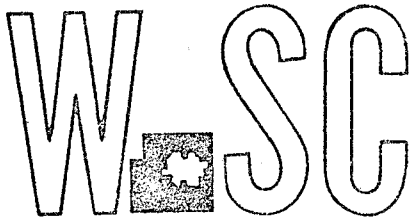


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

September 20, 1984

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

Re: S/D 84-86 Final Plat of 8th Addition to Cherry Creek Hills

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 20, 1984, 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 September 14, 1984.

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 plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

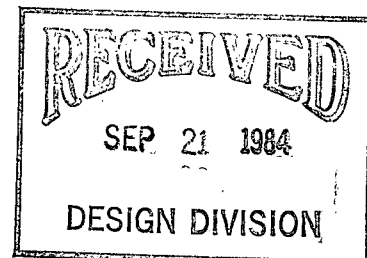
Very truly yours,

A handwritten signature in cursive script that reads 'Barbara Bonanni'.

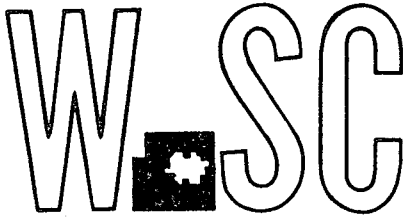
Barbara Bonanni  
Planning Analyst

BB:mlh

cc: Ted R. Milligan, DDS., P.A., 1652 S. Rock Road, Wichita, KS 67207  
Mike Lindebak, City Engineer

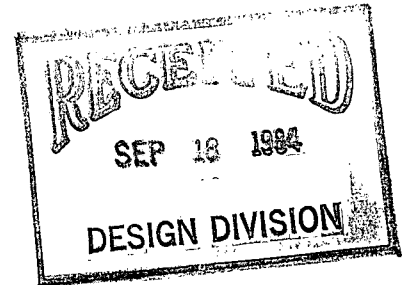


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(316) 268-4561



September 14, 1984

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

Re: S/D 84-86 - Final Plat of 8th Addition to Cherry Creek Hills

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 13, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit an avigational easement and restrictive covenant for this property.
- B. The applicant shall submit a copy of the 30-foot private joint access easement affecting this property.
- C. If the off-site private drainage easement near the southeast corner of the lot affects this property, a copy shall be submitted to the Planning Department for the plat file.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

Baughman Company, P.A.  
Page 2  
September 14, 1984

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 20, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Ted R. Milligan, DDS., P.A., 1652 S. Rock Road, Wichita, KS 67207  
Mike Lindebak, City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-86

Name: Eighth Addition to Cherry Creek Hills

Preliminary Approved:

Scheduled S/D Meeting: 9-13-84

DESCRIPTION

General Location: East side of Rock Road north of Pawnee

Owner: Ted R. Milligan, DDS P.A.

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.7 Acres
  2. Number of Lots:
    - Residential:
    - Office: 1
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 30,800 sq. ft.
  4. Existing Zoning: "BB"
  5. Proposed Zoning: "BB"
- 

STAFF COMMENTS:

- A. The representative from City Engineering shall be prepared to comment on the applicant's drainage plan, and also, where and by what method sanitary sewer can be connected.
- B. The applicant shall be prepared to comment on the 20-foot private drainage easement, (film 572) near the southeast corner of the lot and state how the easement affects this property. A copy of this recorded instrument shall be submitted for the plat file.
- C. The applicant shall submit a copy of the 30-foot private joint access easement affecting this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive covenant for this property.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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