

S/D No.: 84-102 Name: MEADOWLARK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: South of MacArthur Road, adjacent to the west side
of Meridian.

Owner: Dale Cooper

Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 40,000 sq. ft.
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 40,000 sq. ft.
 4. Existing Zoning: R-1
 5. Proposed Zoning: R-1
-

STAFF COMMENTS:

- A. The applicant owns all of the property outlined by the dashed line on this preliminary plat. He proposes to plat at this time only that part of his ownership labeled as Lot 1, Block 1. He proposes to connect this one lot to the nearest public street, Meridian, by way of a 64-foot wide contingent road dedication. The 64-foot wide contingent road dedication is also proposed to be granted as a public utility easement for purposes of providing a means for extending utilities to serve this one lot plat. The applicant has indicated his willingness to dedicate, at this time, the required 50-foot of half-street right-of-way for Meridian adjacent to all of his ownership.
- B. The applicant shall contingently dedicate, by separate instrument, the 64-foot wide contingent road dedication indicated on the preliminary plat. The contingency shall be based on ownership of this one-lot plat being transferred to anyone other than the applicant or sale of any part of the remaining unplatted tract. This contingent dedication shall be drafted and then submitted for Planning Department review and approval. After approval as to form, it shall be recorded and shown on the final plat tracing. A copy of the contingent dedication shall be submitted for the plat file.
- C. The applicant shall grant, by separate instrument, an off-site utility easement in order to serve this property with public utilities.
- D. The applicant shall dedicate, by separate instrument, the east 50 feet of his overall ownership as street right-of-way for Meridian.
- E. Since neither municipal water or sewer exists to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to determine what tests may be required and what standards are to be met for approval of on-site sewerage and a water well. A memorandum shall be obtained specifying approval.
- F. The final plat shall indicate the name of this plat as "SCISSORTAIL ADDITION" since there is already a Meadowlark Addition.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-102 Name: SCISSORTAIL ADDITION

Preliminary Approved: 11/8/84
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: South of MacArthur Road, in an area west of Meridian.
Owner: Dale Cooper
Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 40,000 sq. ft.
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 40,000 sq. ft.
 4. Existing Zoning: R-1
 5. Proposed Zoning: R-1
-

STAFF COMMENTS:

- A. The applicant shall contingently dedicate, by separate instrument, the 64-foot wide contingent road dedication indicated on the final plat. The contingency shall be based on ownership of this one-lot plat being transferred to anyone other than the applicant or sale of any part of the remaining unplatted tract. This contingent dedication shall be drafted and then submitted for Planning Department review and approval. After approval as to form, it shall be recorded and shown on the final plat tracing. A copy of the contingent dedication shall be submitted for the plat file.
- B. The applicant shall grant, by separate instrument, the 64-foot wide strip of ground indicated as a contingent street dedication as a utility easement. This separate instrument will accompany the plat to the Board of City Commissioners. The final plat tracing shall indicate that this utility easement is "being granted by separate instrument."
- C. The applicant shall dedicate, by separate instrument, the east 50 feet of his overall ownership as street right-of-way for Meridian.
- D. Since neither municipal water or sewer exists to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to determine what tests may be required and what standards are to be met for approval of on-site sewerage and a water well. A memorandum shall be obtained specifying approval.
- E. The applicant is advised that an all-weather surface road to the lot from Meridian needs to be approved by the County Fire Marshall prior to issuance of a building permit.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

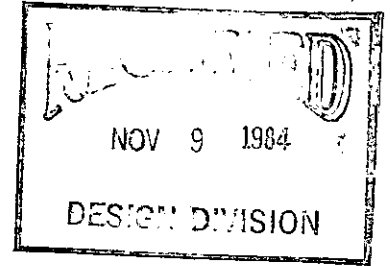
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 9, 1984



Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 84-102 - Preliminary Plat Meadowlark Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall contingently dedicate, by separate instrument, the 64-foot wide contingent road dedication indicated on the preliminary plat. The contingency shall be based on ownership of this one-lot plat being transferred to anyone other than the applicant or sale of any part of the remaining unplatted tract. This contingent dedication shall be drafted and then submitted for Planning Department review and approval. After approval as to form, it shall be recorded and shown on the final plat tracing. A copy of the contingent dedication shall be submitted for the plat file.
- B. The applicant shall grant, by separate instrument, an off-site utility easement in order to serve this property with public utilities. In this regard, the 64-foot wide contingent street shall be granted as a utility easement.
- C. The applicant shall dedicate, by separate instrument, the east 50 feet of his overall ownership as street right-of-way for Meridian.
- D. The final plat shall indicate a 10-foot utility easement adjacent to the north line of the proposed lot.

WICHITA - SEDGWICK COUNTY

Reiss & Goodness Engineers

Re: S/D 84-102 - Preliminary Plat of Meadowlark Addition

November 9, 1984

Page 2

- E. Since neither municipal water or sewer exists to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to determine what tests may be required and what standards are to be met for approval of on-site sewerage and a water well. A memorandum shall be obtained specifying approval.
- F. The final plat shall indicate the name of this plat as "SCISSORTAIL ADDITION" since there is already a Meadowlark Addition.
- G. The applicant is advised that an all-weather surface road to the lot from Meridian needs to be approved by the County Fire Marshal prior to issuance of a building permit.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,

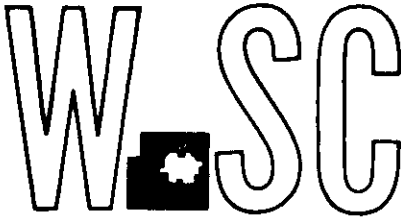


Forrest L. Nagley
Senior Planner

FLN:mlh

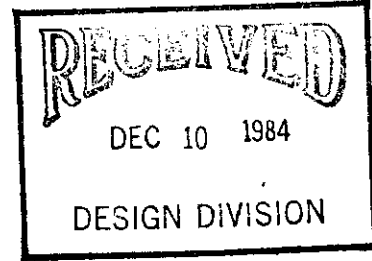
cc: Dale Cooper, 1125 West Harry, Wichita, KS 67213
✓ Mike Lindebak, City Engineer
Claud Shelor, County Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



December 7, 1984

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 84-102 - Final Plat of Scissortail Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 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 contingently dedicate, by separate instrument, the 64-foot wide contingent road dedication indicated on the final plat. The contingency shall be based on ownership of this one-lot plat being transferred to anyone other than the applicant or sale of any part of the remaining unplatted tract. This contingent dedication shall be drafted and then submitted for Planning Department review and approval. After approval as to form, it shall be recorded and shown on the final plat tracing. A copy of the contingent dedication shall be submitted for the plat file.
- B. The applicant shall grant, by separate instrument, the 64-foot wide strip of ground indicated as a contingent street dedication as a utility easement. This separate instrument will accompany the plat to the Board of City Commissioners. The final plat tracing shall indicate that this utility easement is "being granted by separate instrument."
- C. The applicant shall dedicate, by separate instrument, the east 50 feet of his overall ownership as street right-of-way for Meridian.
- D. Since neither municipal water or sewer exists to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to determine what tests may be required and what standards are to be met for approval of on-site sewerage and a water well. A memorandum shall be obtained specifying approval.

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Reiss & Goodness Engineers
Re: S/D 84-102 - Final Plat of Scissortail Addition
December 7, 1984
Page 2

- E. The applicant is advised that an all-weather surface road to the lot from Meridian needs to be approved by the County Fire Marshall prior to issuance of a building permit.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 13, 1984. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Dale Cooper, 1125 West Harry, Wichita, KS 67213
Mike Lindebak, City Engineer
Claud Shelor, County Engineer

EASEMENT

THIS EASEMENT made this _____ day of _____,
19___, by and between Dale W. Cooper and Ella E. Cooper, Husband and Wife,
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The North 64 feet of the South 164 feet of the North 10 acres of the South one-half of the Southeast Quarter of the Northeast Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; except the East 50 feet thereof, being granted by separate instrument.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Dale W. Cooper

Ella E. Cooper

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this _____ day of _____, 19___, before me, a notary public in and for said County and State, came Dale W. Cooper and Ella E. Cooper, Husband and Wife to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

SEAL

Notary Public

My Commission expires: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Dale W. Cooper and Ella E. Cooper, Husband and Wife

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The East 50 feet of the North 10 acres of the South one-half of the Southeast Quarter of the Northeast Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; except the South 100 feet thereof.

do hereby dedicate the above described real estate to the public for Street purposes.

Executed this day of 19

Dale W. Cooper

Ella E. Cooper

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this day of came Dale W. Cooper and Ella E. Cooper, Husband and Wife

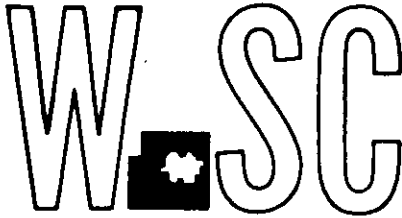
to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas, this City Clerk

Notary Public
My Commission Expires:

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 13, 1984

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re.: S/D 84-102 - Final Plat of Scissortail Addition

C
O
P
Y
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 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 December 7, 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 platlor.
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,

Barbara R. Bonanni
Planning Analyst

BRB:m/h

cc: Dale Cooper, 1125 West Harry, Wichita, KS 67213
x Mike Lindebak, City Engineer
Claud Shelor, County Engineer



WICHITA - SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

To: Larry Henry, Project Development Engr. Date: December 26, 1984
From: Forrest L. Nagley, Senior Planner
Subject: Approval of separate instruments associated with the platting
of Scissortail Addition - S/D 84-102.

On December 6, 1984, the Subdivision Committee approved the above-referenced plat subject to the granting of an utility easement and street dedication for Meridian by separate instrument. (See Items B and C of the attached letter).

Please review the attached copies of the separate instruments and advise if the legal descriptions are correct.

Thank you.

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

FLN:mlh

Attachments

cc: Reiss & Goodness Engineers, 2160 W. 21st Street, Wichita, KS 67203



12/27

*Vicki
Please handle
Attached Forrest that
the descriptions are O.K.
JH 12/28/84*