

February 5, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-7 - MT. PLEASANT ACRES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 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 January 30, 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 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

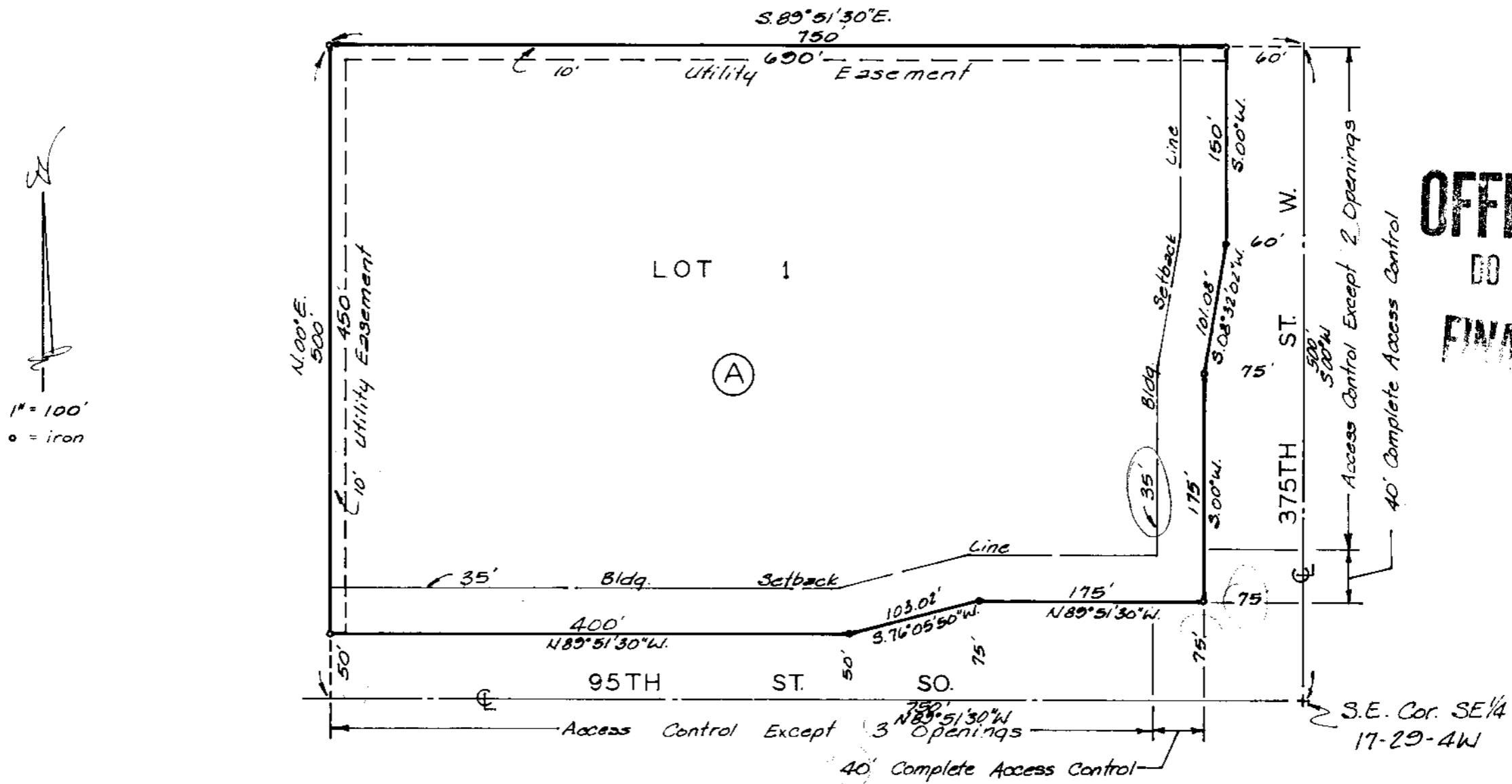
DL:dik

cc: Belva Shelton, 905 Guffey, Medicine Lodge, KS 67104

MT. PLEASANT ACRES

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 1/29/87
TO THE LOCAL GOVERNMENT OF SEDGWICK COUNTY, KANSAS
AS SET FORTH AND EXPLAINED
IN OUR LETTER DATED 1/30/87



OFFICE COPY
DO NOT REMOVE
FINAL PLAT

State of Kansas }
Sedgwick County } s.s. We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we
have surveyed and platted "MT. PLEASANT ACRES" Sedg-
wick County, Kansas, and that the accompanying plat is
a true and correct exhibit of the property surveyed,
described as beginning at the S.E. corner of the SE 1/4 of
Sec. 17, Twp 29-S, R-4-W of the 6th P.M., Sedgwick County,
Kansas; thence west along the south line of said SE 1/4
750 feet; thence north parallel with the east line of said
SE 1/4 500 feet; thence east parallel with the south line
of said SE 1/4 750 feet to the east line of said SE 1/4;
thence south along the east line of said SE 1/4 500 feet
to the place of beginning.

This plat of "MT. PLEASANT ACRES"
Sedgwick County, Kansas, has been submitted to and ap-
proved by the Wichita-Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 198____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore Chairman

Marvin S. Krouf Secretary

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners,
Sedgwick County, Kansas, this _____ day of _____
198____.

Chairman

Commissioner

Commissioner

Commissioner

Commissioner

Entered on transfer record this _____
day of _____ 198____.

Don Wright County Clerk

Date _____ Baughman Company, P.A.

Surveyor

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into a lot, block
and streets to be known as "MT. PLEASANT ACRES" Sedg-
wick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance
of all public utilities. The streets are hereby dedicated
to and for the use of the public. All abutters rights of
access to or from 375th St. W. over and across the east line
of Lot 1 and to or from 95th St. So. over and across the south
line of Lot 1 are hereby granted to the appropriate governing
body, provided however that Lot 1 shall have access to
375th St. W. at 2 points over all except the south 40 feet
of the east line of Lot 1 and shall have access to 95th
St. So. at 3 points over all except the east 40 feet there-
of as shall be determined by the appropriate governing
body.

Paul G. Shelton _____ Belva Shelton

state of Kansas }
Sedgwick County } s.s. This is to certify that this plat has
been filed for record in the office of the Register of
Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Reas Deputy

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this _____ day of _____ 198____ by
Paul G. Shelton and Belva Shelton his wife.

Notary Public
My Appt. Exp. _____

S/D No.: 87-7 Name: MT. PLEASANT ACRES

Preliminary Approved: _____
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Northwest corner of 375th Street West and 95th Street South.
Owner: Belva Shelton, 905 Cuffey, Medicine Lodge, KS 67104
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 8.6
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 301,124.0 Sq. Ft.
 4. Existing Zoning: "R"
 5. Proposed Zoning: "LC" (SCZ-0576)
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STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (SCZ-0576) requesting "R" (rural residential) to "LC" (light commercial) zoning. The Planning Commission will consider the zone case on February 19, 1987.

- 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 final plat tracing shall indicate the various names needed to complete approval signature blocks.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. 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 required with this plat?

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