



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 266-4561

May 12, 1989

Poe & Associates of Kansas, Inc.
Attn: Kenny E. Hill
434 N. Oliver, Suite 110
Wichita, KS 67208

Re: S/D - 89-15 PRAIRIE VIEW ADDITION

Dear Mr. Hill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 11, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 5, 1989.

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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

FILE COPY

S/D 89-15

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cc: United Auto Parts, Inc., 2235 Southwest Blvd, Wichita, KS
67213

JBL, Inc., 946 N. West St., Wichita, KS 67203

Goddard Planning Commission, City Hall, 122 N. Main,
Goddard, KS 67052

Jim Weber, County Engineer

Ron Worley, County Public Works

Mike Lindebak, City Engineer

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/4/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTL-
ED IN OUR LETTER DATED 5/5/89

SUBJECT
 APPROVAL OUTLINE
 5/5/89

PRAIRIE VIEW ADDITION
 TO
 SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS.

I, Kenny E. Hill, being a duly licensed Land Surveyor in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and platting PRAIRIE VIEW ADDITION to Sedgwick County, Kansas, being described as follows:

The South 657.92 feet of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 36, Township 27 South, Range 3 West of the Sixth P.M., Sedgwick County, Kansas, containing 20.0 Acres more or less.

The accompanying plat is a true and correct exhibit of said survey.

Dated this _____ day of _____, 1989.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, United Auto Parts, Inc., by its President, Jerry Livingston, have caused the land described in the Land Surveyor's certificate to be platted into lots, a block, streets and to be known as Prairie View Addition. The streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from 23rd Street South over and across the south line of Block 1 except for one opening to Lot 1 and two openings each to Lots 2 and 3 as indicated and all abutter's rights of access to or from 231st Street West over and across the west line of Block 1 except for two openings to Lot 1 as indicated are hereby granted to the appropriate governing body. Easements are hereby granted as indicated for utility construction and maintenance.

UNITED AUTO PARTS, INC.

- Jerry Livingston, President

STATE OF KANSAS, COUNTY OF SEDGWICK, SS.

This instrument was acknowledged before me on this _____ day of _____, 1989 by Jerry Livingston as President of United Auto Parts, Inc., on behalf of said corporation.

Notary Public

My Commission Expires _____

This Plat of Prairie View Addition has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By Sue Crockett Chairman

Marvin S. Krout Secretary

This Plat approved and all dedications shown hereon, are accepted by the County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1989.

_____, Chairman
Paul W. Hancock

_____, Commissioner
Billy Q. McCray

_____, Chairman Pro tem
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroder

_____, Commissioner
David Bayouth

Attest _____, County Clerk
Don Wright

SEAL)

Entered on transfer record this _____ day of _____, 1989.

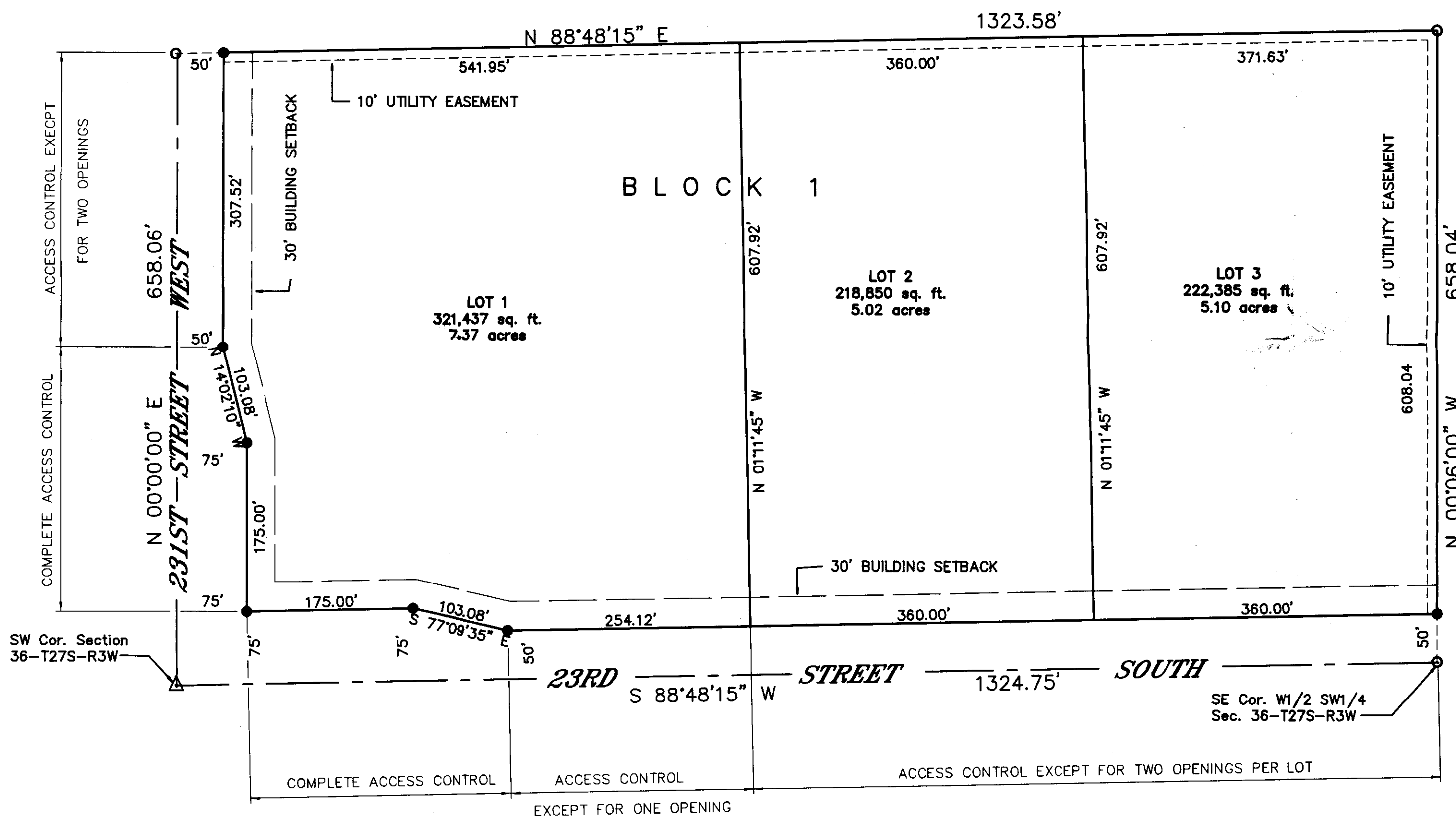
_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1989, at _____ o'clock and is duly recorded.

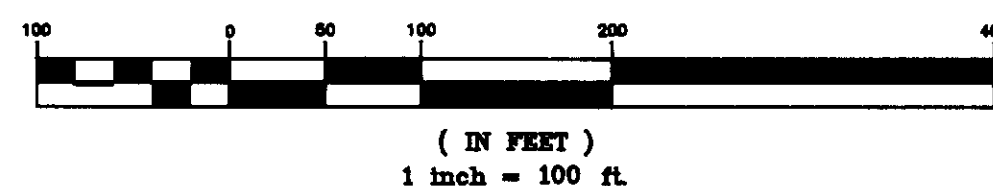
_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa



- IRON SET
- EXISTING CORNER

GRAPHIC SCALE



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. On the final plat tracing the plat's text shall be amended to indicate that the access control shall be dedicated to Sedgwick County with the openings being approved by the County Engineer.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.

MAY 11, 1989

STAFF REPORT

(Final Plat Approved 5/4/89; Preliminary Plat Approved 3/23/89)

CASE NUMBER: S/D 89-15 - PRAIRIE VIEW ADDITION

OWNER/APPLICANT: United Auto Parts, Inc. 2235 Southwest Blvd.,
Wichita, KS 67213

SURVEYOR/ENGINEER: Poe & Associates, Attn: Kenny Hill, 434 N.
Oliver, Suite 110, Wichita, KS 67203

LOCATION: 1-1/2 miles west of Goddard at the northeast
corner of 23rd South and 231st Street West

SITE SIZE: 20 Acres

NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" rural residential

VICINITY MAP:

