

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 14, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-20 ARISTO FARMS ADDITON

FILE COPY

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 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 April 7, 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:sm

cc: Patricia P. Forney, 5500 N. West St., Wichita, KS 67204
Robert Kaplan, 430 N. Market, Wichita, KS 67202
Jim Weber, County Engineer
Ron Worley, County Dept. of Public Works
Jack Brown, County Health Department

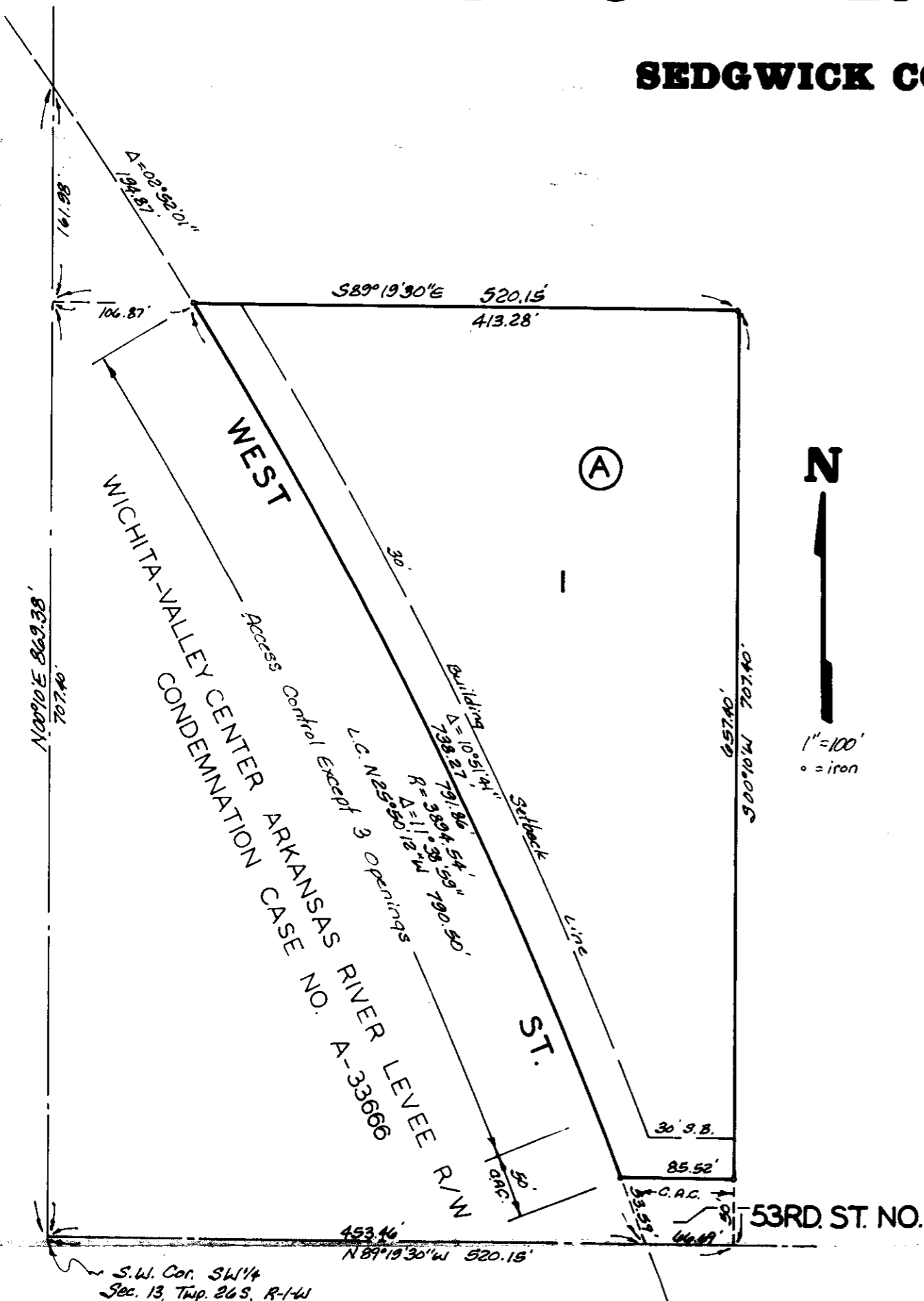
ARISTO FARMS ADDITION

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/6/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/7/89



State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ARISTO FARMS ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the SW 1/4 of Sec. 13, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, lying east of the easterly right-of-way of the Wichita and Valley Center Arkansas River Levee as condemned in Case No. A-33666.

Baughman Company, P.A.

Date _____
Mark A. Savoy Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "ARISTO FARMS ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 53rd St. No., over and across the south line of Lot 1 and to or from West St. over and across the westerly line of Lot 1 are hereby granted to the appropriate governing body, provided however that Lot 1 shall have access to West St. at 3 points over all except the southerly 50 feet of the westerly line of Lot 1 as shall be determined by the Engineer of the appropriate governing body.

Patricia P. Forney

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 1989, by Patricia P. Forney, a single person.

My App't. Exp. _____
Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "ARISTO FARMS ADDITION" Sedgwick County, Kansas.

Bank IV, Wichita

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me, this _____ day of _____ 1989, by _____ of Bank IV, Wichita, on behalf of the corporation.

My App't. Exp. _____
Notary Public

State of Kansas }
Sedgwick County } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1989, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds
Ed Resa Deputy

This plat of "ARISTO FARMS ADDITION", Sedgwick County, Kansas, 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.

Sue L. Crockett Chairman

Martin S. Kraut Secretary

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas, this _____ day of _____ 1989.

Sheldon Kamen Mayor

John Moir City Clerk

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

Paul W. Hancock Chairman

Bernard A. Hentgen Chairman Pro-Tem

David Bayouth Commissioner

Billy G. McCray Commissioner

Mark F. Schroeder Commissioner

Don Wright County Clerk

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

Don Wright County Clerk

STAFF COMMENTS:

NOTE: The area being platted is associated with a conditional use (CU-321), which involves a request to establish a dog boarding kennel with associated crematorium unit. The conditional use has been approved subject to platting by March 15, 1990.

- 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 complete access control shall be indicated from the west line of the plat for a distance of 250-feet from the center line of 53rd Street North. Three openings shall be indicated along the remaining distance of the plat's west line.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. 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.
- F. 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.
- G. Recording of the plat within 30 days after approval by the City Council.

Note: This plat was submitted in final form only.

April 13, 1989

STAFF REPORT
(Final Plat Approved 4/6/89)

CASE NUMBER: S/D 89-20 - ARISTO FARMS ADDITION

OWNER/APPLICANT: Patricia P. Forney, 5500 N. West St., Wichita,
KS 67204

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

LOCATION: Northeast Corner of 53rd St. No. and West
Street

SITE SIZE: 3.6 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 3.566 acres

CURRENT ZONING: R-1 Suburban Residential (CU-321)

VICINITY MAP:

