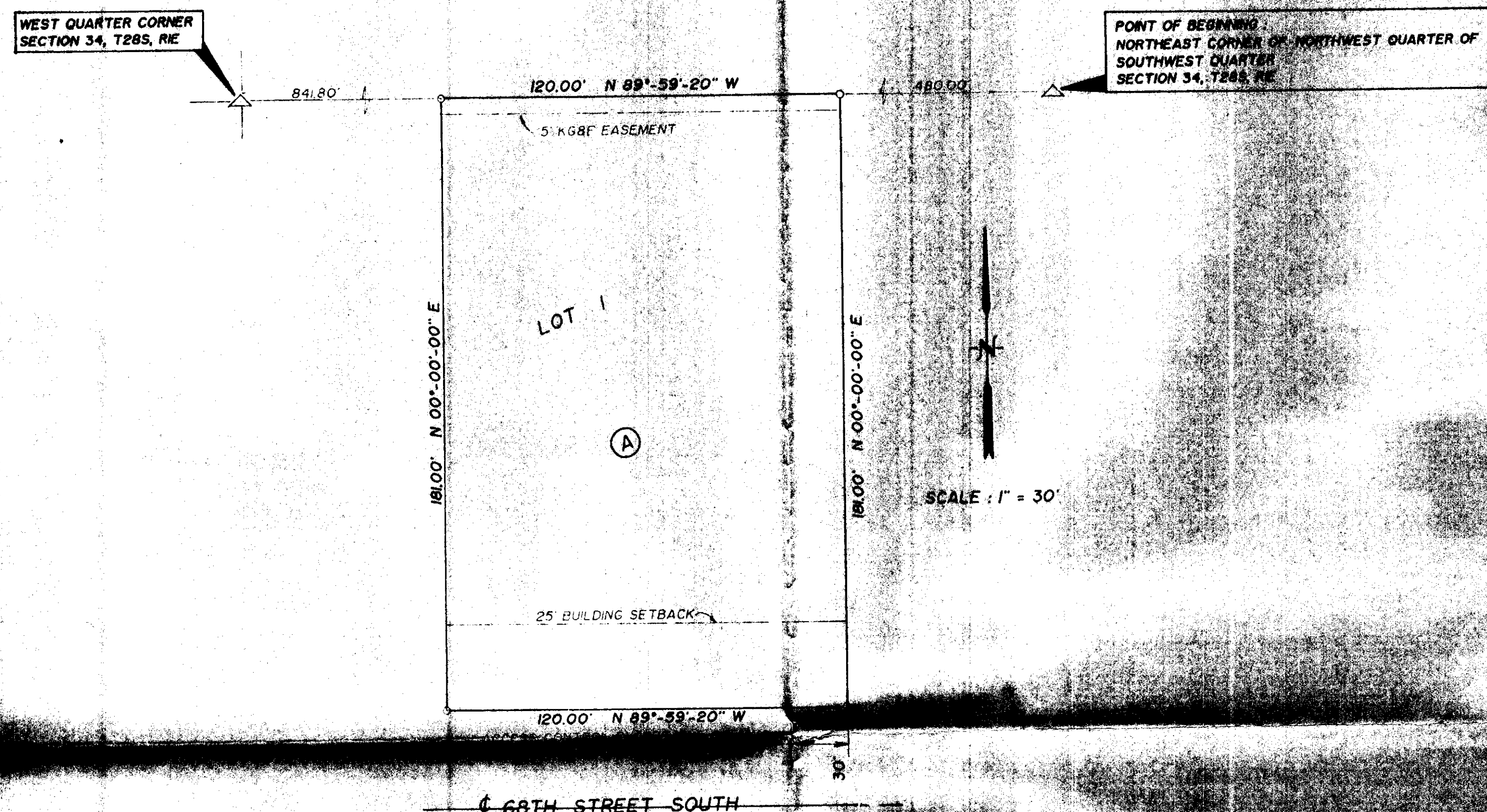




HALE ADDITION TO SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
COUNTY OF SEDGWICK)

I, ADAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "HALE ADDITION TO SEDGWICK COUNTY, KANSAS" AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 480 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE WEST 120 FEET; THENCE SOUTH 181 FEET; THENCE EAST 120 FEET; THENCE NORTH 181 FEET TO THE POINT OF BEGINNING.

THIS SURVEY WAS COMPLETED IN OCTOBER, 1992.

ADAR M. KHAN, R.L.S. # 985

NOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOT, BLOCK AND STREET, THE SAME TO BE KNOWN AS "HALE ADDITION TO SEDGWICK COUNTY, KANSAS". ALL EJECTER'S RIGHT OF ACCESS TO AND FROM 68TH STREET SOUTH OVER AND ACROSS THE NORTH LINE OF 68TH STREET SOUTH, AS SHOWN, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY EXCEPT FOR ONE (1) OPENING.

RONALD H. HALE

STATE OF KANSAS)
COUNTY OF SEDGWICK)

IT IS REMEMBERED THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME RONALD H. HALE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THAT INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE.

_____, NOTARY PUBLIC

COMMISSION EXPIRES: _____

FIRST NATIONAL BANK OF HAYSVILLE, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THIS PLAT "HALE ADDITION TO SEDGWICK COUNTY, KANSAS".

FIRST NATIONAL BANK OF HAYSVILLE

_____, PRESIDENT
_____, SECRETARY

STATE OF KANSAS)
COUNTY OF SEDGWICK)

INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1992, BY _____ AS _____ AND BY _____ AS _____ OF FIRST NATIONAL BANK OF HAYSVILLE ON BEHALF OF FIRST NATIONAL BANK OF HAYSVILLE.

_____, NOTARY PUBLIC

COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED _____ DAY OF _____, 1992.

_____, CHAIRMAN
_____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1992.

_____, CHAIRMAN
_____, COMMISSIONER
_____, COMMISSIONER
_____, COMMISSIONER
_____, COMMISSIONER

ENTERED ON TRANSFER RECORD THIS _____ DAYS OF _____, 1992.

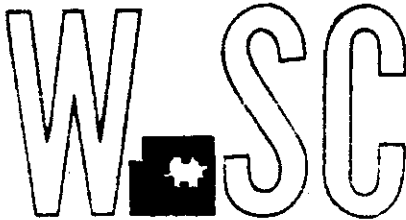
_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1992.

_____, REGISTER OF DEEDS
_____, DEPUTY

MUNICIPAL ENGINEERS
Civil Engineers & Land Surveyors
2400 North 24th Street
Wichita, Kansas 67211

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NO.:



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1992

Babar M. Khan, R.L.S.
Municipal Engineers
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 92-58 HALE ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on November 19, 1992, 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 17, 1992.

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: Ron Hale, 121 East 89th Street South, Wichita, KS 67233
Mike Lindebak, City Engineer

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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

November 19, 1992

STAFF REPORT
(Final Plat Approved 11/12/92)

CASE NUMBER: S/D 92-58 - HALE ADDITION

OWNER/APPLICANT: Ron Hale, 121 East 89th Street South, Wichita, KS 67233

SURVEYOR/ENGINEER: Babar M. Khan, R.L.S., Municipal Engineers, 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: North of 68th Street South and East of Hydraulic

SITE SIZE: 0.5 Acre

NUMBER OF LOTS

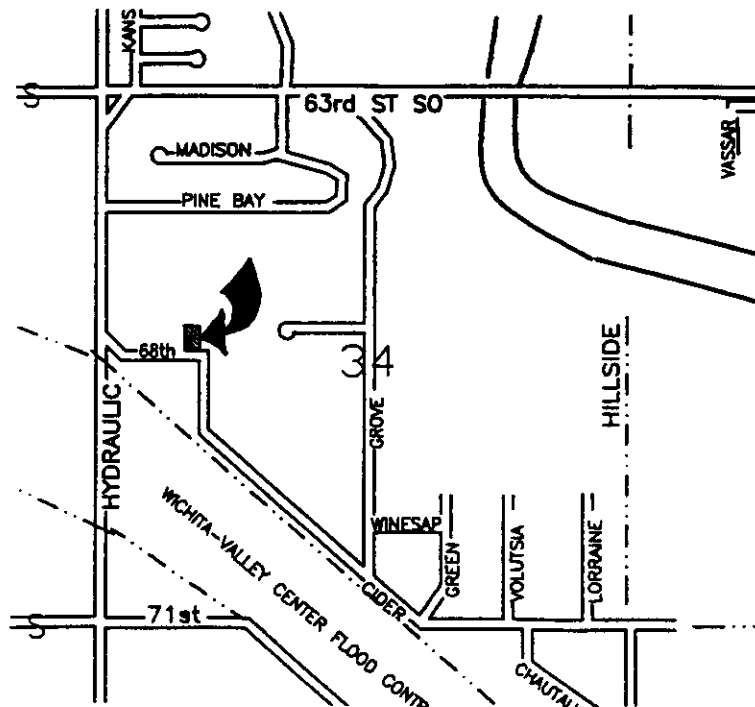
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 0.5 Acre

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (SCZ-640)

VICINITY MAP:



NOTE: This site is presently zoned "R-1" Suburban Residential but has been approved for "E" Light Industrial zoning subject to platting. This site is just under 22,000 square feet in size and is not served by municipal water or sanitary sewer.

STAFF COMMENTS:

- A. Under "E" Light Industrial zoning, a minimum lot size of 20,000 square feet is required; however, if on-site water and a septic system are to be used, a minimum lot size of 40,000 square feet is to be provided. This lot is indicating an area of just under 22,000 square feet. Approval of this plat will therefore be subject to the extension of water to this site or Health Department approval of on-site water and a septic, sanitary sewer system and a waiver of the 40,000 square foot requirement. A memo shall be submitted to Planning, from the Health Department indicating such an approval and waiver. The applicant is advised that no industrial waste will be permitted to be discharged into any approved on-site sewer system.
- B. Whether viewed as a suburban residential street or a developing industrial street, the existing 60-feet of right-of-way is below the 70-feet required in either case. This plat shall therefore indicate the dedication of 5-additional feet of right-of-way. The platator's should note this dedication. Based on the legal description in the title binder, the original dedication or easement for 68th Street South was not necessarily taken from this property. Consequently, the final plat tracing should indicate only right-of-way actually dedicated by this plat.
- C. As required by "E" zoning, a 35-foot building setback shall be indicated from 68th Street South.
- D. The final plat shall indicate L. O. Breckenridge Jr. as the MAPC chairman and F. M. Ojile as the Wichita Mayor.
- E. The applicant is advised that this site may be within an area, designated by the Army Corps of Engineers, as a 25-year ponding area. Development in such areas may require Army Corps of Engineer approval. The applicant should contact the County Flood Control Office to discuss any requirements.
- F. As requested by County Engineering, the applicant shall submit additional drainage information, including if necessary a revised drainage plan for approval.
- 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.
- 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