

July 10, 1986

D. L. Winfrey
Route 1
Goddard, KS 67052

Re: Final Plat S/D 86-54 - LAGALY ADDITION

Dear Mr. Winfrey:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 1986, 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 20, 1986.

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 County 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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

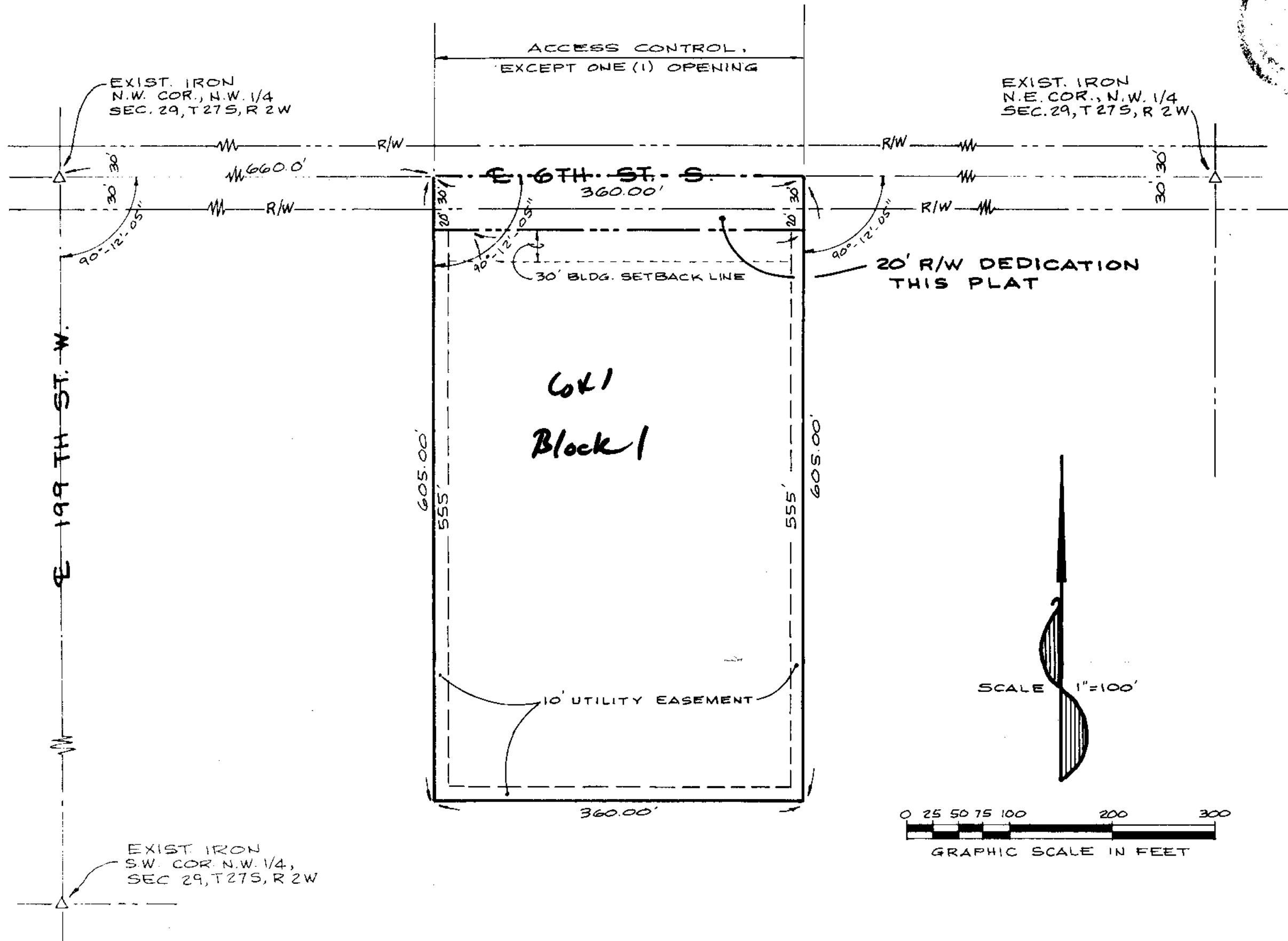
Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: David & Rebecca Hitchcock, 306 S. Main, Goddard, KS 67052



FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6-19-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-20-86

OFFICE COPY
DO NOT REMOVE

PLAT	
LOT 1 - BLOCK 1	
LAGALY ADDITION	
SEDGWICK COUNTY, KANSAS	
OWNERS:	PLATTED BY:
DAVID & REBECCA HITCHCOCK GODDARD, KANSAS	D. L. WINFREY, P.E. GODDARD, KANSAS
DATE: MAY 21, 1986	

FINAL PLAT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

I, D.L. Winfrey, a licensed professional engineer in the State of Kansas, do hereby certify that I have caused to be surveyed and platted, Lot 1, Block 2, Lagaly Addition, Sedgwick County, Kansas, into a Lot and a part of a Block, the same being described as beginning at a point on the north line of the North-west Quarter (NW $\frac{1}{4}$) of Section 29, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, which is 660.0 feet east of the northwest corner of said NW $\frac{1}{4}$, Sec. 29; thence south parallel to the west line of said NW $\frac{1}{4}$, Sec. 29, a distance of 605.0 feet; thence east parallel to the north line of said NW $\frac{1}{4}$, Sec. 29, 360.0 feet; thence north parallel to the west line of said NW $\frac{1}{4}$, Sec. 29, 605.0 feet, to the north line of said NW $\frac{1}{4}$, Sec. 29; thence west along the north line of said NW $\frac{1}{4}$, Sec. 29, 360.0 feet, to the point of beginning, said described tract containing 5.0 acres.

ENGINEER'S CERTIFICATE

D.L. Winfrey
D.L. Winfrey, P.E. (May 21, 1986)

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby certify that they are the owners of the above described tract and have caused the same to be surveyed and platted into a Lot, the same to be known as Lot 1, Block 1, Lagaly Addition, Sedgwick County, Kansas. All utility easements shown thereon are hereby granted for the future installation and maintenance of any public utility. The north fifty feet (50.0') of this plat, is hereby dedicated and/or rededicated as county road right-of-way.

OWNERS: David C. Hitchcock Rebecca L. Hitchcock (Husband and Wife)

ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

Be it remembered that on this _____ day of _____, 1986, before me, a Notary Public in aforesaid State and County, came DAVID C. HITCHCOCK AND REBECCA L. HITCHCOCK, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of the same as the voluntary act and deed of each of them. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

My Commission Expires: _____

Notary Public

APPROVALS

This plat has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas, this _____ day of _____, 1986.

DAVID BAYOUTH Vice-Chairman

Michael E. Lindebak-Secretary

This plat has been submitted to and approved by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1986.

Donald E. Gragg-Chairman Bernard A. Hentz-Comm. Tom Scott-Comm. Don Wright-Co. Clerk

TRANSFER RECORDS

Entered on transfer records in my office this _____ day of _____, 1986.

Don Wright - County Clerk

REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

This is to certify that his instrument was filed for record in the Register of Deeds Office, Sedgwick County, Kansas, at _____ O'clock, on the _____ day of _____, 1986, and duly recorded in _____.

Pat Ketter-Register of Deeds

Ed Resa - Deputy.

S/D No.: 86-54 Name: LAGALY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/19/86

DESCRIPTION

General Location: On the south side of 6th Street South, in an area east of 199th Street West.

Owner: David & Rebecca Hitchcock, 306 S. Main, Goddard, KS 67052

Surveyor/Engineer: D. L. Winfrey, Route 1, Goddard, KS 67052

1. Gross Acreage of Plat: 5.0 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 5.0 Acres
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R"
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STAFF COMMENTS:

- A. As there is already a plat in Sedgwick County named Lagaly Addition, the final plat tracing shall rename this plat Lagaly 2nd Addition. A Lot 1, Block 1 notation shall be added to the face of the plat. Reference to Block 2 shall be omitted from the plat. The need for the plat name change has been verified with the County Clerk's Office.
- B. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
- C. On the final plat tracing, Bernard A. Hentzen shall be referenced as the Chairman of the Board of County Commissioners. Donald E. Gragg shall be shown as the second Commissioner signing the tracing.
- D. On the final plat tracing, proper reference to the access control being platted to 6th Street South shall be made in the plat's text. The following wording is suggested: "Access control is dedicated to 6th Street South across the north line of the lot, provided that the lot shall have one point of access to 6th Street, the location of said point of access to be determined by the County Engineer."
- E. 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.
- F. When the applicant submitted this subdivision application, staff reviewed an old title binder which showed the owner, listed on this plat, as only the contract purchaser. Fee title of the property was still vested with members of the Lagaly family. The applicant's agent should review the title to this property in order to be sure the owner's references for the property are in fact the individuals required by the title company to sign this plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.