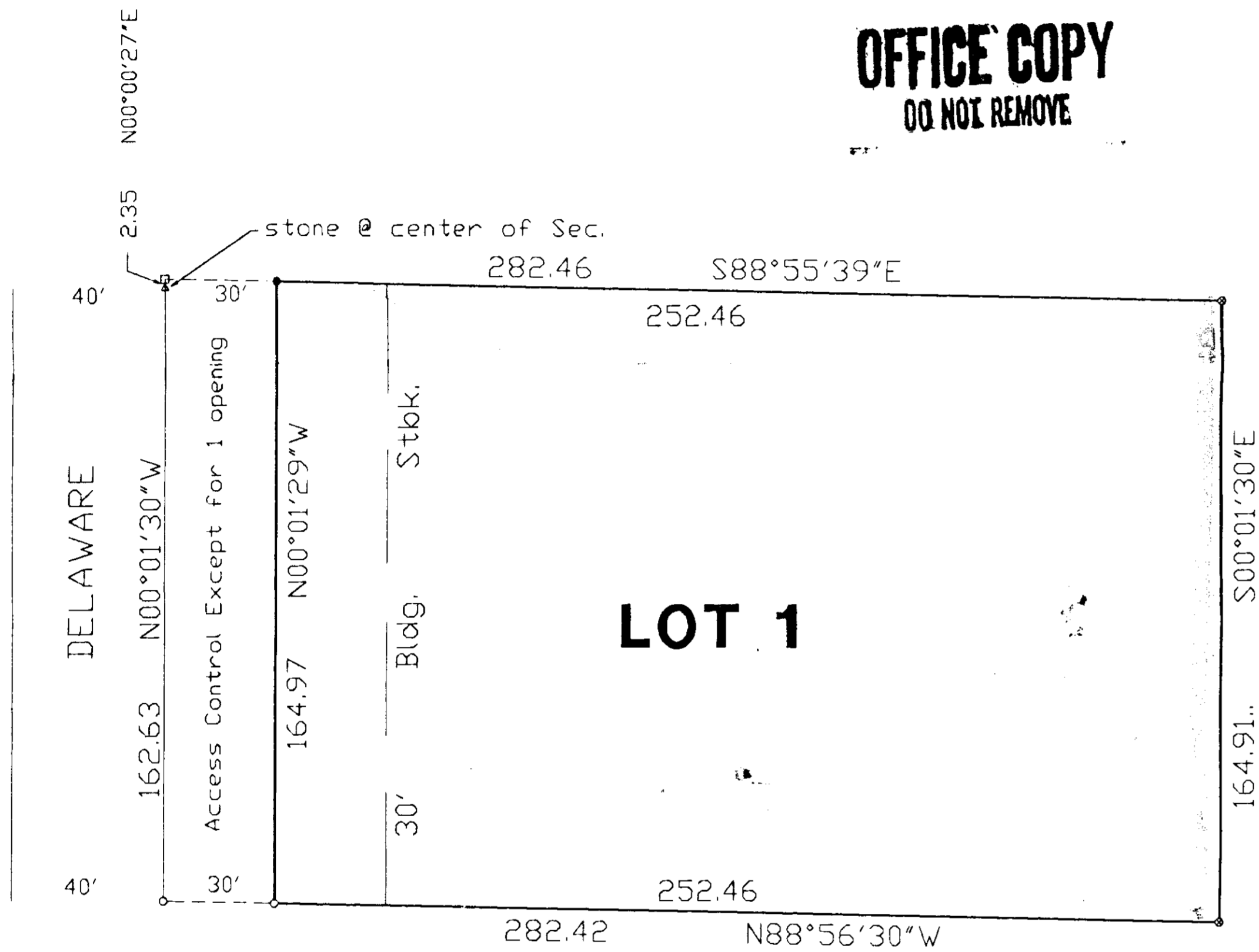


FINAL PLAT

McCLERNON ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/21/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7-21-94

OFFICE COPY
DO NOT REMOVE



*10' whl. Esmk
Request by KATE and
S.W. Bell*

- - 5/8" "Armstrong" rebar set
- - 1/2" "Baughman" capped rebar found
- - 1/2" "Reiss & Goodness" capped rebar found
- - 3/4" iron pipe found

State of Kansas }
County of Sedgwick } ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 1994, I have surveyed and platted "McCLERNON ADDITION" an Addition to Sedgwick County, Kansas, into a lot and block, the same being described as follows: THE WEST 282.46 FEET OF THE NORTH HALF OF LOT 134 VAN VIEW, SEDGWICK COUNTY, KANSAS.

DONALD C. ARMSTRONG R.L.S. #780

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this _____ day of _____, 1994.

Elma Broadfoot _____ Mayor
Pat Burnett _____ City clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1994.

_____ Chair
Betsy Gwin
_____ Chairman Pro Tem
Andrew L. Bias
_____ Commissioner
Mark F. Schroeder
_____ Commissioner
Paul W. Hancock
_____ Commissioner
Tom Winters
_____ County Clerk
Susan E. Crockett-Spoon

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 to be known as "McCLERNON ADDITION" an ADDITION TO SEDGWICK COUNTY, KANSAS. The Utility easements, as indicated, for construction and maintenance of public utilities are hereby granted. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th street west over and across the west line of LOT 1 is hereby granted to Sedgwick county, provided however, that Lot 1 shall have one opening determined by the county engineer.

OWNERS:

Jeffrey T. McClernon

State of Kansas }
County of Sedgwick } ss

Be it remembered that on this _____ day of _____, 1994, before me, a Notary Public in aforesaid state and county, came Jeffrey T. and _____ McClernon, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. 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: _____

Entered on transfer record the _____ day of _____, 1994.

Susan E. Crockett-Spoon _____ County Clerk

State of Kansas
County of Sedgwick

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1994, at _____ M., and is duly recorded.

Pat Kettler _____ Register of Deeds

Ed Resa _____ Deputy

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1994.

James D. Miner _____ Chairman

Marvin S. Krout _____ Secretary



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 29, 1994

Armstrong Land Survey, P.A.
1021 East Waterman - Suite 4
Wichita, KS 67211

Re: S/D 94 - 50 MCCLERNON ADDITION (Final Plat)

Dear Mr. Armstrong:

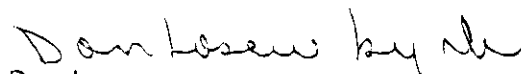
At the regular meeting of the Metropolitan Area Planning Commission on July 28, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 21, 1994.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,


Don Losew
Senior Planner

DL:rh

cc: Jeffrey T. McClernon, 1301 West 34th Street North, Wichita, KS 67204
Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

1001

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 21, 1994

Armstrong Land Survey, P. A.
1021 East Waterman - Suite 4
Wichita, KS 67211

Re: S/D 94-50 (Final Plat) MCCLERNON ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 21, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A.
H.D. 7/21
OK

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. Because of the size of this lot, approval must be for a septic sanitary sewer system.

B.

The applicant shall guarantee any drainage improvements required by the platting of this property.

C.

Prior to submitting the final plat tracing, the applicant shall meet with County Engineering to determine if any additional right-of-way needs to be dedicated from this site for a cul-de-sac needed to terminate Delaware at the north end of this plat. If required by Engineering such right-of-way dedication shall be shown on the final plat tracing.

D.

Since this site is not adjacent to an arterial nor is it a double frontage lot, no access control needs to be dedicated. Both the face of the plat and the platting's text shall delete such reference.

E.

On the final plat tracing, a tie-point, referencing the section-range-township shall be indicated on the face of the plat.

F.

As indicated by the platting binder, a mortgage is being held on this site. The holder of such mortgage shall be a signor of the plat or proof shall be provided that the mortgage has been released.

- G. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- H. 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.
- I. 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.
- 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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 28, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Jeffrey T. McClernon, 1301 West 34th Street North, Wichita, KS 67204
Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
Mike Lindebak, City Engineer

11-50007

METROPOLITAN AREA PLANNING COMMISSION

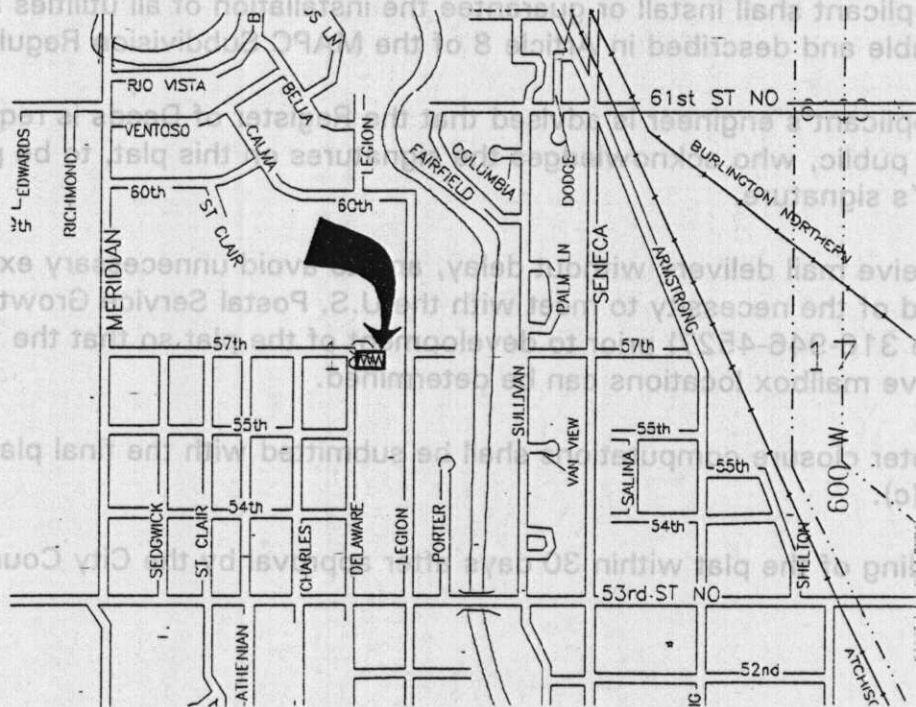
AGENDA ITEM NO. 2-5

July 28, 1994

STAFF REPORT
(Final Plat Approved 7-21-94)

- CASE NUMBER:** S/D 94-50 MCCLERNON ADDITION
- OWNER/APPLICANT:** Jeffrey T. McClernon, 1301 West 34th Street North, Wichita, KS 67204
- SURVEYOR/ENGINEER:** Armstrong Land Survey, P. A., 1021 East Waterman - Suite 4, Wichita, KS 67211
- TOWNSHIP:** Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204
- LOCATION:** East of Meridian and 1/2 mile north of 53rd Street North
- SITE SIZE:** 46,258.5 sq. ft.
- NUMBER OF LOTS**
- | | |
|--------------|---|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 1 |
- MINIMUM LOT AREA:** 41,648.5 sq. ft.
- CURRENT ZONING:** "R-1" Suburban Residential

VICINITY MAP:



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. Because of the size of this lot, approval must be for a septic sanitary sewer system.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Prior to submitting the final plat tracing, the applicant shall meet with County Engineering to determine if any additional right-of-way needs to be dedicated from this site for a cul-de-sac needed to terminate Delaware at the north end of this plat. If required by Engineering such right-of-way dedication shall be shown on the final plat tracing.
- D. Since this site is not adjacent to an arterial nor is it a double frontage lot, no access control needs to be dedicated. Both the face of the plat and the platting text shall delete such reference.
- E. On the final plat tracing, a tie-point, referencing the section-range-township shall be indicated on the face of the plat.
- F. As indicated by the platting binder, a mortgage is being held on this site. The holder of such mortgage shall be a signor of the plat or proof shall be provided that the mortgage has been released.
- G. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- H. 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.
- I. 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.
- 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.