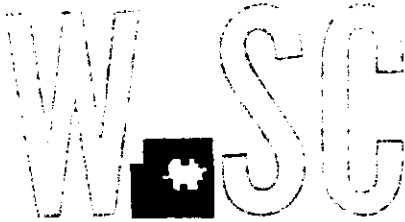


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 13, 1988

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: S/D 88-87 Final Plat Oak Cliff Estates 4th Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 13, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 7, 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 Board of City Commissioners 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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

RTB:sm

Enclosure

cc: Fleming Companies, Inc., c/o James Tapp, P.O. Box 1160,  
Wichita, KS 66601  
Morin Development Corp., c/o William E. Morin, 4011 E.  
Kellogg, Wichita, KS 67210  
Mike Lindebak, City Engineer

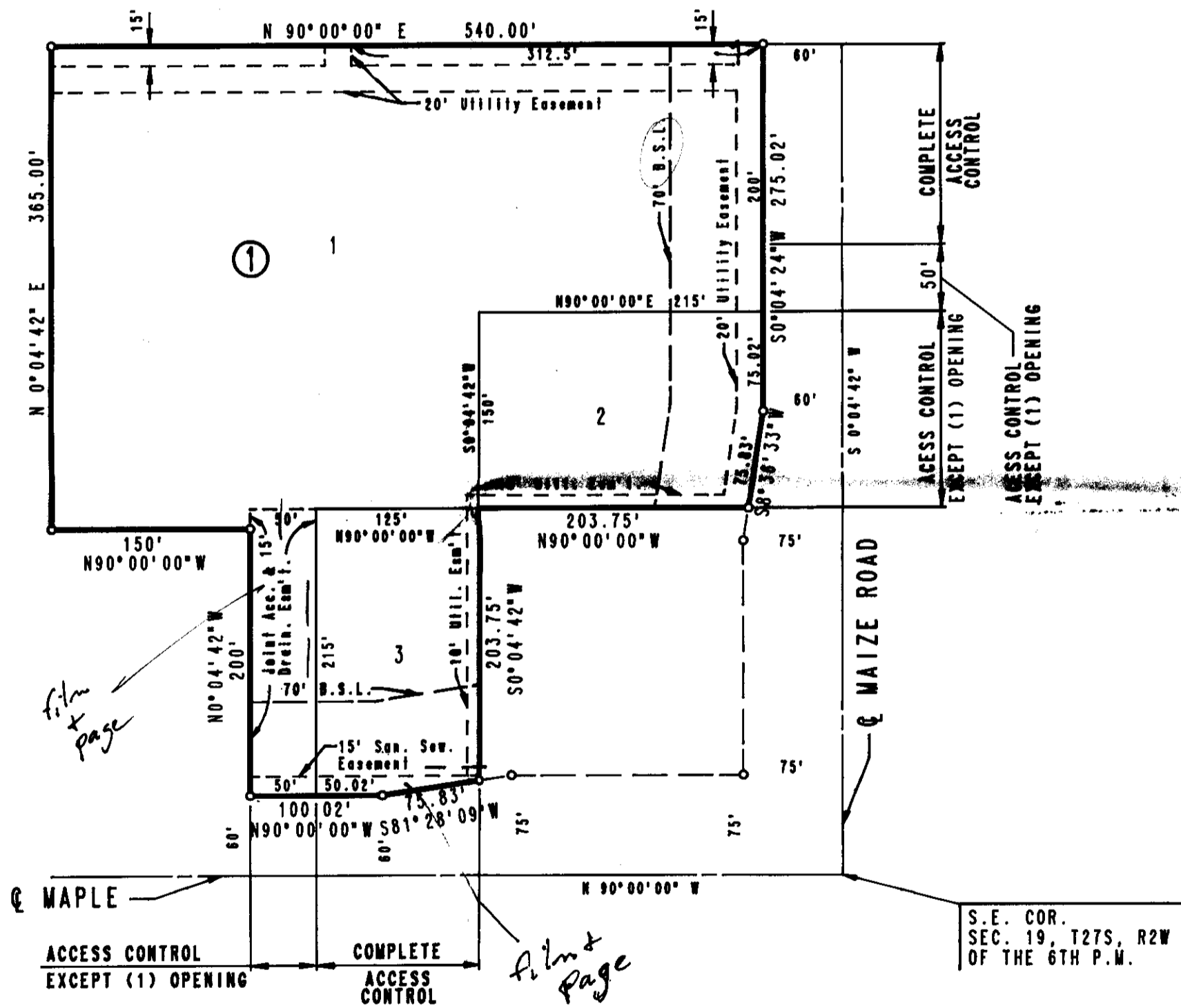
# OAK CLIFF ESTATES 4TH ADDITION

TO WICHITA SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 10/6/88 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 10/7/88

**OFFICE COPY**  
DO NOT REMOVE

**FINAL PLAT**



B.M. - CITY OF WICHITA BENCH MARK AT  
43.5' SOUTH & 52.7' EAST OF  
OF CENTERLINES OF MAIZE ROAD & MAPLE  
ELEV. +133.00 CITY DATUM  
ELEV. +1320.00 M.S.L.

SCALE: 1" = 100'  
o = IRON SET

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF OAK CLIFF ESTATES 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK THE SAME BEING A REPLAT OF PART OF LOT 2, BLOCK 20 OAK CLIFF ESTATES TO WICHITA, SEDGWICK COUNTY, KANSAS AND DESCRIBED AS:  
LOT 2, BLOCK 20 OAK CLIFF ESTATES TO WICHITA, SEDGWICK COUNTY, KANSAS EXCEPT THE SOUTH 200 FEET OF THE WEST 150 FEET OF SAID LOT 2 THEREOF.

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME WILLIAM E. MORIN, PRESIDENT OF MORIN DEVELOPMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

\_\_\_\_\_  
NOTARY PUBLIC

KNOW 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 LOTS AND A BLOCK, THE SAME TO BE KNOWN AS OAK CLIFF ESTATES 4TH ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS

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

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM MAIZE ROAD AND MAPLE OVER AND ACROSS THE EAST LINE OF LOTS 1 AND 2 AND SOUTH LINE OF LOT 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 1 AND 2 SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION EACH, AND THAT LOT 1 SHALL HAVE ACCESS TO MAPLE AT ONE (1) LOCATION; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

\_\_\_\_\_, CHAIRMAN

FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-104 ON FILE WITH THE WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

\_\_\_\_\_, SECRETARY

OWNER: FLEMING COMPANIES INC.

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

BY \_\_\_\_\_

\_\_\_\_\_, MAYOR

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

\_\_\_\_\_, DEPUTY CITY CLERK

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ VICE PRESIDENT OF FLEMING COMPANIES, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

ENTERED ON TRANSFER RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_, COUNTY CLERK

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

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

WE, MORIN DEVELOPMENT CORPORATION, HOLDER OF AN OPTION TO PURCHASE THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF OAK CLIFF ESTATES 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

\_\_\_\_\_, REGISTER OF DEEDS

BY \_\_\_\_\_ PRESIDENT  
WILLIAM E. MORIN

\_\_\_\_\_, DEPUTY

October 13, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-87 - OAK CLIFF ESTATES 4TH ADDITION

OWNER/APPLICANT: Flemming Companies, Inc.

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest corner of Maple and Maize Road

SITE SIZE: 5.23 acres

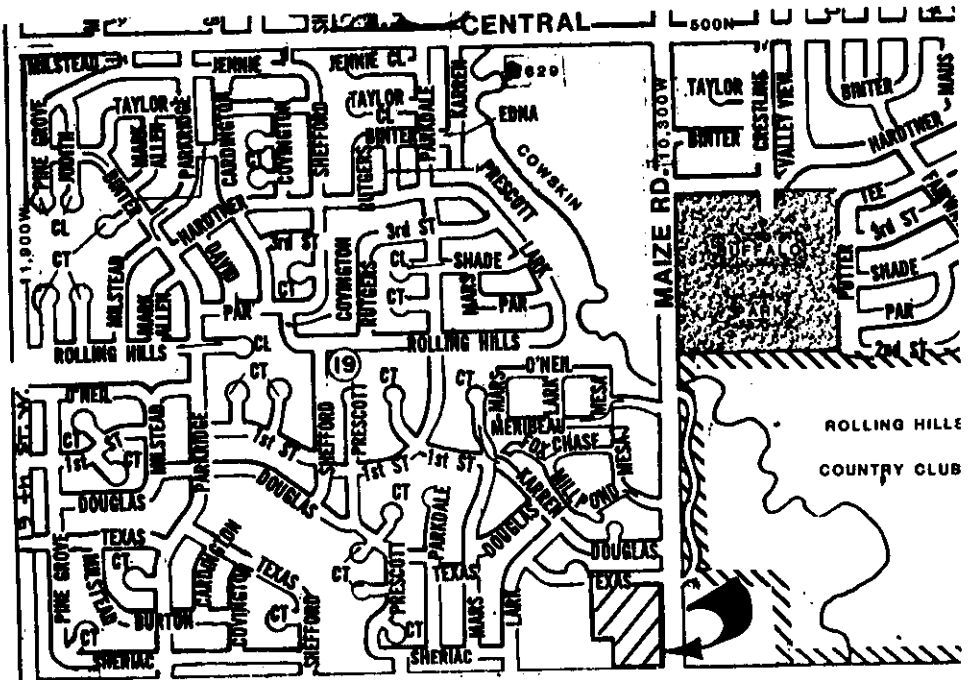
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 26,317 sq. ft.

CURRENT ZONING: "LC" (DP-104)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The final plat tracing shall show the film and page for the joint access and drainage easement within Lot 3. Also, the film and page of the 15-foot sanitary sewer easement north of the south line of Lot 3 shall be shown.
- C. The final plat tracing shall define "B.S.L." in a legend on the face of the plat or within the platters text.
- D. The applicant is advised that under C.U.P., DP-104 the parcel to which this site originally corresponds was limited to four (4) buildings. An earlier lot split and this plat have now created four distinct building sites from the C.U.P. parcel. Consequently, it should be noted that only one building will be allowed for each of the lots created by this plat.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.