

OFFICE COPY

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September 17, 1987

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-65 - SAYLER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 17, 1987, 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 September 11, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



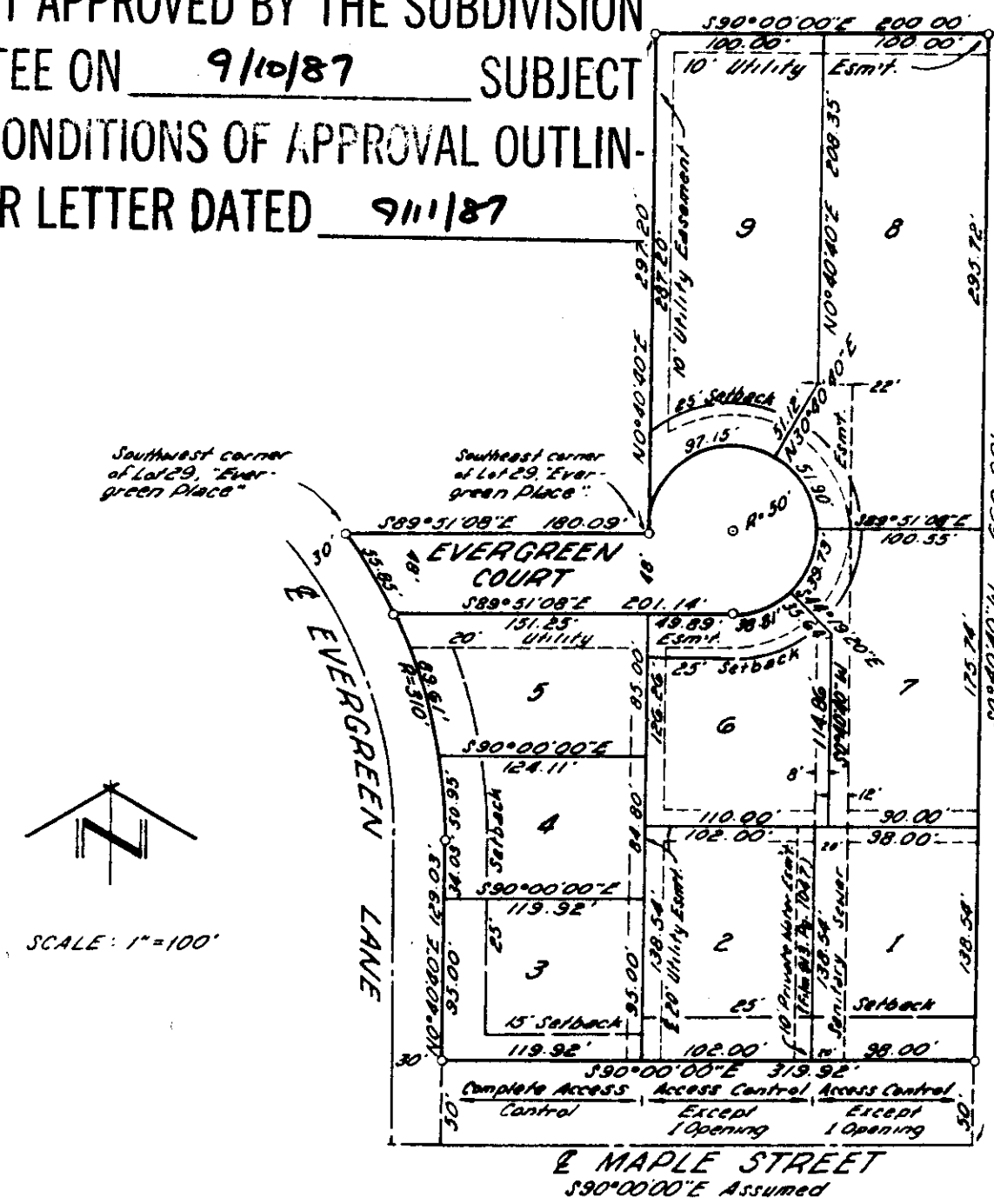
Donald Losew
Junior Planner

DL:dlk

cc: Earl M. Saylor, 130 N. Arcadia, Wichita, KS 67212

SAYLER ADDITION **FINAL PLAT**
WICHITA, SEDGWICK
COUNTY, KANSAS **OFFICE COPY**
 SW 1/4 SEC. 21, T27S, R1W **DO NOT REMOVE**

THIS PLAT APPROVED BY THE SUBDIVISION
 COMMITTEE ON 9/10/87 SUBJECT
 TO THE CONDITIONS OF APPROVAL OUTLIN-
 ED IN OUR LETTER DATED 9/11/87



STATE OF KANSAS)
 SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "SAYLER ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1

LOT 31, "EVERGREEN PLACE", SEDGWICK COUNTY, KANSAS.

PARCEL #2

BEGINNING 184 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST 200 FEET; THENCE NORTH 476 FEET; THENCE WEST 200 FEET; THENCE SOUTH 476 FEET TO THE POINT OF BEGINNING.

PARCEL #3

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST 200 FEET; THENCE NORTH 184 FEET; THENCE WEST 200 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL **LS#489** **REGISTERED LAND SURVEYOR** DATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS, TO BE KNOWN AS "SAYLER ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE SANITARY SEWER EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER LINE. COMPLETE ACCESS CONTROL TO MAPLE STREET OVER AND ACROSS THE SOUTH LINES OF LOTS 1, 2, AND 3, EXCEPT FOR ONE OPENING FOR LOT 1 AND ONE OPENING FOR LOT 2, TO BE DETERMINED BY THE APPROPRIATE ENGINEER, IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY.

SAYLER CONSTRUCTION CO., INC.

EARL M. SAYLER
 PRESIDENT

CARMELITA M. SAYLER
 VICE-PRESIDENT

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1987, BY EARL M. SAYLER, PRESIDENT, AND CARMELITA M. SAYLER, VICE-PRESIDENT, OF SAYLER CONSTRUCTION CO., INC., A KANSAS CORPORATION, ON BEHALF OF THE CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT ROSE HILL STATE BANK, ROSE HILL, KANSAS, MORTGAGEE ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CONSENT TO THIS PLAT OF "SAYLER ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

ROSE HILL STATE BANK

RON MADDY
 PRESIDENT

WILLIAM MCCABE
 VICE-PRESIDENT

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1987, BY RON MADDY, PRESIDENT, AND WILLIAM MCCABE, VICE-PRESIDENT, OF ROSE HILL STATE BANK, ROSE HILL, KANSAS ON BEHALF OF THE BANK.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF "SAYLER ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS _____ DAY OF _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

JOHN TERRY MOORE

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1987.

WICHITA CITY COUNCIL

_____, MAYOR

ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK

DALE E. REA

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 1987.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK

DON WRIGHT

SUBDIVISION REPORT

Final Plat S/D 87-65 - SAYLER ADDITION

Page 3

- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mail box locations can be determined.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- Q. A requirement of preliminary plat approval was for the applicant to meet with Southwestern Bell regarding the location of needed utility easements. The representative from Southwestern Bell should be prepared to state if their easement needs are all addressed on the final plat.

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-65 - SAYLER ADDITION

OWNER/APPLICANT: Earl M. Saylor

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: Northeast corner of Maple Street and Evergreen Lane.

SITE SIZE: 3.9± Acres

NUMBER OF LOTS:

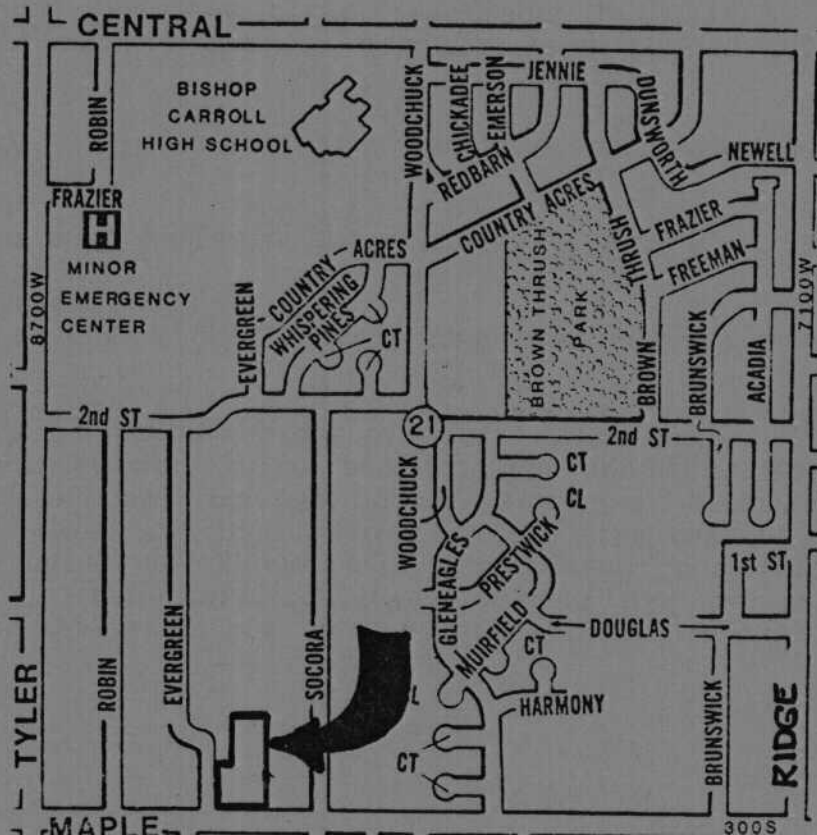
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 11,400± Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat represents the platting of a rather awkwardly shaped ownership. The applicant's agent has advised that he has contacted the property owner immediately north of Evergreen Court (proposed) and the property owner of the unplatted tract to the east of this subdivision about joining into this plat to subdivide their property and therefore insure future public street access. The applicant's agent has advised that both neighboring property owners have declined to join into this plat.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee the paving of the proposed interior street, Evergreen Court.
 - D. The applicant shall attempt to obtain a valid petition for the paving of Evergreen Lane from Maple to Evergreen Court (proposed).
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Prior to scheduling this case before the City Council, the applicant shall obtain a minor street privilege for the existing stone wall within street right-of-way being dedicated for Maple Street. Also, a minor street privilege shall be obtained for the garage structure that will exist within the proposed cul-de-sac for Evergreen Court. A letter of credit guaranteeing removal of the garage structure from street right-of-way shall be submitted.
 - G. Prior to scheduling this case for City Council review, the applicant shall remove the well house structure from the utility easement being platted. Once this structure has been removed from the utility easement, a letter so stating shall be submitted from the platting surveyor for the plat file.
 - H. The applicant shall guarantee the paving of Evergreen Court to the 29-foot paving standard. When the property north of this street either replats or lot splits, that property owner will be required to complete the needed street right-of-way by dedicating 10 additional feet of right-of-way.
 - I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot wide street pavement. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." Lots 8 and 9 exceed the design standard.