

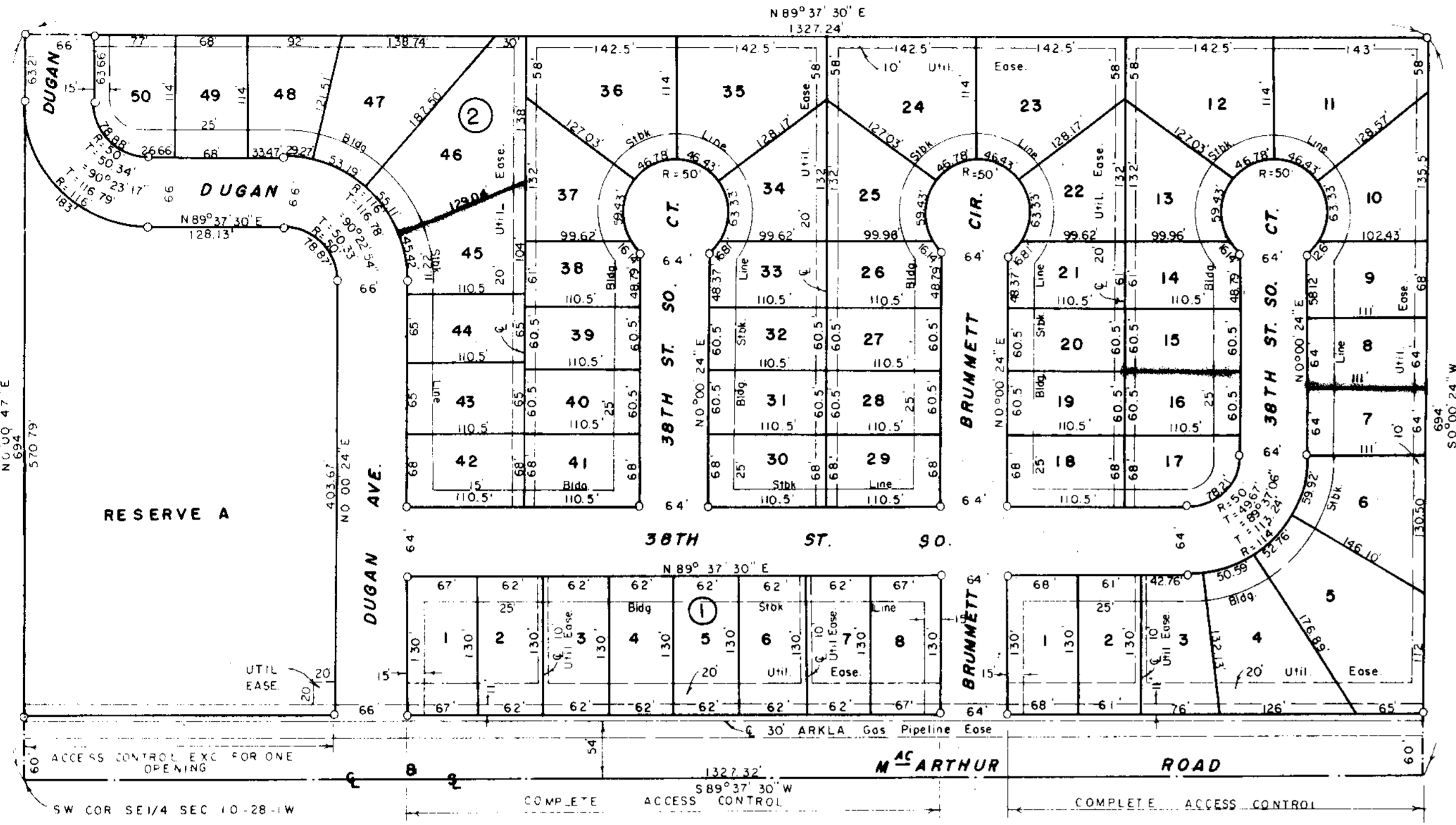
# GRAY'S SECOND ADDITION

## SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 2-12-87 SUBJECT  
TO THE CORRECTIONS BY A.R. AL CUTLIN  
ED IN OUR LETTER DATED 2-12-87

**OFFICE COPY**  
DO NOT REMOVE

**FINAL PLAT**



State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Gray's Second Addition", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The south 694 feet of the W 1/2 of the SE 1/4 of Section 10, T28S, R1W of the 6th P.M., Sedgwick County, Kansas.

Lowell D. High, Land Surveyor

Know all men by these presents that Gray Construction, Inc., by Billy J. Gray, President, has caused the land described in the Land Surveyor's certificate to be platted into Lots, Blocks, a Reserve, and Streets to be known as "Gray's Second Addition", Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Utility Easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

All abutter's rights of access to or from MacArthur Road, over and across the south line of Lots 1, 2, 3, 4, and 5, Block 2, are hereby granted to the appropriate engineer governing body.

All abutter's rights of access to or from MacArthur Road, over and across the south line of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, are hereby granted to the appropriate engineer governing body.

All abutter's rights of access to or from MacArthur Road, over and across the south line of Reserve A, are hereby granted to the appropriate engineer, provided, however, that Reserve A shall have access to MacArthur Road at one location to be designated by the appropriate engineer.

Reserve A is hereby designated for drainage purposes. Reserve A is to be owned and maintained by a home owners association.

Gray Construction, Inc.

Billy J. Gray, President Denise M. Gray, Secretary

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1987 by Billy J. Gray, President, and Denise M. Gray, Secretary, of Gray Construction, Inc.

\_\_\_\_\_, Notary Public

My Commission Expires: \_\_\_\_\_

This plat of "Gray's Second 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 \_\_\_\_\_, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by this Board of City Commissioners of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_, Major  
Tony Casado

\_\_\_\_\_, Deputy City Clerk  
Dale E. Rea

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_, Chairman  
\_\_\_\_\_, Commissioner  
\_\_\_\_\_, Commissioner  
\_\_\_\_\_, Commissioner

ATTEST:

\_\_\_\_\_, 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, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_, Register of Deeds  
Pat Kettler  
\_\_\_\_\_, Deputy  
Ed Resa

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_, County Clerk  
Don Wright

- M. The Soil and Water Conservation Service has advised that this property is developed with an extensive system of terraces. The applicant is advised that the terraces should be systematically removed in such a fashion as to prevent unnecessary soil erosion.
- N. The applicant is advised that tap fees will be required to connect any lots to the existing sewer laterals adjacent to the east line of this plat.
- O. On the final plat tracing, the access control portion of the plat's text shall be amended to reference that the controls are granted to the "appropriate governing body" not the appropriate engineer.
- P. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
1. Tom Scott - Chairman
  2. Mark F. Schroeder - Pro-tem Chairman
  3. David Bayouth - Commissioner
  4. Bernard A. Hentzen - Commissioner
  5. Billy Q. McCray - Commissioner
- Q. On the final plat tracing, the amount of ARKLA Pipeline Easement falling within the perimeter of Reserve A shall be dimensioned.
- R. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- S. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- T. The final plat tracing shall indicate the platting of complete access control to McArthur Road across the south line of Reserve A.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- X. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- Y. The representatives from the County Engineer's office and Traffic Engineering should be prepared to discuss the acceptability of the proposed alignment for Dugan Avenue. Dugan, at this location, is being platted as a collector street. Section 7-201(I) and Section 7-201(J) of the Subdivision Regulations state certain design standards for collector streets.

S/D No.: 86-34 Name: GRAY'S SECOND ADDITION

1st Preliminary Appr.: 4/24/86  
Revised Prelim. Appr.: 11/6/86  
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: North of MacArthur Road, in an area west of Hoover.  
Owner: Billy Gray (Contract Purchaser), 204 N. Woodchuck, Wichita, KS 67213  
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 21.15 Acres
2. Number of Lots:
  - Residential: 58
  - Office:
  - Commercial:
  - Industrial:
  - Total: 58
3. Minimum Lot Area: 6,685 Sq. Ft.
4. Existing Zoning: "R" & "R-1"
5. Proposed Zoning: "AA" (SCZ-0565)

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STAFF COMMENTS:

- NOTE: This final plat representing the final platting of a portion of an overall preliminary plat was approved on November 6, 1987. The applicant's associated zone case requesting "R" and "R-1" to "AA" has been approved by the County Commission subject to platting.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
  - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - C. The applicant shall guarantee the paving of the proposed interior streets.
  - D. The applicant shall guarantee construction of the storm sewers required by this plat.
  - E. The Dugan and 35th South street paving petitions shall provide for the construction of sidewalks on each side of these collector streets.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
  - H. The applicant shall submit a copy of the instrument which establishes the Arkla Gas Pipeline easement on this property.
  - I. The final plat tracing shall indicate the recording information for the Arkla Gas Pipeline easement on this property.
  - J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
  - K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
  - L. Upon the recording of this plat, Dugan Avenue shall become designated as a residential collector street.

February 19, 1987

Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: Final Plat S/D 86-34 - GRAY'S SECOND ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 1987, 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 February 12, 1987.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dik

cc: Billy Gray, 204 N. Woodchuck, Wichita, KS 67213