

November 13, 1986

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 86-99 - BLAIR DOON SUBDIVISION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1986, 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 November 6, 1986.

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 platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Blair P. Sullivan, et al, 4219 Southeast Blvd., Wichita, KS 67216
Fidelity Equities, c/o Jim Crawford, 1356 N. Woodlawn,
Wichita, KS 67208

"BLAIR DOON SUBDIVISION"

SEDGWICK COUNTY, KANSAS

S.E. 1/4 SEC. 4, T28S, R2E

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1986.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN

BERNARD A. HENTZEN

_____, COMMISSIONER

DONALD E. GRAGG

_____, COMMISSIONER

TOM SCOTT

ATTEST: _____, COUNTY CLERK

DON WRIGHT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1986.

BOARD OF CITY COMMISSIONERS

_____, MAYOR

TONY CASADO

_____, CITY CLERK

DONALD C. GISICK

THIS PLAT OF "BLAIR DOON SUBDIVISION", SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS _____ DAY OF _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

JOHN TERRY MOORE

_____, SECRETARY

MICHAEL E. LINDEBAK

STATE OF KANSAS)
SEDGWICK COUNTY) SS

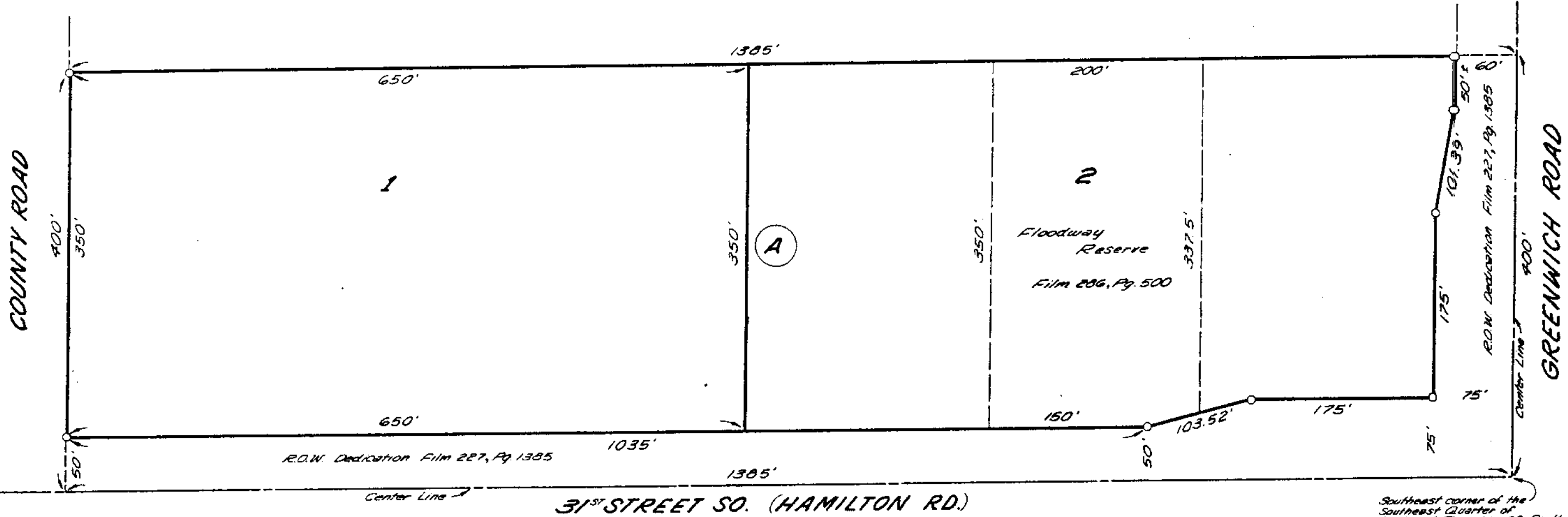
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ O'CLOCK ____ M., ON THE _____ DAY OF _____, 1986.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA



STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "BLAIR DOON SUBDIVISION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 75 FEET NORTH OF AND 75 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE NORTH ALONG A LINE 75 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 175 FEET; THENCE NORTHEASTERLY A DISTANCE OF 101.39 FEET TO A POINT 60 FEET WEST OF AND 350 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG A LINE 60 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 50 FEET; THENCE WEST ALONG A LINE 400 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1325 FEET; THENCE SOUTH ALONG A LINE 1385 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 350 FEET; THENCE EAST ALONG A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1035 FEET; THENCE NORTHEASTERLY A DISTANCE OF 103.52 FEET TO A POINT 75 FEET NORTH OF AND 250 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG A LINE 75 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND A FLOODWAY, TO BE KNOWN AS "BLAIR DOON SUBDIVISION", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE FLOOD SHALL BE THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNERS 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 WITHIN SAID FLOODWAY WITHOUT THE PERMISSION OF SUCH APPROPRIATE GOVERNING BODY.

BLAIR P. SULLIVAN

JENNIFER A. JULL-SULLIVAN

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1986, BY MAX L. HERZET, SENIOR VICE-PRESIDENT, AND ALLAN H. SCHMIDT, VICE-PRESIDENT, OF MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION OF WICHITA, ON BEHALF OF THE SAVINGS AND LOAN ASSOCIATION..

_____, NOTARY PUBLIC

ERNESTINE COOK

MY APPOINTMENT EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION OF WICHITA, MORTGAGEE ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CONSENT TO THIS PLAT OF "BLAIR DOON SUBDIVISION", SEDGWICK COUNTY, KANSAS.

MID KANSAS FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WICHITA

MAX L. HERZET
SENIOR VICE-PRESIDENT

ALLAN H. SCHMIDT
VICE-PRESIDENT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1986, BY BLAIR P. SULLIVAN AND JENNIFER A. JULL-SULLIVAN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1986.

_____, COUNTY CLERK

DON WRIGHT

TERRA TECH LAND SURVEYING, INC.



T. L. DANIEL

LS#489

DATE

SUBDIVISION REPORT

Final Plat S/D 86-99 - BLAIR DOON SUBDIVISION

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- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101 (C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-99 Name: BLAIR DOON SUBDIVISION

Preliminary Approved:
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: Northwest corner of 31st Street South and Greenwich Road.
Owner: Blair P. Sullivan, et al, 4218 Southeast Blvd, Wichita, KS 67216
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 10.458
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 2
 - Total: 2
 3. Minimum Lot Area: 5.223 Acres
 4. Existing Zoning: "R-1" and "LC"
 5. Proposed Zoning: "R-1" and "LC"
-

STAFF COMMENTS:

NOTE: The applicant's associated county zone case (SCZ-0566) requesting "R-1" to "LC" has been approved for a portion of proposed Lot 1. The east 540 feet of Lot 2 is zoned "LC". The remainder of Lot 2 is zoned "R-1".

- 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 final plat tracing shall indicate the following access controls:
 - 1) "Access control except for two openings" to 31st Street South across the south line of Lot 1.
 - 2) 40 feet of "complete access control" on Lot 2 back north and west of the Greenwich Road/31st Street South intersection on Lot 2.
 - 3) "Access control except for one opening" to Greenwich Road across the east line of Lot 2.
 - 4) "Access control except for two openings" to 31st Street South across the south line of Lot 2.
- C. On the final plat tracing, the county road adjacent to Lot 1 on the west shall be labeled 103rd Street East. The centerline of this road shall be indicated along with the amount of existing half-street right-of-way (35 feet).
- D. On the final plat tracing, the recording information for the half-street right-of-way to the west of this plat shall be referenced (Film 375, Page 243).
- E. On the final plat tracing, the plat's text shall be amended to reference that any changes within the floodway shall be approved by "the County Engineer or his successor" rather than the appropriate governing body.
- F. On the final plat tracing, a dimension shall be provided between the west line of lot 2 and the west line of the Floodway Reserve.
- G. On the final plat tracing, a 35-foot wide building setback shall be platted from the public streets.
- H. On the final plat tracing, angles or bearings shall be provided for the plat's perimeter.