracing, a notary acknowledgment shall be provided for Stephen Straight's signature.
 - E.** Closure computations shall be submitted with the final plat tracing.
 - F.** Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - G.** The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan.

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