

Subdivision Committee Recommendations:

- A. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- E. On the final plat tracing, the name of the plat shall be amended to reference "Wichita", i.e., Bolton Addition, Wichita, Sedgwick County, Kansas.
- F. On the final plat tracing, the signature block for the Board of County Commissioners shall be deleted.
- G. The platator's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- H. The platator's text shall be amended to state that the location of the permitted openings to 119th Street West shall be determined by the City Engineer.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- L. Recording of the plat within 30 days after approval by the City Council.

August 18, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-67 - BOLTON ADDITION

OWNER/APPLICANT: G. C. Bolton, 1503 S. 119th St. W., Wichita, KS, 67209

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS, 67211

LOCATION: West side of 119th St. West in an area north of Kellogg

SITE SIZE: 2.184 acres

NUMBER OF LOTS

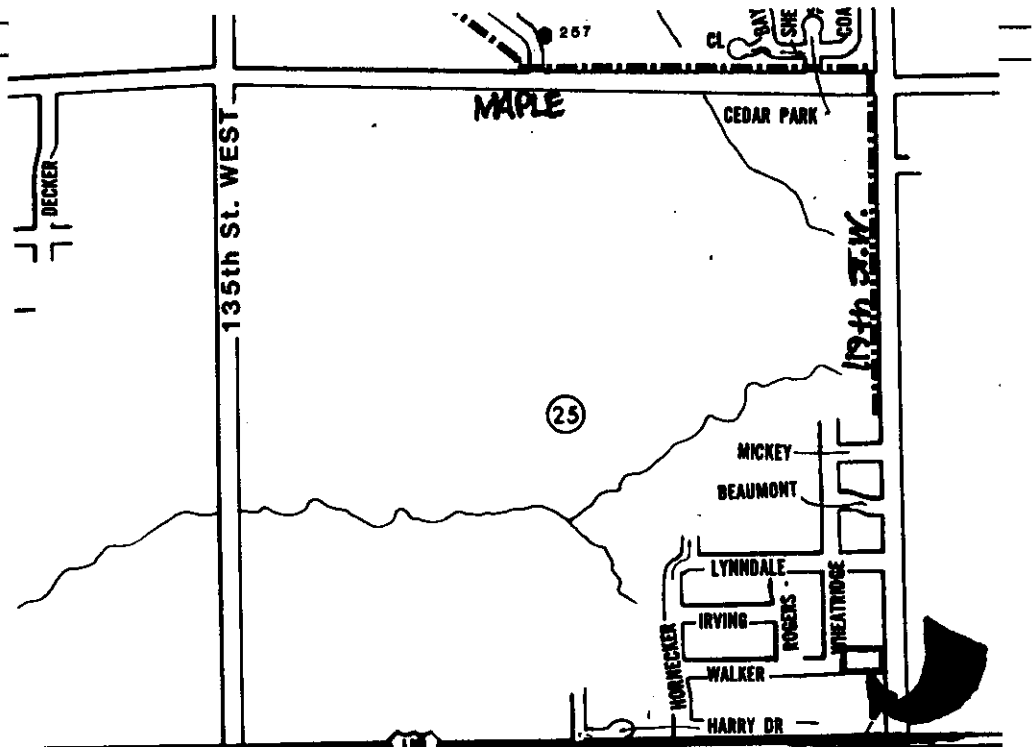
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 18,298 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA" (upon annexation)

VICINITY MAP:



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/11/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/16/88

FINAL PLAT
BOLTON ADDITION

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have
surveyed and platted "BOLTON ADDITION", Sedgwick County,
Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed described as a tract
in the SE 1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick
County, Kansas, beginning at a point on the east line of said
SE 1/4, said point being 550 feet north of the north Right-of-
Way line of U.S. 54 Highway; thence west parallel with said
Highway Right-of-Way, 475.6 feet; thence north parallel with
the east line of said SE 1/4, 200 feet; thence east parallel
with said Highway Right-of-Way, 475.6 feet; thence south
along the east line of said SE 1/4, 200 feet to the place of
beginning.

Date
Baughman Company, P.A.

Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots, a block and street to be known
as "BOLTON ADDITION", Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The street is hereby
dedicated to and for the use of the public. All abutters rights
of access to or from 119TH ST. West over and across the east
line of Lot 1 are hereby granted to the County of Sedgwick,
provided however that Lot 1 shall have access to 119TH ST. West
at two points as shall be determined by the County Engineer
of Sedgwick County, Kansas.

G. C. Bolton

Betty Bolton

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
G.C. Bolton and Betty Bolton, his wife.

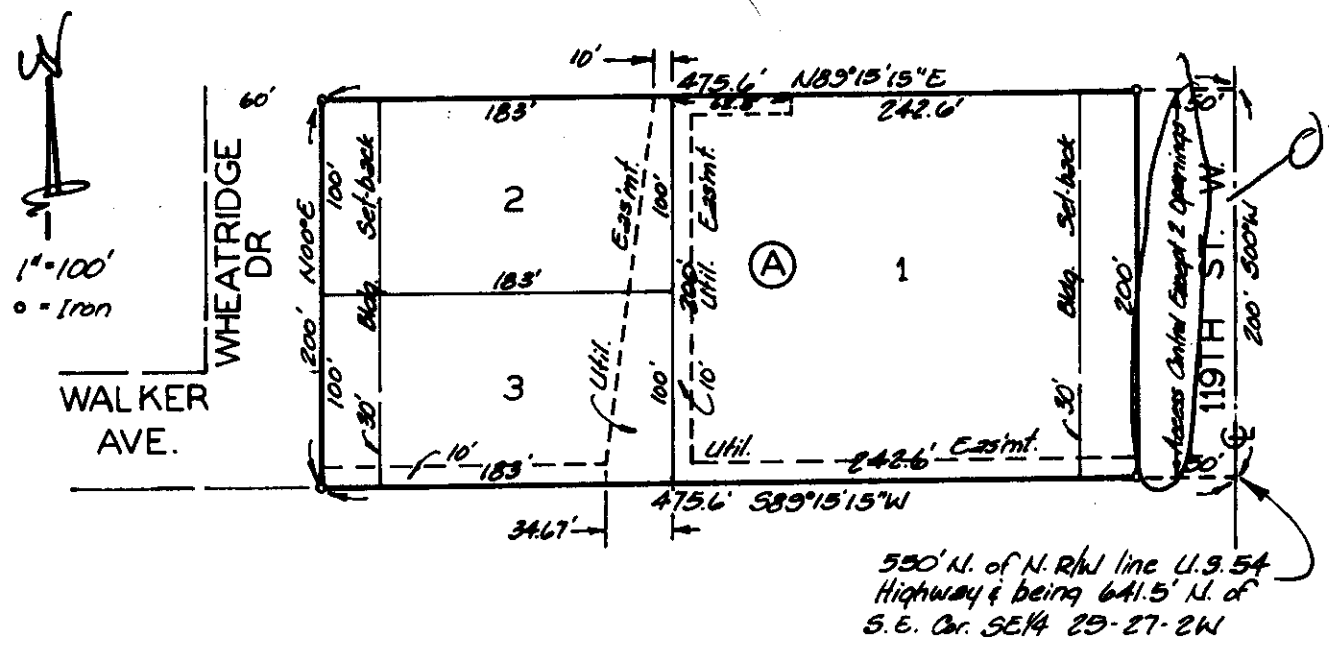
My Appt. Exp. _____
Notary Public

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

Mid Kansas Federal Savings and Loan Association of Wichita

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
_____, of Mid Kansas Federal Savings
and Loan Association of Wichita, on behalf of the Association.

My Appt. Exp. _____
Notary Public



This plat of "BOLTON 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 _____ 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons
Chairman

Marvin S. Kroul
Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of
Wichita, Kansas, this _____ day of _____ 198____

Sheldon Kamen
Mayor

Dale E. Rea
Deputy City Clerk

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners, Sedgwick
County, Kansas, this _____ day of _____ 198____

Mark F. Schroeder
Chairman

Billy G. McCraw
Chairman Pro Tem

David Bayliff
Commissioner

Tom Scott
Commissioner

Bernard A. Hentzen
Commissioner

Don Wright
County Clerk

Entered on transfer record this _____
day of _____ 198____

Don Wright
County Clerk

State of Kansas } S.S. This is to certify that this plat has been
Sedgwick County } 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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 18, 1988

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

Re: S/D 88-67 - Bolton Addition
(Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 18, 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 August 16, 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 plattor.
3. Certification that all real estate taxes and all prior years have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:pb

cc: G.C. Bolton, 1503 S. 119th St. W., Wichita, 67209