

PARALLEL ESTATES

SEDGWICK COUNTY, KANSAS

State of Kansas 355 We, Baughman Company, P.A., surveyors in and for said county and state, do hereby certify that we have surveyed and platted "PARALLEL ESTATES", an addition to Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the East 53 1/3 rods of the North 100 rods of the NW 1/4 of Section 2, T 26 S, R 1 E of the 6th P.M., Sedgwick County, Kansas.

Date _____ Baughman Company, P.A.

Surveyor

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/14/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 7/15/88

This plat of "PARALLEL ESTATES", an addition to Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this _____ day of _____, 1988.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1988.

Chairman

Chairman Pro Tem

Commissioner

Commissioner

Commissioner

County Clerk

Entered on transfer record this _____ day of _____, 1988.

County Clerk

State of Kansas 355 This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 1988, at _____ o'clock, _____ M., and is duly recorded.

Register of Deeds

Deputy

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "PARALLEL ESTATES", an addition to Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage easement is hereby granted for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to 77th St. North are hereby granted to the appropriate governing body. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided for in said Floodway, by construction, or change of grade, creation of channel or other work to be carried on without the permission of the appropriate governing body. Minimum building pads shall be as follows: Lot 1, prorated between Elev. 1375.1 on the west line to Elev. 1382.4 on the east line; Lot 2, Elev. 1375.5; Lot 3, prorated between Elev. 1375.5 on the west line to Elev. 1379.1 on the east line; Lot 4, prorated from Elev. 1379.1 on the west line to Elev. 1385.6 on the east line; Lot 6, prorated from Elev. 1383.7 on the west line to Elev. 1392.9 on the east line.

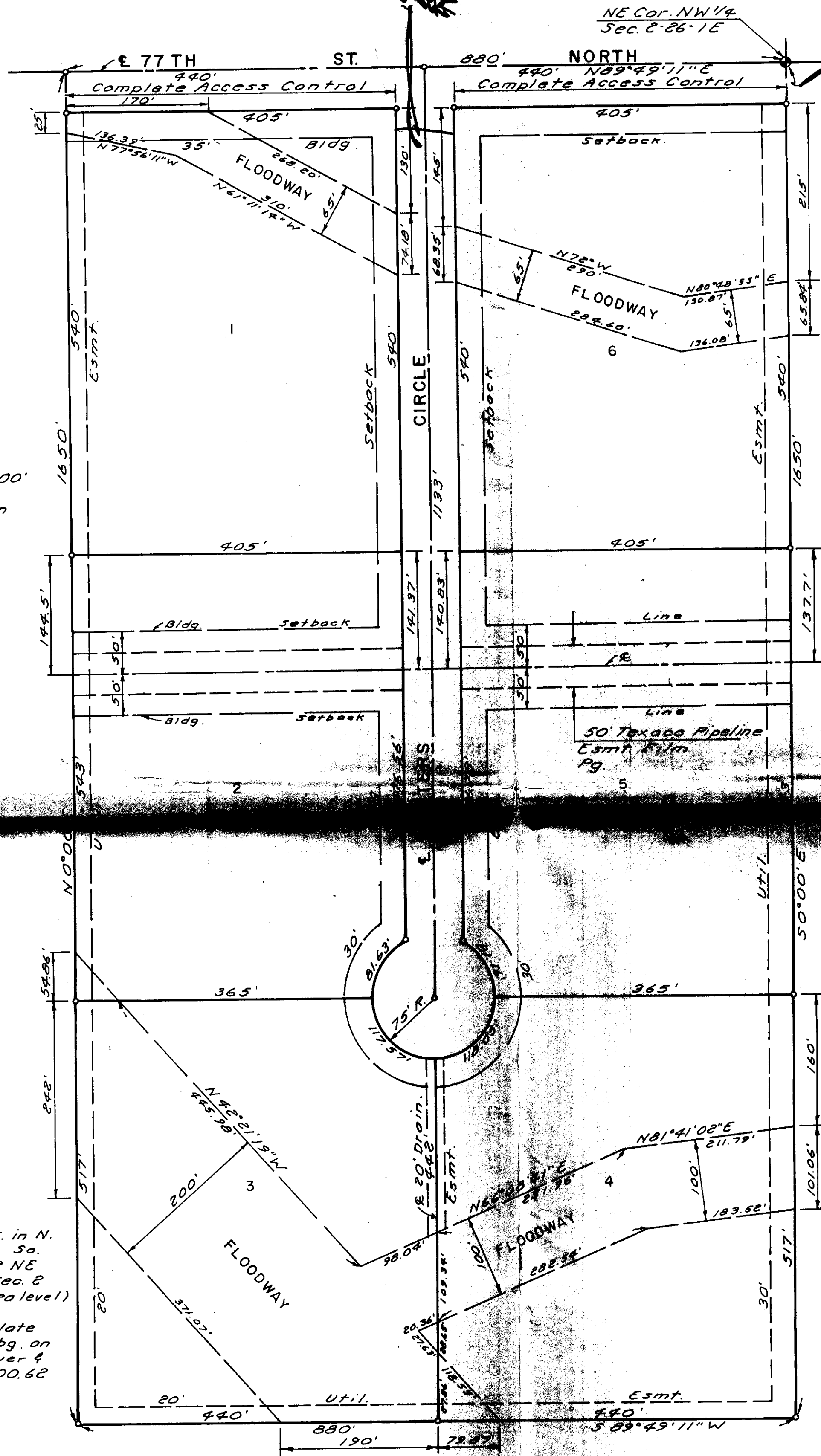
Eston R. Ash

Donna L. Ash

State of Kansas 355 The foregoing instrument was acknowledged before me this _____ day of _____, 1988, by Eston R. Ash and Donna L. Ash, his wife.

Notary Public
My Commission Expires _____

Name
beneath
signature



Minimum Building Pads
(Sea Level Datum)

Lot 1- Prorated between El. 1375.1 (West line) to El. 1382.4 (East line)
Lot 2- El. 1375.5
Lot 3- Prorated between El. 1375.5 (West line) to El. 1379.1 (East line)
Lot 4- Prorated between El. 1379.1 (West line) to El. 1385.6 (East line)
Lot 6- Prorated between El. 1383.7 (West line) to El. 1392.9 (East line)

B.M. RR Spk. in N. Face of R.R. So. Side 77th & NE Cor. NW 1/4 Sec. 2 El. 1394.43 (Sea level)

B.M. Brass Plate NW Cor. Hubg. on RCB on Oliver & 77th - El. 1400.62

July 22, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: Final Plat - S/D 88-44: PARALLEL ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 1988, 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 July 15, 1988.

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 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 1987 and all prior years have been paid. *Pro-De. Long Taxes are Paid*

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Ester Ash, 542 Colby, Valley Center, Kansas 67147

FILE COPY

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of Walters Circle to suburban street standards.
- C. The applicant shall provide proof, by letter from the Texaco 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 and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County.
- D. The final plat tracing shall indicate the recording information for the 50-foot pipeline easement on this property.
- E. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat for 77th Street North. The final tracing shall also indicate the amount of street right-of-way being dedicated for Walters Circle.
- F. Since this property involves the platting of a limited number of large lots (5 acres and over), it is recommended that the requirements of Section 7-201(R) be modified to permit the platting of Walters Circle with 1000 feet of length.
- G. The Soil and Conservation Service has advised that this property has a developed systems of terracing on it. The applicant is advised that care should be taken when the terracing is removed in order to avoid undo soil erosion.
- H. On the final plat, a 35-foot building setback shall be indicated on Lots 1 and 6 from 77th Street North. Also, a 30-foot building setback shall be indicated on Lots 1, 2, 3, 4, 5 and 6 from Walters Circle.
- I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. 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.

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- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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 City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1-7

JULY 21, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 6/16/88)

CASE NUMBER: S/D 88-44 - PARALLEL ESTATES

OWNER/APPLICANT: Eston Ash, 542 Colby, Valley Center, KS 67147

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of 77th Street North, in an area east of Hillside.

SITE SIZE: 33.3 Acres

NUMBER OF LOTS:

Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 218,015 Sq. Ft.

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

VICINITY MAP:

