

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- P. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Final Plat
SUBDIVISION REPORT

SUPDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-14 Name: GRAY'S FIRST ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: At the northwest corner of Hoover & MacArthur Road.
Owner: Billy Gray, 204 Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 6.28
 2. Number of Lots:
 - Residential: 18
 - Office:
 - Commercial:
 - Industrial:
 - Total: 18
 3. Minimum Lot Area:
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0560), requesting "LC" Light Commercial to "AA" One-family dwelling was approved by the MAPC on April 17, 1986. It is scheduled for Board of County Commission on May 14, 1986.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of Gilda Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- F. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline Easement on this property.
- G. The applicant shall provide proof, by letter from the ARKLA Gas Pipeline Company, or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City or County.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. On the final plat tracing, appropriate reference to the granting of the "maintenance and access easement" shall be made in the plat's text.
- J. On the final plat tracing, the centerline of adjacent MacArthur Road shall be labeled.
- K. Approval of this case is subject to approval of the applicant's associated zone case.
- L. The final plat tracing shall indicate the various names needed to complete approval signature blocks.

GRAY'S FIRST ADDITION

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5-22-84 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5-23-84

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "Gray's First Addition", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: The South 600 feet of the East 600 feet of the SE 1/4 of Section 10, T28S, R1W of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 270 feet of the East 320 feet, thereof.

Lowell D. High, Land Surveyor

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas this ____ day of ____, 19__.

_____, Mayor

_____, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this ____ day of ____, 19__.

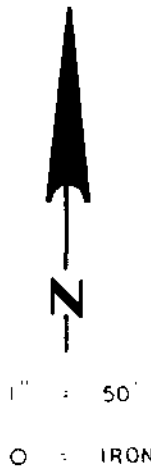
_____, Chairman

_____, Commissioner

_____, Commissioner

ATTEST:

_____, County Clerk



Entered on transfer record this ____ day of ____, 19__.

_____, County Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at ____ o'clock, __.m., on the ____ day of ____, 19__.

_____, Register of Deeds

_____, Deputy

Billy J. Gray

Denise M. Gray

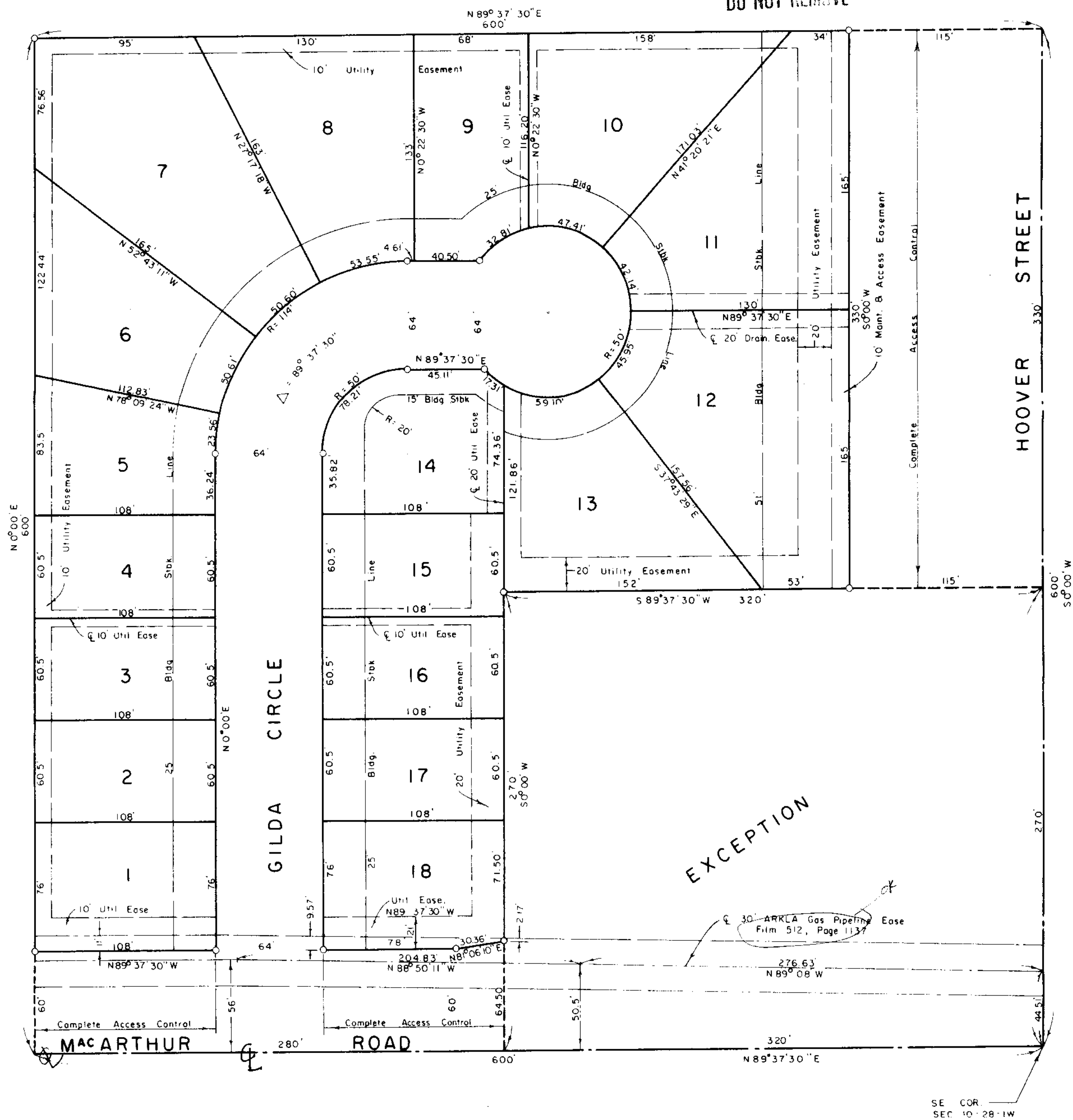
This plat of "Gray's First Addition", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____, 19__.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman

_____, Secretary



May 30, 1986

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D-86-14 - Final Plat of Gray's First Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 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 May 23, 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 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 platator.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Senior Planner

BRB:mlh

cc: Billy Gray, 204 Woodchuck, Wichita, KS 67213
Mike Lindebak, City Engineer
Jim Weber, County Engineer