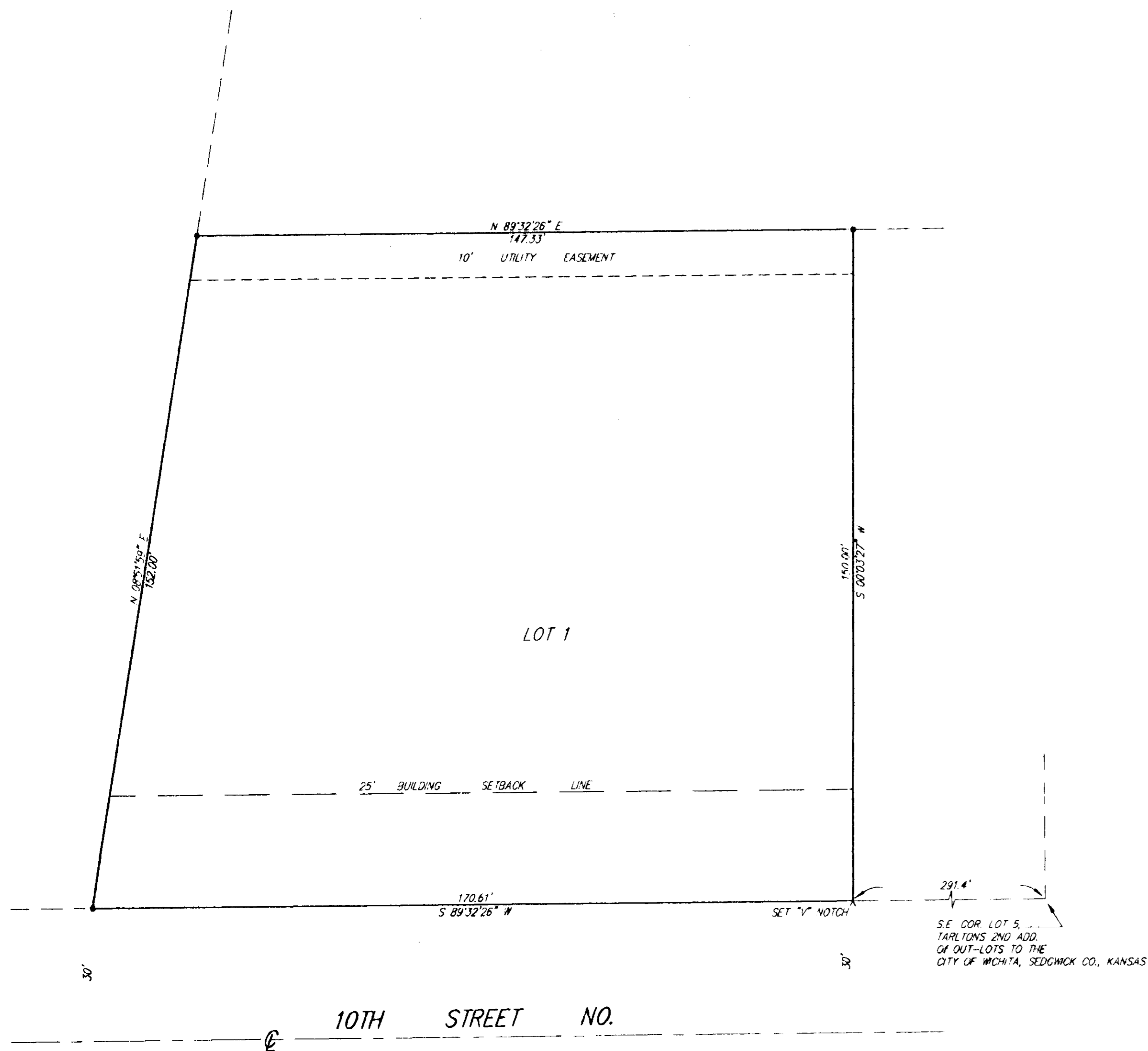


K.C. ESTATES

WICHITA, SEDGWICK COUNTY, KANSAS



BENCH MARK: City of Wichita, B.M.
SE Corner of intersection of 9th St. N. & Grove
40' S, & 42' E of Center Line of both
Elev. = 121.44 (City of Wichita Datum)

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "K. C. ESTATES", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The South 150 feet of Lot 5, EXCEPT The East 291.4 feet thereof, Tartons Second Addition of Out-Lots to the City of Wichita, Sedgwick County, Kansas.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date _____

Mark A. Savoy RLS #788
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, to be known as "K. C. ESTATES", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Minimum pad elevation is as shown on the face of the plat.

Donald Ray Cook

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1996, by Donald Ray Cook, a single person.

Notary Public

My App't. Exp. _____

This plat of "K. C. ESTATES", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes
Chairperson

Marvin S. Krout
Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

Bob Knight
Mayor

Pat Burnett
Deputy City Clerk

Entered on transfer record this _____ day of _____, 1996.

Susan E. Crockett-Spoon
County Clerk

State of Kansas)
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1996, at _____ o'clock ____M: and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

April 11, 1996

Savoy, Ruggles, & Bohm, P.A. S/D 96-15
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 96-15 (Final Plat of the K.C. ESTATES)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 11, 1996, 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 April 4, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Don Losew
Senior Planner

DL:rh

cc: Brad Snapp, ~~Donald Ray Cook~~, c/o Mennonite Housing, 3033 West Second, ~~2145 N. Topeka~~,
Wichita, KS 67203
Mike Lindebak, City Engineer

B. Henderson

SEDGWICK COUNTY



April 4, 1996

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Savoy, Ruggles, & Bohm, P.A. S/D 96-15
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 96-15 (Final Plat of the K.C. ESTATES)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 4, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Unless City Engineering indicates the need for a minimum building pad elevation, the reference to such an elevation should be eliminated from the plat's text.
- B. The final plat tracing shall indicate the platting of the 25-foot building setback from 10th Street North through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. In order to better describe this plat's location, the face of the plat or the surveyor's text should also reference this site's location by section, range and township.
- D. Prior to this plat being released for recording, the applicant shall provide a recorded copy of the easement to be released by KG&E.
- E. The applicant shall also provide proof that all applicable property taxes have been paid on this site. The plat binder presently indicates that taxes are outstanding for both 1994 and 1995.
- F. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and

see 9/10 letter from KG&E
tax receipts submitted

approval of the Chief of the Fire Department.) The applicant is advised that based on the existing water lines adjacent to this site, water line improvements are likely to be required at the time of site development.

~~G.~~ The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

~~H.~~
Not
needed
9-24 I.

As requested by KG&E, the applicant shall grant a temporary easement. It is suggested that this easement be granted by separate instrument, to KG&E and that a letter be submitted from KG&E, to Planning noting that such an easement has been provided.

Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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, April 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Donald Ray Cook, c/o Mennonite Housing, 2145 N. Topeka, Wichita, KS 67214
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2.2

April 11, 1996

STAFF REPORT

(Final Plat Approved 4/4/96)

CASE NUMBER: S/D 96-15 K.C. ESTATES

OWNER/APPLICANT: Donald Ray Cook, c/o Mennonite Housing, 2145 N. Topeka, Wichita, KS 67214

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North of 10th Street and east of Hydraulic

SITE SIZE: 0.5 Acres

NUMBER OF LOTS

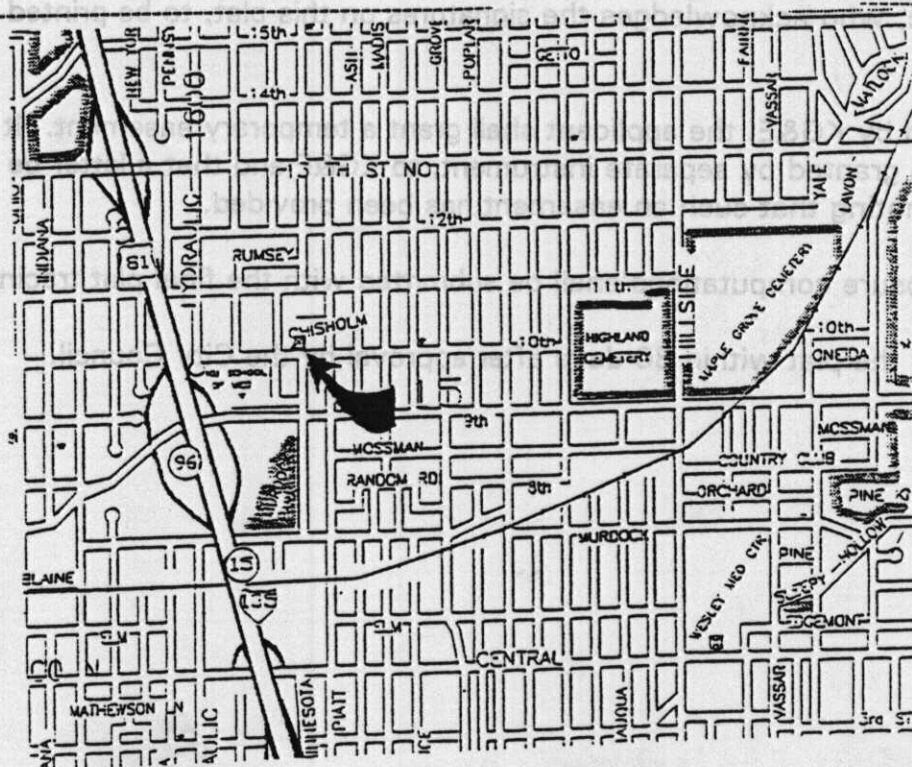
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 23,845 sq. ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "B"

VICINITY MAP:



STAFF COMMENTS:

- A. Unless City Engineering indicates the need for a minimum building pad elevation, the reference to such an elevation should be eliminated from the plat's text.
- B. The final plat tracing shall indicate the platting of the 25-foot building setback from 10th Street North through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. In order to better describe this plat's location, the face of the plat or the surveyor's text should also reference this site's location by section, range and township.
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- E. The applicant shall also provide proof that all applicable property taxes have been paid on this site. The plat binder presently indicates that taxes are outstanding for both 1994 and 1995.
- F. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.) The applicant is advised that based on the existing water lines adjacent to this site, water line improvements are likely to be required at the time of site development.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. As requested by KG&E, the applicant shall grant a temporary easement. It is suggested that this easement be granted by separate instrument, to KG&E and that a letter be submitted from KG&E, to Planning noting that such an easement has been provided.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.