

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

February 2, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D-88-112 - Hawkins Estates Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 2, 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 January 27, 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 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 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

cc: Jim Weber, County Engineer
Mike Lindebak, City Engineer
R. Kell Hawkins, c/o Lou Cates
1035 S. 183rd St. W., Goddard, KS 67052
Goddard Planning Commission
City Hall, 122 N. Main, Goddard, KS 67052
Ron Worley, County Public Works

FILE COPY

FINAL PLAT
HAWKINS ESTATES
AN ADDITION TO SEDGWICK COUNTY, KANSAS

State of Kansas } S.S. We, Baughman Company, P.A.
Sedgwick County } Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "HAWKINS
ESTATES" an addition to Sedgwick County, Kansas,
and that the accompanying plat is a true and correct
exhibit of the property surveyed described as a
tract in the N.E. 1/4 of Sec. 29, Twp. 27-S, R-2-W of the
6th P.M., Sedgwick County, Kansas, commencing at
the N.W. corner of said N.E. 1/4; thence N 89° 47' 54" E, along
the north line of said N.E. 1/4, 308 feet for a place of
beginning; thence continuing N 89° 47' 54" E along the
north line of said N.E. 1/4, 999.40 feet more or less to a
point 1325.40 feet west of the N.E. corner of said N.E. 1/4;
thence S 00° 07' 41" E, 1029.66 feet; thence N 89° 48' 47" E,
4.16 feet more or less to a point on the east line of the
west 1/2 of said N.E. 1/4; thence S 00° 08' 58" W, along the
east line of the west 1/2 of said N.E. 1/4, 111.79 feet;
thence S 89° 47' 54" E, 1319.46 feet more or less to a
point on the west line of said N.E. 1/4; thence N 00° 17' 44" E,
along the west line of said N.E. 1/4, 257.20 feet more or
less to a point 884.29 feet south of the N.W. corner of
said N.E. 1/4; thence N 89° 47' 54" E, 308 feet; thence
N 00° 17' 44" E, 884.29 feet to the place of beginning.

Date _____

Baughman Company P.A.

Gregory F. Severns

Surveyor

Know all men by these presents
that we, the undersigned, have caused the land de-
scribed in the surveyors certificate to be platted
into lots, blocks, streets, and floodway to be known
as "HAWKINS ESTATES," an addition to Sedgwick County,
Kansas. The streets are hereby dedicated to and for
the use of the public. The utility easements are hereby
granted as indicated for the construction and maintenance
of all public utilities. The drainage easements are
hereby granted as indicated for drainage purposes. All
adjoining rights of access to or from 6th St. So. over and
across the north line of Lot 1, Block 1, and Lot 1, Block 2
are hereby granted to the county. The floodway shall
be the responsibility of the owner of Lot 3 Block 2
until such time as the governing body exercising
jurisdiction elects to assume the responsibility for
maintenance and improvement of the drainage, provided
further that no building shall be constructed on or
within said floodway, nor shall any fill, change of grade,
creation of channel or other work be carried on
without the permission of the Wichita-Sedgwick
County Flood Control Office or their successors of
office.

R. Kell Hawkins

Norma J. Hawkins

State of Kansas } S.S. The foregoing instrument was ac-
Sedgwick County } knowledged before me this _____ day of _____
198____, by R. Kell Hawkins and Norma J. Hawkins,
his wife.

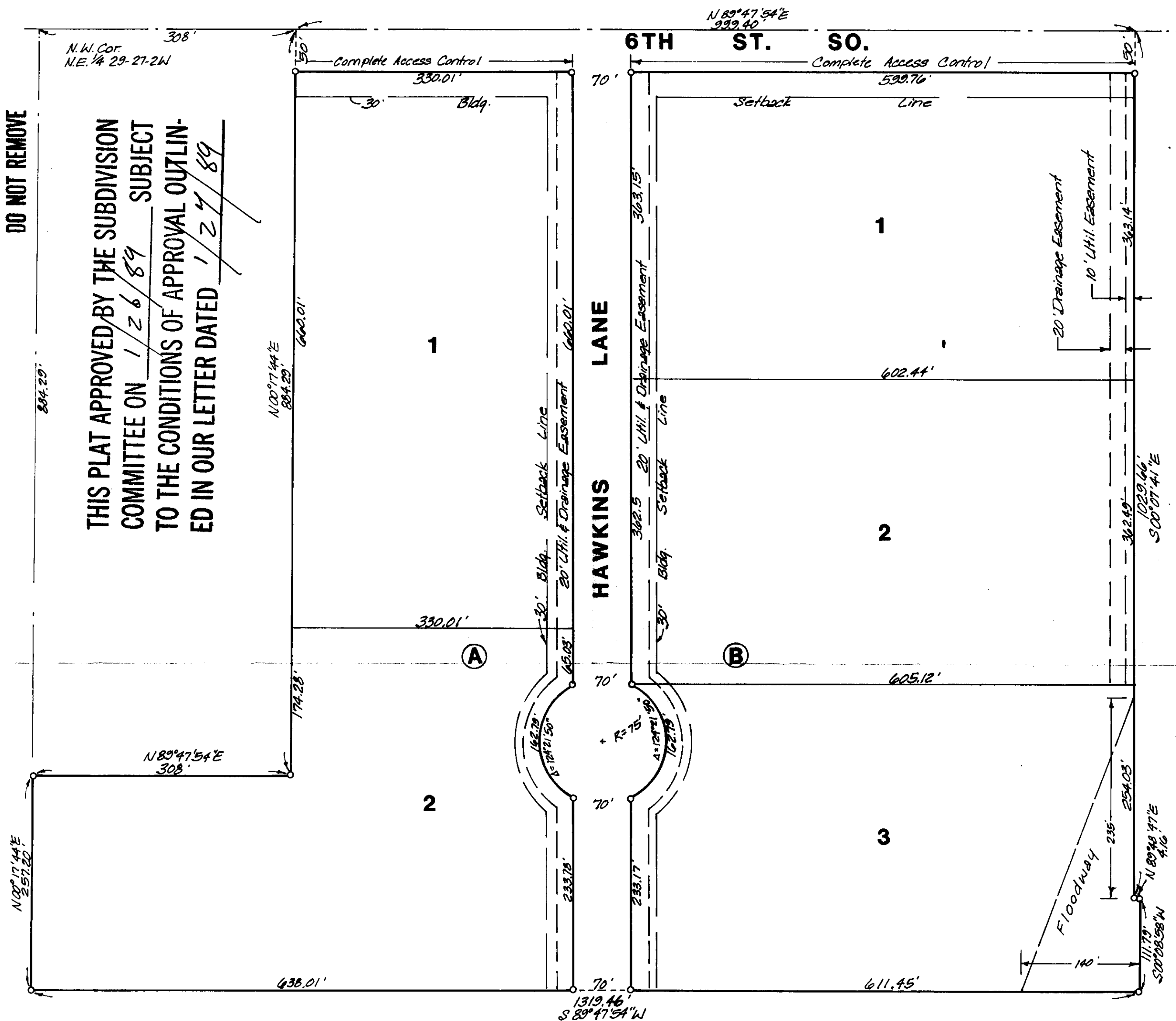
Notary Public

My Appt Exp. _____

OFFICE COPY
DO NOT REMOVE

1"=100'
0=iron

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/26/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/24/89



This plat of "HAWKINS ESTATES" an
addition to Sedgwick County, Kansas has been submit-
ted to and approved by the Wichita-Sedgwick County
Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 198____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue Crockett Chairman

Marvin S. Kraut Secretary

State of Kansas } S.S. This is to certify that this plat
Sedgwick County } has been filed for record in the office of the Register
of Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

This plat approved and all dedica-
tions shown hereon accepted by the Board of Com-
missioners, Sedgwick County, Kansas, this _____
day of _____ 198____.

Paul W. Hancock Chairman

Bernard A. Hentzen Chairman Pro Tem

David Bayouth Commissioner

Billy R. McCray Commissioner

Mark F. Schroeder Commissioner

Don Wright County Clerk

Entered on transfer record this
_____ day of _____ 198____.

Don Wright County Clerk

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 opening up of Hawkins Lane including a temporary cul-de-sac, to suburban street standards.
- C. On the final plat tracing the cul-de-sac shall be indicated as temporary and the plat's text shall indicate that this temporary cul-de-sac will be vacated when or if Hawkins Lane is extended south.
- D. 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.
- E. 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.
- 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-402[D](3).
- H. Recording of the plat within 30 days after approval by the City Council.

February 2, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 1/12/89)

CASE NUMBER: S/D 88-112 - HAWKINS ESTATES ADDITION

OWNER/APPLICANT: R. Kell Hawkins, c/o Lou Gates, 1035 S. 183rd St. W., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South of 6th St. S. (Maple) in an area west of 183rd St. W.

SITE SIZE: 28.2 Acres

NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:

