

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

February 4, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-116 - SNODGRASS CONSTRUCTION ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 1988, 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 January 29, 1988.

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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Snodgrass Construction Co., Inc., 2700 George Washington Blvd.,
Wichita, KS 67221

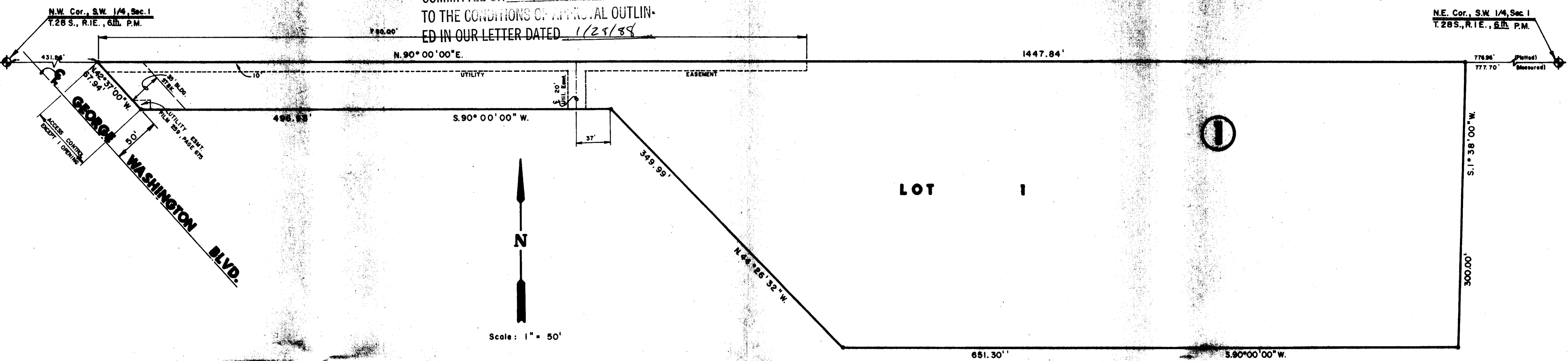
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FINAL PLAT OF SNODGRASS CONSTRUCTION ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/29/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1/29/88



Scale: 1" = 50'

I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SNODGRASS CONSTRUCTION ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southwest Quarter of Section 1, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas more particularly described as follows:

Beginning at a point lying on the North line of said Southwest Quarter and 431.26 feet from the Northwest corner of said Southwest Quarter; thence N 90° 00' 00" E, 1447.84 feet along said North line to a point lying on the North line of said Southwest Quarter and 1479.10 from the Northwest corner of said Southwest Quarter, said point being the Northwest corner of CHUZY BUSINESS PARK, an addition to Wichita, Sedgwick County, Kansas; thence along the boundary of said addition S 01° 30' 00" W, 300.00 feet said line being parallel with the West line of said Southwest Quarter; thence continuing along said boundary of said addition S 90° 00' 00" W, 651.30 feet; thence N 44° 26' 32" W, 349.99 feet; thence S 90° 00' 00" W, 498.93 feet parallel with the North line of said Southwest Quarter to a point lying on the Northwest line of George Washington Boulevard; thence N 42° 37' 00" W, 67.94 feet along said right-of-way to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1988.

Kenneth H. Bengtson, P.E., L.S.
Mid-Kansas Engineering Consultants, P.A.
3800 N. Rock Road, Building #600
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, the same to be known as "SNODGRASS CONSTRUCTION ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities are hereby granted. All abutter right of access to or from George Washington Boulevard, over and across the West line of SNODGRASS CONSTRUCTION ADDITION, are hereby granted, provided however Lot 1, Block 1, shall have access to George Washington Boulevard at one location, to be determined by the City Engineer.

SNODGRASS CONSTRUCTION COMPANY

By: James L. Snodgrass, President

STATE OF KANSAS
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came James L. Snodgrass, President of Snodgrass Construction Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

This plat of "SNODGRASS CONSTRUCTION ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Elton Parsons
_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

_____, Mayor
Robert G. Knight
_____, Deputy City Clerk
Date E. Rea

Entered on transfer record this _____ day of _____, 1988.
_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)
This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1988.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. On the final plat tracing, the plattor's text shall be amended to state that the location of the one permitted access point to George Washington Boulevard shall be determined by the City Engineer.
- E. The applicant shall obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

JANUARY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 12/3/87)

CASE NUMBER: S/D 87-116 - SNODGRASS CONSTRUCTION ADDITION

OWNER/APPLICANT: Snodgrass Construction Co., Inc.,
2700 George Washington Blvd., Wichita, KS 67221

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area east of Oliver, north of 31st Street South.

SITE SIZE: 6.09 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 265,459.71 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:

