

S/D No.: 86-46 Name: LAKELANE ESTATES

Preliminary Approved: 6/5/86
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

- General Location: $\frac{1}{2}$ mile north of 53rd St. North, on the east side of Maize Road.
- Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
- Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211
1. Gross Acreage of Plat: 25.4+ Acres
 2. Number of Lots:
 - Residential: 10
 - Office:
 - Commercial:
 - Industrial:
 - Total: 10
 3. Minimum Lot Area: 2.0 Acres
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R" with BZA case.
-

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 construction of the proposed interior street to the suburban street standard. This guarantee shall provide for construction of the temporary cul-de-sac.
- C. On the final plat tracing, the minimum building pad elevation for all lots in Block 2 shall be indicated on the face of the plat. It is suggested that this be noted as a part of the legend.
- D. Approval of this plat, with lot frontages of less than the 200-foot wide requirement of the "R" zoning district, is subject to approval of the applicant's associated County Board of Zoning Appeals case (Co. BZA 13-86). This case will be considered by the Board on July 7th.
- E. The applicant shall submit a copy of the instrument which establishes the K.G.&E. easement on this property.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the proposed minimum building pad elevation correct, is the perimeter of the floodway adequate and have all required drainage easements been shown?

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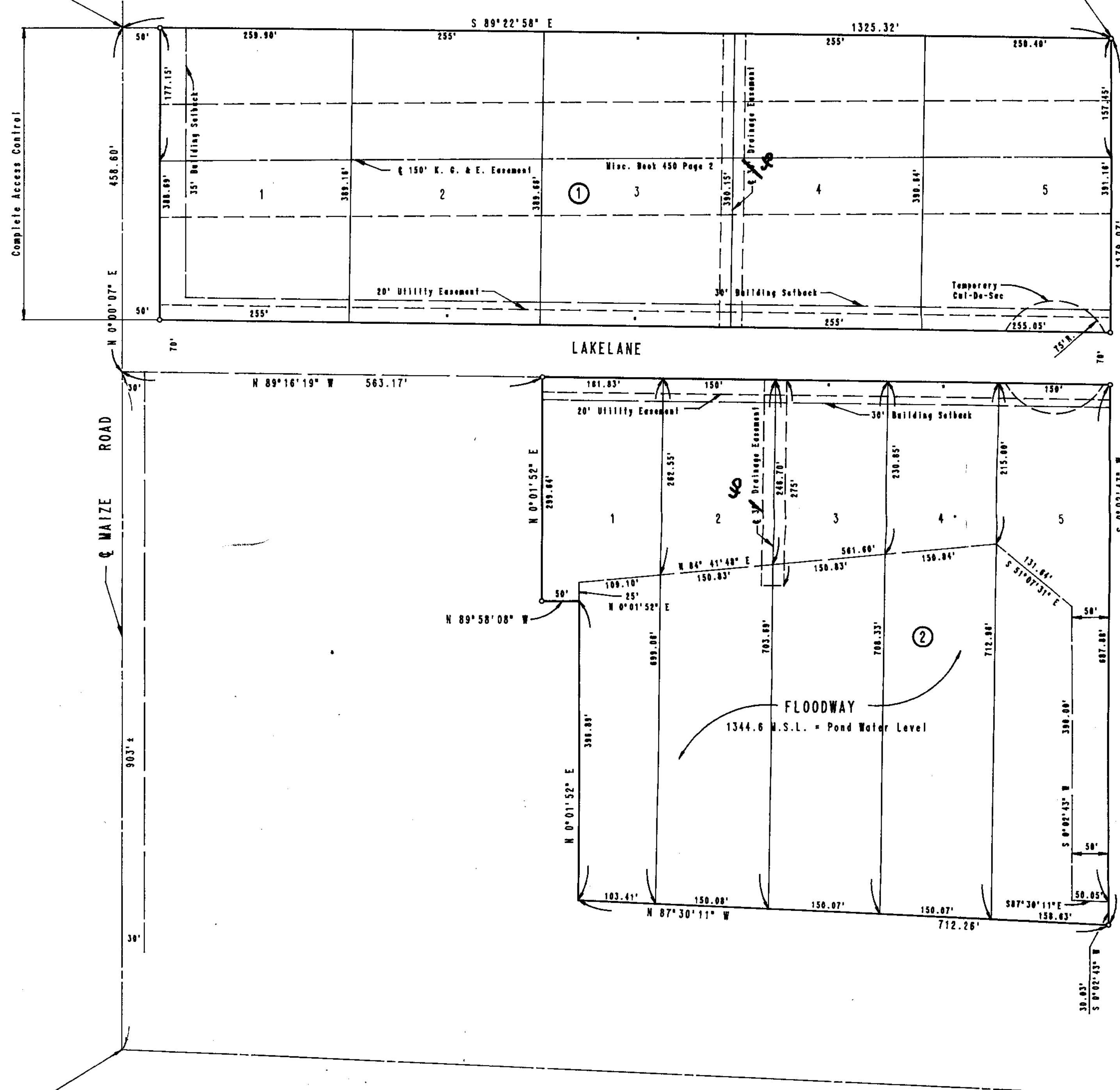
LAKELANE ESTATES
SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/3/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
ED IN OUR LETTER DATED 7/3/86

FINAL PLAT

N.W. Cor., S.W. 1/4, N.W. 1/4
Sec. 17, T26S, R1W of the 6th P.M.

N.E. Cor., S.W. 1/4, N.W. 1/4
Sec. 17, T26S, R1W of the 6th P.M.



SCALE: 1" = 100'
o = IRON SET
B.M. - R.R. SPIKE IN E. FACE H.L.P.
EAST SIDE MAIZE ROAD 3/4 MILE
NORTH OF 53RD ST.
ELEV. = 1354.66 M.S.L.

S.W. Cor., N.W. 1/4
Sec. 17, T26S, R1W of the 6th P.M.

STATE OF KANSAS }
COUNTY OF SEDGWICK }

I, R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 7/3/86 DAY OF July, 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED LAKELANE ESTATES TO SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND A FLOODWAY THE SAME BEING DESCRIBED AS:

BEGINNING AT THE N.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING S89°22'58"E ALONG THE NORTH LINE OF THE S.W. 1/4 OF THE N.W. 1/4 A DISTANCE OF 1325.32 FEET TO THE N.E. CORNER OF SAID S.W. 1/4, N.W. 1/4; THENCE BEARING S0°02'43"W ALONG THE EAST LINE OF SAID S.W. 1/4, N.W. 1/4, A DISTANCE OF 1179.07 FEET; THENCE BEARING N0°01'52"E A DISTANCE OF 712.26 FEET; THENCE BEARING N0°01'52"E A DISTANCE OF 396.89 FEET; THENCE BEARING N89°58'08"W A DISTANCE OF 50.00 FEET; THENCE BEARING N0°01'52"E A DISTANCE OF 299.64 FEET; THENCE BEARING N89°16'19"W A DISTANCE OF 563.17 FEET TO THE WEST LINE OF THE S.W. 1/4, N.W. 1/4; THENCE BEARING N0°00'07"E A DISTANCE OF 458.60 FEET TO THE POINT OF BEGINNING.

R. W. LINN P.E. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNER OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND A FLOODWAY. THE SAME TO BE KNOWN AS LAKELANE ESTATES TO SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ADJOINERS' RIGHTS OF ACCESS TO AND FROM MAIZE ROAD OVER AND ACROSS THE WEST LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. THE TEMPORARY CUL-DE-SAC ON LAKELANE SHALL EXPIRE AT SUCH TIME AS LAKELANE IS EXTENDED FURTHER EAST. THE MINIMUM BUILDING PAD FOR ALL LOTS IN BLOCK 2 SHALL BE 134.6 M.S.L.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 5 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 ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK SHALL BE CARRIED ON WITHOUT THE PERMISSION OF THE WICHITA-SEDGWICK COUNTY FLOOD CONTROL OFFICE OR THEIR SUCCESSORS OF OFFICE.

OWNERS:

DAVID W. ENTRIKEN MICHAEL J. BOYD

STATE OF KANSAS }
COUNTY OF SEDGWICK }

BE IT REMEMBERED THAT ON THIS 7/3/86 DAY OF July, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DAVID W. ENTRIKEN AND MICHAEL J. BOYD, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, THE JAMES CARROLL PITTS LIVING TRUST, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF LAKELANE ESTATES TO SEDGWICK COUNTY, KANSAS.

JAMES CARROLL PITTS - TRUSTEE

STATE OF _____ }
COUNTY OF _____ }

BE IT REMEMBERED THAT ON THIS 7/3/86 DAY OF July, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JAMES CARROLL PITTS, TRUSTEE OF THE JAMES CARROLL PITTS LIVING TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID TRUST IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

DAVID BAYOUTH VICE-CHAIRMAN

_____, SECRETARY

MICHAEL E. LINDEBAK

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

_____, CHAIRMAN

BERNARD A. HENTZEN

_____, COMMISSIONER

DONALD E. GRAGG

_____, COMMISSIONER

TOM SCOTT

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

_____, COUNTY CLERK

DON WRIGHT

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

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

July 10, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: Final Plat S/D 86-46 - LAKELANE ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 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 July 3, 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 County 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 1985 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218