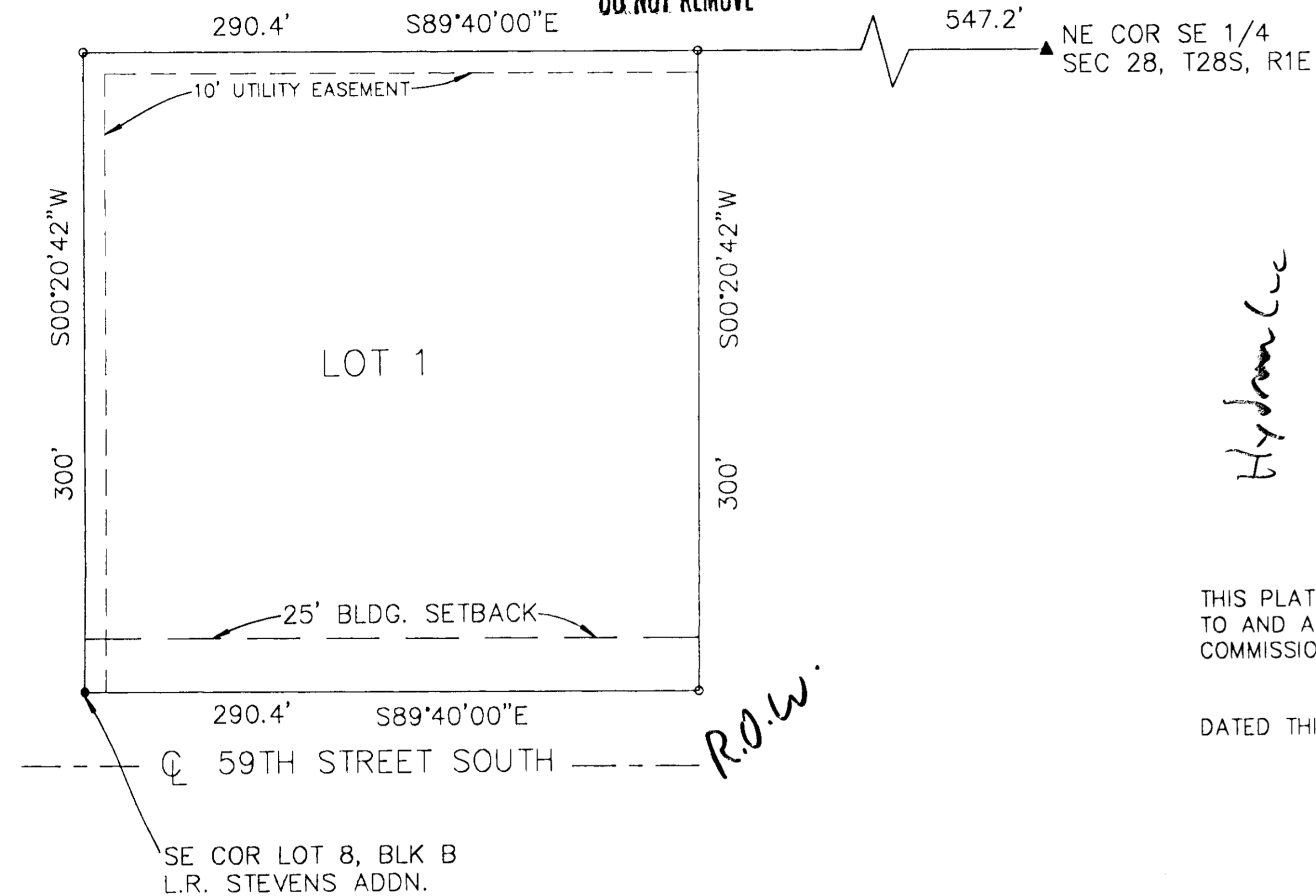


**FINAL PLAT** GLENN ACRES ADDITION

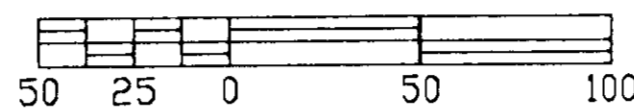
SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/20/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-20-95

**OFFICE COPY**  
DO NOT REMOVE



*Hydromatic*



- o = SET 1/2" IRON PIPE
- = FOUND PROPERTY CORNER
- ▲ = SECTION CORNER

SURVEYED JUNE 7, 1995

THIS PLAT OF GLENN ACRES 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 \_\_\_\_\_, 1995.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_  
JOHN W. MCKAY, JR. CHAIRMAN

\_\_\_\_\_  
MARVIN KROUT SECRETARY

(SEAL)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_  
MARK F. SCHROEDER CHAIRMAN

\_\_\_\_\_  
THOMAS G. WINTERS PRO-TEM CHAIRMAN

\_\_\_\_\_  
BETSY GWIN COMMISSIONER

\_\_\_\_\_  
PAUL WILLIAM HANCOCK COMMISSIONER

\_\_\_\_\_  
MELODY C. MILLER COMMISSIONER  
COUNTY COMMISSIONERS

ATTEST:

\_\_\_\_\_  
SUSAN CROCKETT-SPOON  
COUNTY CLERK

(SEAL)

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_  
SUSAN CROCKETT-SPOON  
COUNTY CLERK

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 \_\_\_\_\_ A.M.-P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

\_\_\_\_\_  
PAT KETTLER  
REGISTER OF DEEDS

\_\_\_\_\_  
ED RESA  
DEPUTY

*- R.O.W. to 59th - show / del.  
- 660? - in bldg. at 57th & S.  
- SS = Mark?  
- Add plat on plat of 1994 to find  
- Add WCC & S.3min*

I, ROBERT L. CASTLE, THE UNDERSIGNED, REGISTERED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I CAUSED TO HAVE SURVEYED AND PLATTED GLENN ACRES ADDITION, SEDGWICK COUNTY, KANSAS, FURTHER DESCRIBED AS THE WEST 290.4 FEET OF THE EAST 837.6 FEET OF THE NORTH 300 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY.

DATE SIGNED June 22, 1995.

\_\_\_\_\_  
ROBERT L. CASTLE, RLS 352

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GLENN D. EWERT, PAMELA A. EWERT, DONALD W. EWERT, AND GERALDINE EWERT CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT TO BE KNOWN AS GLENN ACRES ADDITION, SEDGWICK COUNTY, KANSAS. THE UTILITY EASEMENTS AS INDICATED ARE HEREBY GRANTED TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

DATE SIGNED \_\_\_\_\_, 1995

\_\_\_\_\_  
GLENN D. EWERT

\_\_\_\_\_  
PAMELA A. EWERT

\_\_\_\_\_  
DONALD W. EWERT

\_\_\_\_\_  
GERALDINE EWERT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995, BY GLENN D. EWERT AND PAMELA A. EWERT, HIS WIFE, DONALD W. EWERT AND GERALDINE EWERT, HIS WIFE.

SEAL OR STAMP

\_\_\_\_\_  
PENNY STILES NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_.

WE, THE SUNFLOWER BANK, NA, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF GLENN ACRES, SEDGWICK COUNTY, KANSAS.

DATED SIGNED \_\_\_\_\_, 1995.

\_\_\_\_\_  
SUNFLOWER BANK, NA

\_\_\_\_\_  
REID CRANMER, VICE PRESIDENT

STATE OF KANSAS, COUNTY OF SEDGWICK, SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995, BY REID CRANMER, VICE PRESIDENT OF SUNFLOWER BANK, NA.

SEAL OR STAMP

\_\_\_\_\_  
ELAINE DOLSKY NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
316-268-4421  
FAX: 316-268-4390

July 27, 1995

Castle & Associates S/D 95-52  
P. O. Box 9262  
Wichita, Ks 67277

Re: S/D 95-52 Final Plat of GLENN ACRES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 27, 1995, 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 20, 1995.

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 developments.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Glenn D. and Pamela A. Ewert, 4623 S. Vine, Wichita, KS 67217  
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



July 20, 1995

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1668  
315-268-4421  
FAX: 315-268-4390

Castle & Associates S/D 95-52  
P. O. Box 9262  
Wichita, Ks 67277

Re: S/D 95-52 Final Plat of GLENN ACRES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 20, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. This will require that the site be approved for a septic system since the property's size is well below that needed for a lagoon.
- B. The applicant shall submit to City Engineering petitions for the future extension of municipal water and sanitary sewer to this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~D.~~ This property is within 3 miles of the City of Wichita and City Council approval will also be required. The final plat tracing shall therefore provide the appropriate certificate/signature blocks for City of Wichita's approval.
- E. On the final plat tracing, the amount of either half or full street right-of-way available for 59th Street South (35 or 70 feet) adjacent to this site shall be indicated.
- ~~F.~~ The applicant is advised that if they are the owners of the unplatted property to the east of this Addition, that development of this tract may be hindered by the limited access that the property will apparently have to 59th Street South. Further, a narrow segment of the property extending out to Hydraulic, north of the Mar Addition could not at this time be considered as a means of access for this property.

- G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. Prior to this plat being reviewed by the MAPC, the applicant shall submit to County Engineering, and obtain approval of an appropriate drainage plan for this site.

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 27, 1995 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: Glenn D. and Pamela A. Ewert , 4623 S. Vine, Wichita, KS 67217  
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

**July 27, 1995**

**STAFF REPORT**  
**(Final Plat Approved 7/20/95)**

**CASE NUMBER:** S/D 95-52 GLENN ACRES ADDITION  
**OWNER/APPLICANT:** Glenn D. and Pamela A. Ewert, 4623 S. Vine, Wichita, KS 67217  
and  
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438

**SURVEYOR/ENGINEER:** Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

**LOCATION:** West of Hydraulic and north of 59th Street South

**SITE SIZE:** 2.0 Acres

**NUMBER OF LOTS**

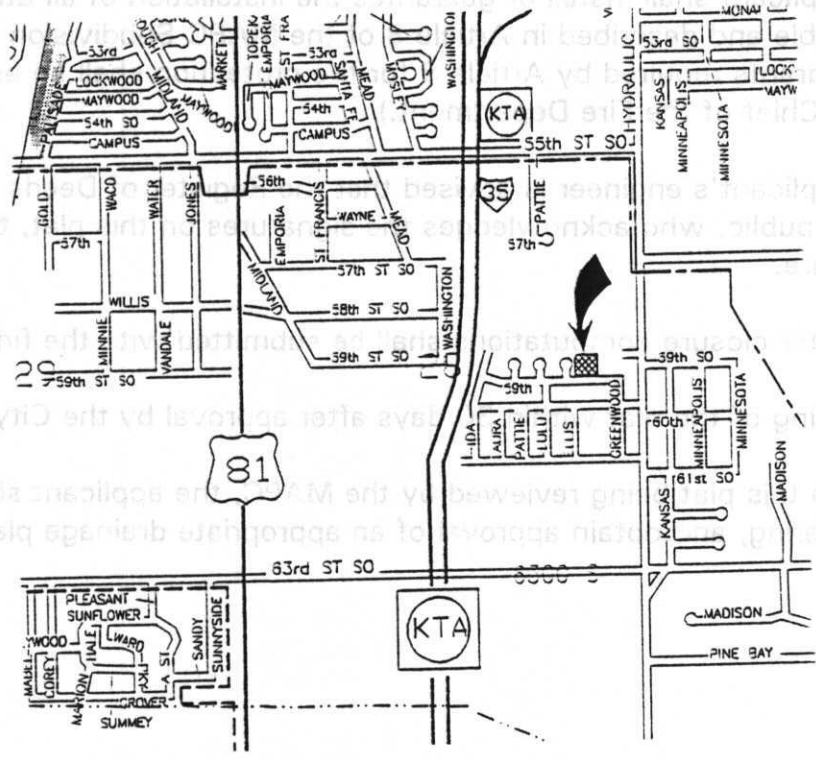
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 2 Acres

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "R-1"

**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. This will require that the site be approved for a septic system since the property's size is well below that needed for a lagoon.
- B. The applicant shall submit to City Engineering petitions for the future extension of municipal water and sanitary sewer to this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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