I. On the final plat tracing, since access is being provided to 119th Street West, the word "complete" shall be deleted from the face of the plat.

J. In order to better locate the floodway on Lot 4, dimensions shall be indicated from the lot corners to where the floodway crosses the east and west lines of the lot.

K. As requested by County Engineering, the applicant shall submit a covenant concerning the ownership and maintenance of the floodway. This covenant shall provide that if the owner(s) fails to maintain the floodway, that the county shall have the authority to do so. Further, the covenant shall allow for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

L. The legal description on the plat involves a greater area then is being shown in the title (platting) binder. The applicant will need to submit an amended binder showing that the applicant owns all of the property being platted.

M. The applicant shall submit with the final plat tracing a copy of the oil and gas lease noted in the title binder.

N. The final plat tracing cannot be released for recording until proof is provided that the 2nd half of 1990's property taxes have been paid.

O. The MAPC's signature block shall be amended by deleting "Acting" from the chairman's signature block.

P. 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.

Q. 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.

R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

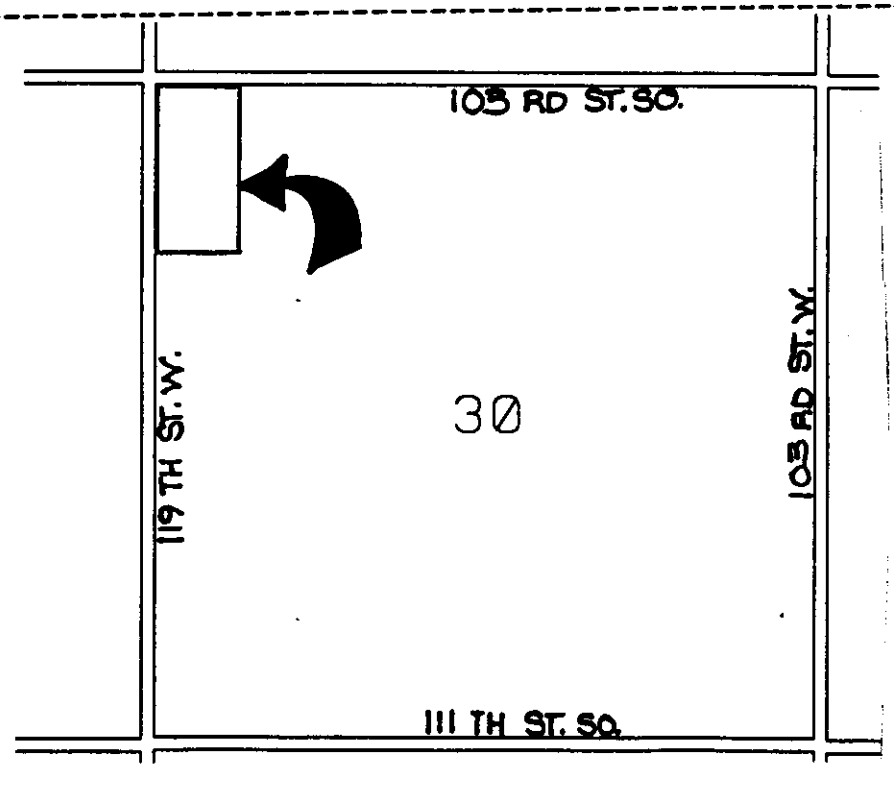
AGENDA ITEM NO. 2-2

May 9, 1991

STAFF REPORT
(Final Plat Approved 5/2/91,
Preliminary Plat Approved 4/4/91)

CASE NUMBER:	S/D 91-19 - WILLARD PARKER'S FIRST ADDITION
OWNER/APPLICANT:	Willard Parker, RR 1, Clearwater, KS 67026
SURVEYOR/ENGINEER:	Armstrong Land Survey, P.A., 1025 E. Waterman, Suite 6, Wichita, KS 67211
LOCATION:	Southeast corner of 103rd St. South and 119th St. West.
SITE SIZE:	21 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4
MINIMUM LOT AREA:	5 Acres
CURRENT ZONING:	"R" Rural Residential
PROPOSED ZONING:	"E" Light Industrial (SCZ-0625)

VICINITY MAP:



STAFF COMMENTS:

A. This site shall guarantee the extension of municipal water to all the lots being platted. Since the existing water line available to serve this site is a Clearwater facility, a letter shall be submitted to Planning from the City of Clearwater indicating that an appropriate guarantee has been provided.

B. Since this site is being planned for industrial development, adjacent streets are required to be paved. The applicant shall therefore submit a guarantee to pave 119th Street. This guarantee shall be to standards required by County Engineering.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. Also, if required by County Engineering an off-site drainage easement shall be obtained. This easement should be provided to County Engineering for approval and recording. A copy shall be provided to the Planning Department for the plat file.

D. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. The applicant's rezoning request was for the north 1320 feet of the west 660 feet of this section. This plat covers the north 1370 feet of the west 723.71 feet. This additional property was required in order for all lots to meet the 5-acre requirement for lagoons. This additional property is, however, still zoned R-1 and any intention to use this area for "E" Light Industrial uses, will require rezoning.

G. On the final plat, complete access control shall be indicated for a distance of at least 100 feet across the northwest corner of Lot 1 to 119th Street.

H. Since minimum building pad elevations are required for this site, they shall be shown on the face (below the north arrow) of the plat and also referenced in the plattor's text. It shall be indicated if these elevations involve the lowest floor or opening level and the location and elevation of permanent on-site and off-site benchmarks shall be indicated on the face of the plat.

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 10, 1991

Don Armstrong
Armstrong Land Survey
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 91-19 (Preliminary Plat) Willard Parker's First Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on May 9, 1991, 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 May 3, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

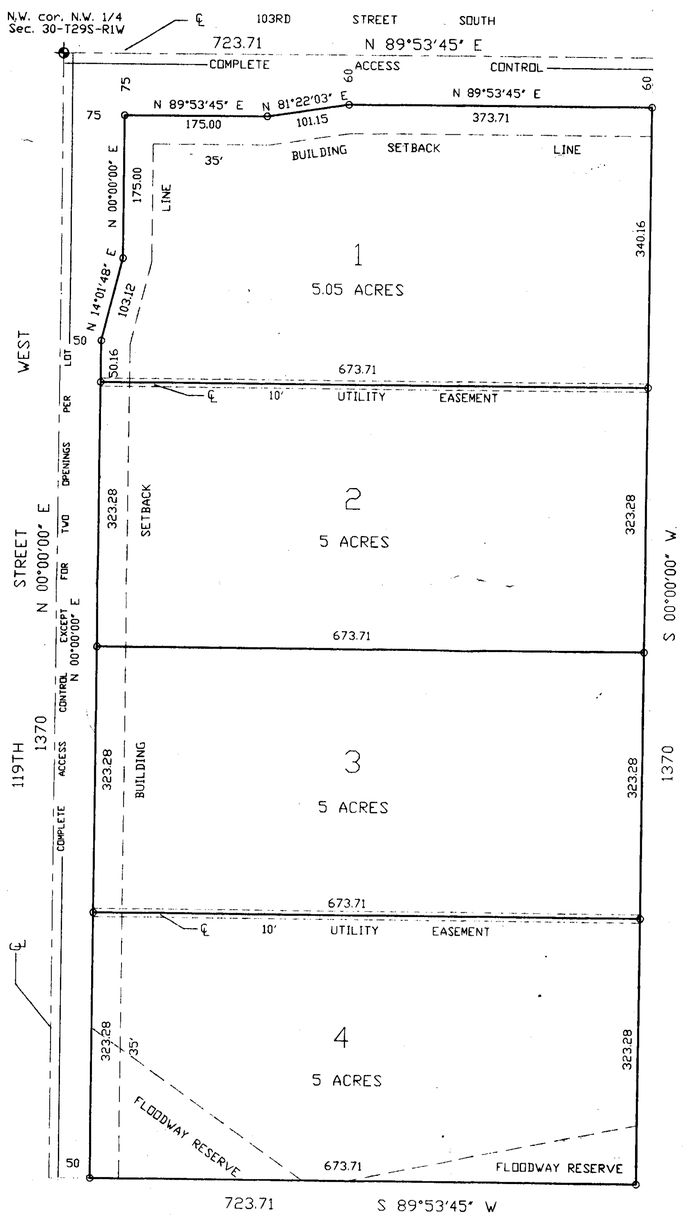
KJ:sm

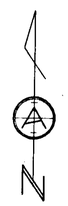
cc: Willard Parker, RR 1, Clearwater, KS 67026
Mike Lindebak, City Engineer

FILE COPY

WILLARD PARKER'S FIRST ADDITION

TO SEDGWICK COUNTY, KANSAS





1"=100'

O - 5/8" Rebar set

State of Kansas)
) SS
County of Sedgwick)

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this [illegible] day of _____, 1991 I have surveyed and platted the land and block known as "WILLARD PARKER FIRST ADDITION" to Sedgwick County, Kansas, the same being described as: THE SOUTH 1370 FEET OF THE WEST 723.21 FEET OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

DONALD C. ARMSTRONG L.S.#780

Know all men by these presents that I, the undersigned, have caused the land described [illegible] to be platted into Lots to be known as "WILLARD PARKER FIRST ADDITION" to Sedgwick County, Kansas. The easements, as indicated, for construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public, all abutters' rights of access to [illegible] South over and across the north [illegible] granted to the appropriate [illegible] rights of access to and from [illegible] lines of lots 1, 2, 3, and 4, [illegible] appropriate governing body, provided however [illegible] 2, 3, and 4 shall have access to 119th street [illegible] two openings per lot to be determined by the appropiate engineer. The Floodway as indicated shall be the responsibility of the owner(s) of lot 4 until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenace and improvement of the floodway, provided further that no building(s) shall be constructed on or within said floodway, nor shall any fill, change of grade, erection of channel, or [illegible] be carried on without the permission of the [illegible] governing body. Minimum Pad elevation for lot 4 [illegible] M.S.L.

State of Kansas
County of Sedgwick)ss

Be it remembered that on this [illegible] day of _____, 1991, before me, a [illegible] aforesaid state and [illegible] personally known to be [illegible] instrument of [illegible] which of same. In [illegible] 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 _____, 1990.

_____, Chairman
George Wolfersen (acting chairman)

_____, Secretary
Marvin E. Krout

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1991.

_____, Chairman
Billy Q. McCray

_____, Chairman Pro-tem
Betsy Gwin

_____, Commissioner
Mark Schroeder

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Paul [illegible]

_____, Deputy Clerk
Bob Wright

Entered on transfer record this _____ day of _____, 1991.

_____, County Clerk
Don Wright

State of Kansas)
County of Sedgwick) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1991, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
[illegible]