J. On the final plat tracing, the point of beginning for the plat's legal description shall be labeled on the face of the plat along with a dimension provided to the plat's tie point (W¼ Cor., Section 5, Township 29 South, Range 2 West).

K. Approval of this final plat is subject to approval of the applicant's associated zone case (SCZ-0582).

L. 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.

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

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

O. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or easements needed with the platting of this property?

P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

NOTE: This plat has been submitted in final form only.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-39 Name: YOUNGER'S ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: On the south side of K-42, in an area north of 79th Street South.
Owner: Younger's and Son Manufacturing Co., Inc., 19223 K-42, Viola, KS 67149
Surveyor/Engineer: D.L. Winfrey, Route #1, Goddard, KS 67052

1. Gross Acreage of Plat: 5.0
2. Number of Lots:
   Residential:
   Office:
   Commercial: 1
   Industrial:
   Total: 1
3. Minimum Lot Area: 5.0 Acres
4. Existing Zoning: "R"
5. Proposed Zoning: "E" (SCZ-0582)

STAFF COMMENTS:

NOTE: The applicant has filed an associated County zone change application (SCZ-0582) requesting "R" (rural residential) to "E" (light industrial zoning.

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

D. On the final plat tracing, a 35-foot building setback shall be indicated from the southerly line of K-42 Highway.

E. On the final plat tracing, "access control except for two openings" shall be dedicated to K-42 Highway across the north line of the plat. This access control shall be indicated on the face of the plat and appropriately referenced in the plattor's text. The following wording for the plattor's text is recommended; "Complete access control to K-42 Highway across the northerly line of the plat is hereby dedicated to Sedgwick County, provided, however, that the property being platted shall have access to K-42 Highway at two points to be determined by the County Engineer".

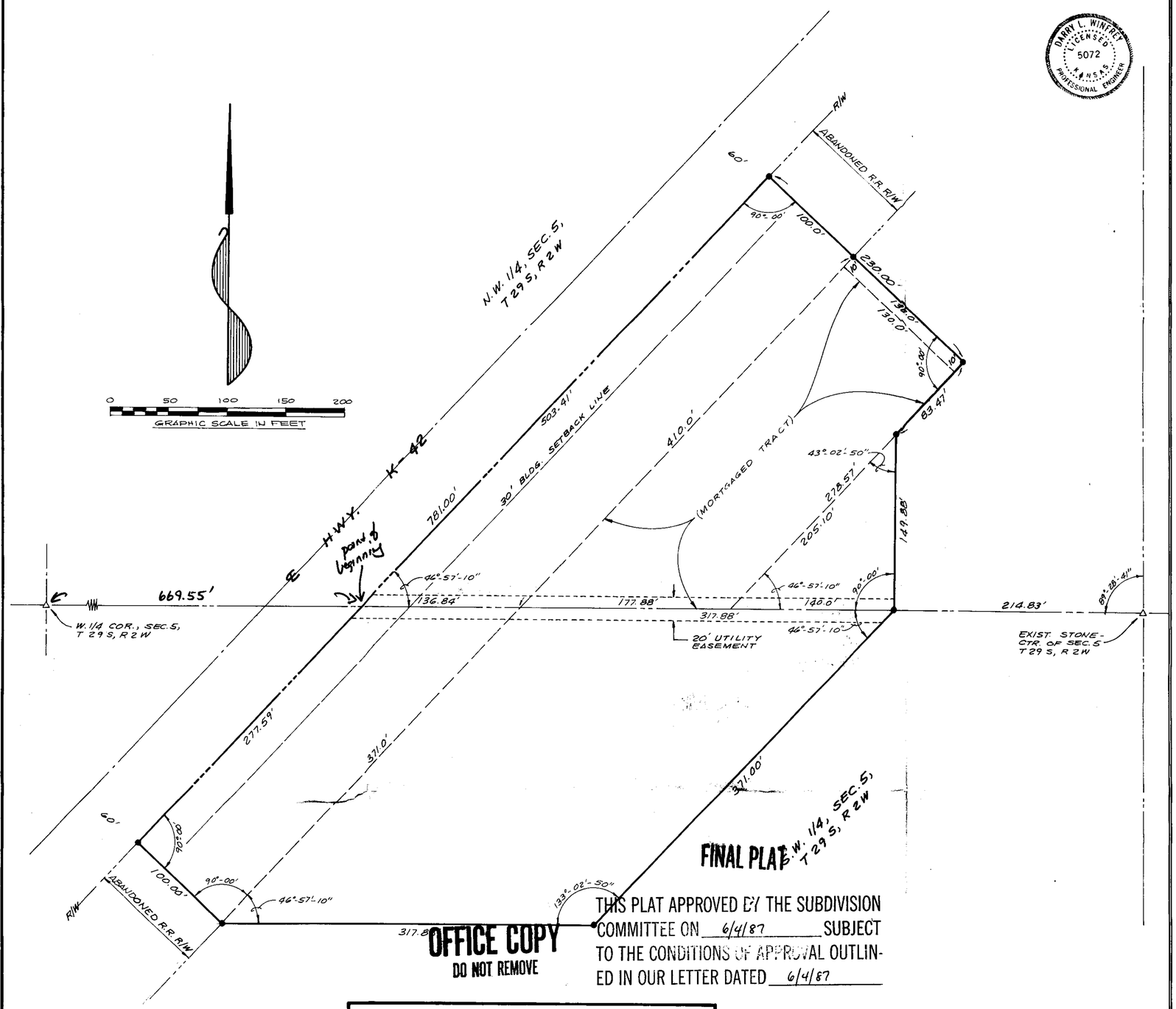
F. On the final plat tracing, the designation of which portion of this property is encumbered by a mortgage shall be removed from the face of the plat.

G. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:

   1. Tom Scott - Chairman
   2. Mark F. Schroeder - Pro-tem Chairman
   3. David Bayouth - Commissioner
   4. Bernard A. Hentzen - Commissioner
   5. Billy Q. McCray - Commissioner

H. The final plat tracing shall correct the M.A.P.C. signature block to reference MARVIN S. KROUT as the M.A.P.C. Secretary.

I. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.



DARRY L. WINFREY LICENSED 5072 KANSAS PROFESSIONAL ENGINEER

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/4/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/4/87

OFFICE COPY
DO NOT REMOVE

PLAT
YOUNGERS ADDITION
SEDGWICK COUNTY, KANSAS

OWNER:
YOUNGERS & SONS MFG. CO., INC.
HWY. K-42, VIOLA, KANSAS
WAYNE J. YOUNGERS - PRES.

PLATTED BY:
D. L. WINFREY, P.E.
GODDARD, KANSAS
SEPTEMBER 19, 1986

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

ENGINEER'S CERTIFICATE

I, D.L.Winfrey, a licensed professional engineer in the State of Kansas, do hereby certify that I have surveyed and platted YOUNGERS ADDITION, Sedgwick County, Kansas, the metes and bounds description of the tract surveyed and platted being as follows:

A tract in the West-half (W½) of Section 5, Township 29 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the point of intersection of the south line of the NW¼ of said Sec. 5, and the southeasterly right-of-way line of Highway K-42 as presently lying in and through said Sec. 5, said point being 669.55 feet west of the southeast corner of said NW¼, Sec. 5; thence northeasterly along the southerly right-of-way line of said Highway , 503.41 feet; thence to the right 90°-00' and southeasterly, 230.0 feet; thence to the right 90°-00' and southwesterly, 83.47 feet; thence to the left 43°-02'-50" and south, 149.88 feet, to the south line of said NW¼, Sec. 5; thence to the left, 43°-02'-50" and southwesterly parallel to the southerly right-of-way line of said Highway, 371.00 feet; thence to the right 46°-57'-10" and west, 317.88 feet; thence to the right 43°-02'-50" and northwesterly, 100.0 feet, to the southerly right-of-way line of said Highway; thence to the right 90°-00' and northeasterly along said right-of-way line, 277.59 feet, to the point of beginning, said described tract containing 5.00 acres, more or less.

D.L. Winfrey, P.E.
Sept. 19, 1986.

****

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby certify that they are the owners of the above described tract and have caused the same to be surveyed and platted as an addition, the same to be known as "YOUNGERS ADDITION, SEDGWICK COUNTY, KANSAS".

All utility easements shown thereon are hereby dedicated and granted for the future installation and maintenance of any public utility. ~~Access control along Highway K-42, with the location of any access to the platted tract, shall be determined by the Kansas Department of Transportation.~~

OWNERS: YOUNGERS AND SONS MANUFACTURING CO., INC.:

Wayne J. Youngers, Pres. — Neil J. Youngers, Secretary

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

ACKNOWLEDGEMENT

Be it remembered that on this 19th day of November, 1986, before me, a notary public in and for said State and County, came YOUNGERS AND SONS MANUFACTURING CO., INC., by its President, Wayne J. Youngers and its Secretary, Neil J. Youngers, known personally by me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as the voluntary act and deed of each of them. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year written above.

My Commission Expires: 1-1-87

Notary Public

EDWARD ROEMBACH NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-1-87

****

APPROVALS

This plat has been submitted to and approved by the WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION, Wichita, Kansas, this _____ day of _____, 1986.

~~David Bayouth~~, Vice-Chairman — ~~Michael F. Lindenbak~~ - Secretary

This plat has been submitted to and approved by the BOARD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS, this _____ day of _____, 1986.

~~Bernard Aufdenkampe~~ Chairman — ~~Donald E. Gragg, Comm.~~ — ~~Tom Scott - Comm.~~ — Don Wright-Co. Clerk — seal

****

TRANSFER RECORDS

Entered on transfer records in my office, this _____ day of _____, 1986.

Don Wright - Co. Clerk — seal

****

REGISTER OF DEEDS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, Sedgwick County, Kansas, at _____ O'Clock, on the _____ day of _____, 1986, and duly recorded in _____. — seal

Pat Ketter- Reg.of Deeds — Ed Resa- Deputy

****

MORTGAGE HOLDER: We, the Citizens State Bank of Cheney, Kansas, holders of a mortgage on the tract shown on the herein plat, as "Mortgaged Tract", do hereby consent to the plat of YOUNGERS ADDITION, SEDGWICK COUNTY, KANSAS:

Edward Roembach-President — Date: 10/27/86

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS.

The foregoing instrument was acknowledged by me this 27th day of October, 1986, by Edward Roembach, President of The Citizens State Bank of Cheney, Kansas.

My Commission Expires: 5-10-90

Notary Public

MARLENE FERGUSON Notary Public - State of Kansas My Appt. Exp. May 10, 1990

June 11, 1987

D. L. Winfrey
Route #1
Goddard, Kansas 67052

Re: Final Plat S/D 87-39 - YOUNGER'S ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 4, 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 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,

Donald Losew
Junior Planner
DL:bb

cc: Younger's and Son Manufacturing Co., Inc.
19223 K-42
Viola, Kansas 67149