

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew", with a long, sweeping horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

cc: Mid-Kansas Engineering Consultants, Inc, 411 North Webb Road, Wichita, KS 67206 (Copy of plat map dated 12/16/94).
Bill Yung Design, 4912 E. 29th Street N., Wichita, KS 67220
Helen Cochran, Natural Treesource, P. O. Box 780192, Wichita, KS 67278
Dag Calafell, II, 2241 N. Stoneybrook Ct., Wichita, KS 67226
Sangeeta & Manorama Khicha, 8908 Crestwood, Wichita, KS 67206
Chris Isom, 2223 N. Stoneybrook Ct., Wichita, KS 67226
Greg Van Buskirk, 10310 Boxthorn Ct., Wichita, KS 67220

SEDGWICK COUNTY



**METROPOLITAN AREA PLANNING
DEPARTMENT**

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

December 16, 1994

Fred Hanley
439 N. Belmont
Wichita, KS 67208

Re: S/D 92-38 - (Revised Final Plat) HANLEY ADDITION located east of Webb Road and south of 21st Street North

Dear Mr. Hanley:

At the regular meeting of the Metropolitan Area Planning Commission on December 15, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as revised, subject to the conditions stated in our letter of November 10, 1994, but with the following revisions:

1. Comment A now shall require the platting of a street from Webb Road eastward, across the drainage area then southward to the south line of the plat. A temporary turnaround shall also be provided for the terminus of this street. Guarantees shall be provided for the paving of this street, including needed structures for the crossing of the drainage way and for the installation of the temporary turnaround.
2. Comment B now shall be interpreted that the needed traffic improvements involve the major entrance at 21st Street North and a public street at Webb.
3. Restrictive covenants need to be submitted for the ownership and maintenance of Reserves. This covenant shall also include a condition prohibiting development on Lots 3 & 4 until the street serving these lots is actually built or construction initiated. The applicant is advised that the same restriction will be noted on the CUP for this site.

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.

FILE COPY

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9

November 17, 1994

STAFF REPORT

(Revised Final Plat Approved 11/10/94, Revised Preliminary Approved 9/29/94,
Final Plat Approved 6/23/94, Preliminary Plat Approved 9/3/92)

CASE NUMBER: S/D 92-38 HANLEY ADDITION

OWNER/APPLICANT: Fred Hanley, 439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: East of Webb Road and south of 21st Street North

SITE SIZE: 26.6 Acres

NUMBER OF LOTS

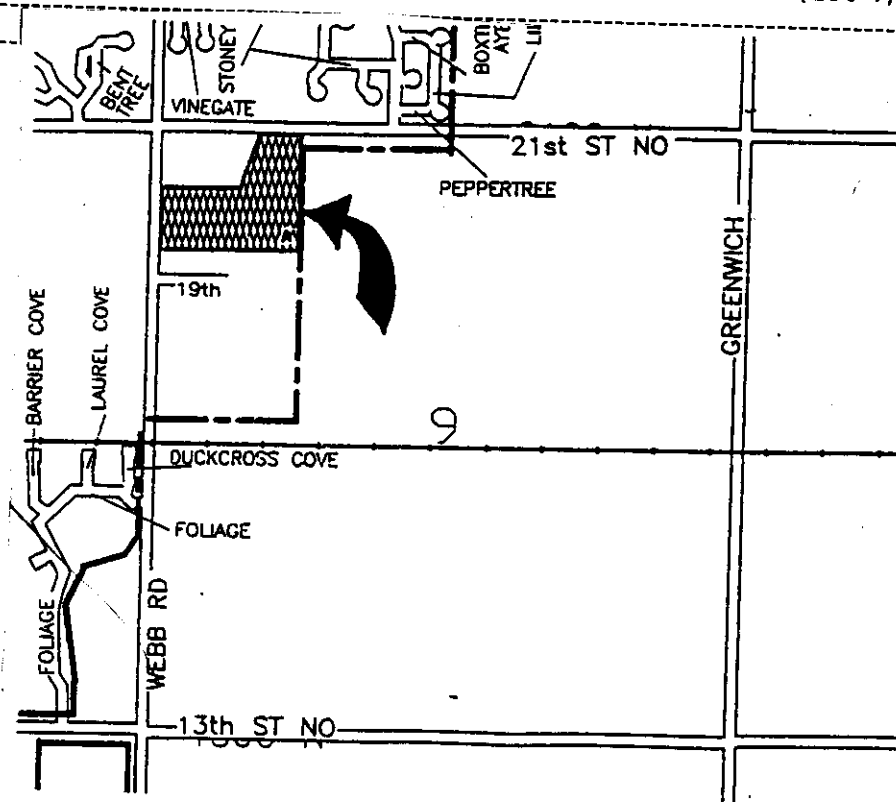
Residential:	4
Office:	1
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 58,000 sq. ft.

CURRENT ZONING: "AA"

APPROVED ZONING: "A" with DP-154 (Lots 2-5) (Z-2780) and "BB" (Lot 1) (Z-2779)

VICINITY MAP:

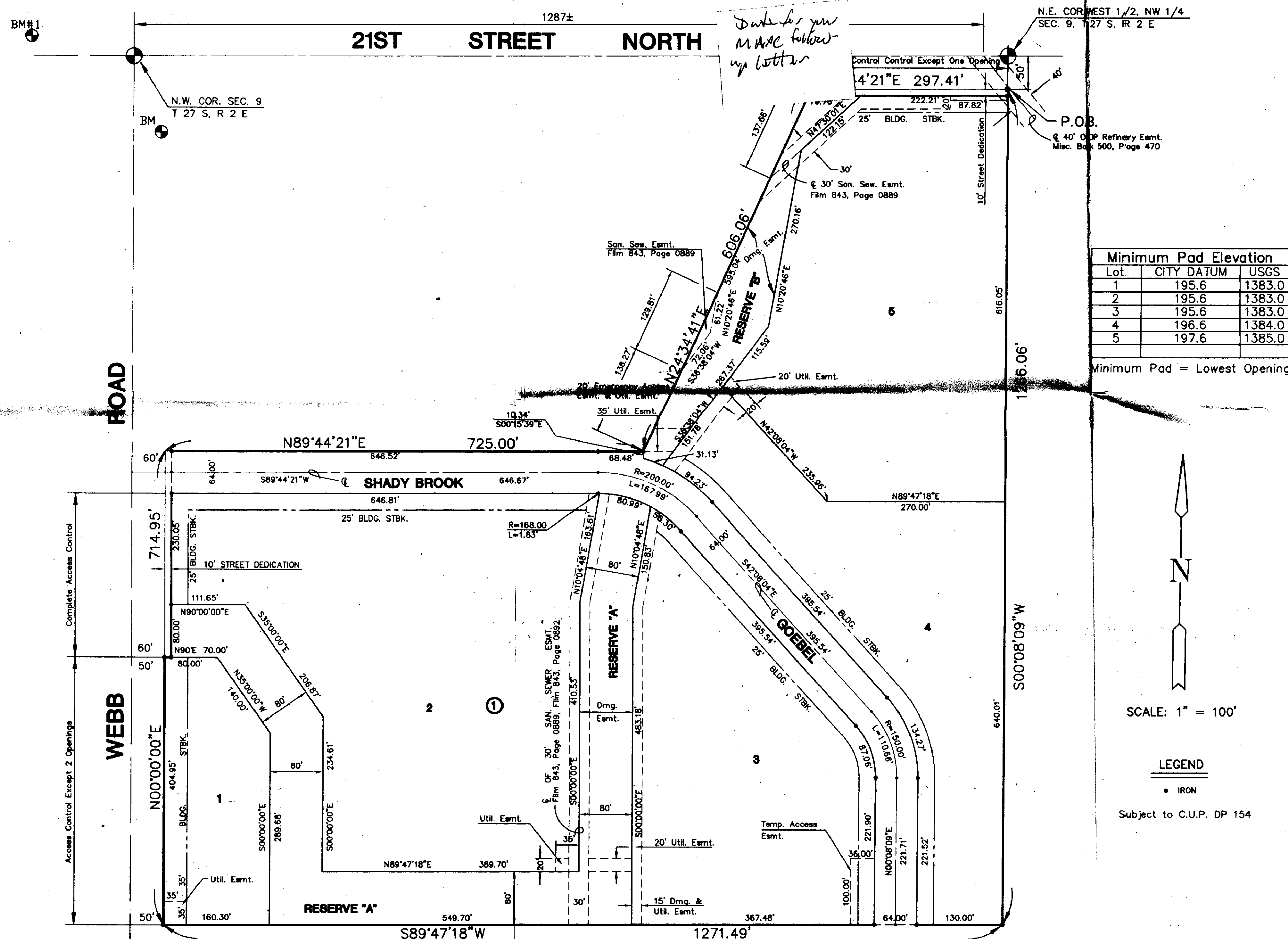


FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/15/94 SUBJECT SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-16-94

FINAL PLAT OF HANLEY ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/15/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-16-94 **AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**



BENCHMARKS

BM#1 CITY OF WICHITA BENCH MARK DISC IN NE CORNER
CONCRETE VAULT, 400'+/- WEST OF WEBB RD
ON NORTH SIDE OF 21ST STREET
ELEV. = 205.70

BM#2 "□" CUT ON NE CORNER HEADWALL OF RCB
853' SOUTH AND 50' EAST OF SECTION CORNER
AT 21ST AND WEBB ROAD
ELEV. = 198.03

I, Allen D. Lowry a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HANLEY ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, reserves and streets the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the West Half of the Northwest Quarter, Section 9, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point on the East line and 50.00 feet South of the Northeast corner of said West Half; thence S 00° 08' 09" W, 1266.06 feet to a point lying 14 feet North of the South line of the North Half of said West Half; thence S 89° 47' 18" W, 1271.49 feet parallel with said South line to a point lying 50.00 feet East of the West line of said West Half; thence N 00° 00' 00" E, 714.95 feet parallel with said West line to a point lying 600 feet South of the North line of said West Half; thence N 89° 44' 21" E, 725.00 feet parallel with said North line; thence N 24° 34' 41" E, 596.06 feet to a point lying 50.00 feet South of said North line; thence N 89° 44' 21" E, 297.41 feet parallel with said North line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 9th day of December 1994.

Allen D. Lowry
Allen D. Lowry, LS-785
Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, reserves and streets the same to be known as "HANLEY ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the city. All abutters right of access to and from Webb Road over and across the West line of HANLEY ADDITION, are hereby granted to the City of Wichita, provided however that Lot 1 shall have 2 openings, as indicated on the face of the plat. All abutters right of access to or from 21st. Street over and across the North line of HANLEY ADDITION, are hereby granted to the City of Wichita. Reserves A and B are platted for drainage, open space, and landscaping. The reserves shall be owned and maintained by the homeowners association. Minimum Pads shall be as indicated on the face of the plat. The temporary access easement on Lot 3 is dedicated for the purpose of providing a temporary access to the property for the dedication of street right of way to 19th Street North. The 30' emergency access is dedicated for a secondary access to Goebel from Lot 5 and shall be automatically vacated upon dedication of street right of way to 19th Street North.

Fred L. Hanley
Sandra June Hanley

STATE OF KANSAS) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 9th day of December 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Fred L. Hanley and Sandra June Hanley, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Katheryn S. Bauman
Notary Public: Katheryn S. Bauman

My appointment expires: 1-24-95

We, Southwest National Bank, mortgagees on the above described property, do hereby consent to the plat of "HANLEY ADDITION".

SOUTHWEST NATIONAL BANK

R.E. Hoopes
R.E. Hoopes, President

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

BE IT REMEMBERED, that on this 04th day of November 1994, before me the undersigned, a Notary Public in and for the County and State aforesaid, came R.E. Hoopes, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

Notary Public: Moira Vanlandingham

My appointment expires: 10/27/97

This plat of "HANLEY ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission of Wichita, Kansas.

Dated this _____ day of _____, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John W. McKay, Jr.

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

_____, Mayor
Elma Broadfoot

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1994.

Susan E. Crockett-Spoon, County Clerk

STATE OF KANSAS)
SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1994.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Phyllis Hernandez