

December 11, 1986

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

Re: Final Plat S/D 86-105 - RAINBOW ESTATES

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 1986, 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 December 5, 1986.

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 platator.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

cc: Scotty W. Branum, 4528 S. Charles, Wichita, KS 67217

TRIPLE "B" GROVE ADDITION SEDGWICK COUNTY, KANSAS

NW 1/4 SEC. 29, T28S, R1E

THIS PLAT OF "TRIPLE 'B' GROVE ADDITION", 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
MICHAEL E. LINDEBAK

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

BOARD OF CITY COMMISSIONERS

_____, MAYOR
TONY CASADO

_____, CITY CLERK
DONALD C. GISICK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1987.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN
BERNARD A. HENTZEN

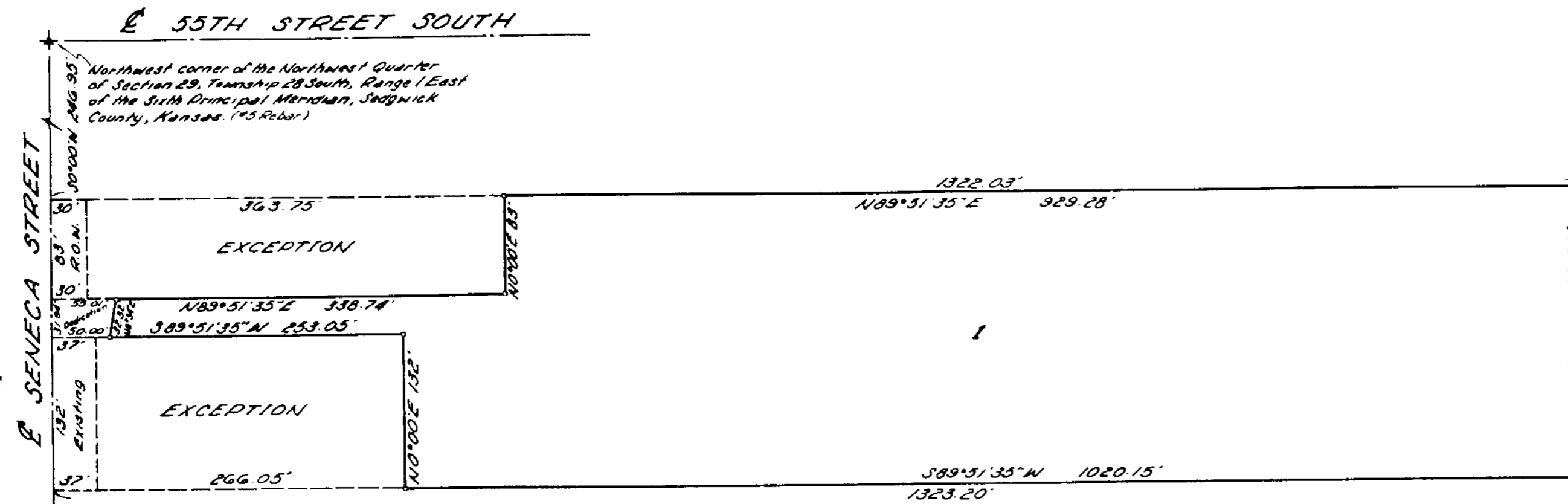
_____, COMMISSIONER
DONALD E. GRAGG

_____, COMMISSIONER
TOM SCOTT

ATTEST: _____, COUNTY CLERK
DON WRIGHT

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

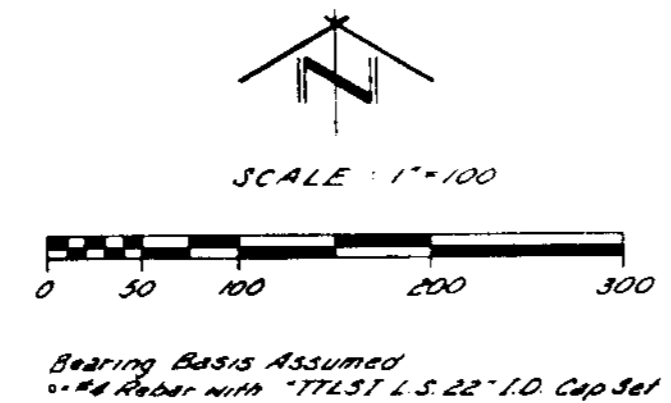
_____, COUNTY CLERK
DON WRIGHT



OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSIONER OF THE STATE OF KANSAS
TO THE ORIGINAL OUTLINE
ED IN OUR LETTER DATED _____



KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND A STREET TO BE KNOWN AS "TRIPLE 'B' GROVE ADDITION", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

SCOTTY WAYNE BRANUM
TERESA ANN BRANUM

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1987, BY SCOTTY WAYNE BRANUM AND TERESA ANN BRANUM, HUSBAND AND WIFE.

_____, NOTARY PUBLIC
MICHELE R. HALL
MY APPOINTMENT EXPIRES: _____

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

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 CERTIFY THAT WE HAVE SURVEYED AND PLATTED "TRIPLE 'B' GROVE ADDITION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTH 15 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH 15 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE EAST 393.75 FEET; THENCE SOUTH 83 FEET; THENCE WEST 393.75 FEET; THENCE NORTH 83 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THE SOUTH 132 FEET OF THE WEST 303.05 FEET OF SAID SOUTH HALF.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL
LS#489
KANSAS
REGISTERED
LAND SURVEYOR

DATE

S/D No.: 86-105 Name: TRIPLE "B" GROVE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: On the east side of Seneca, in an area south of 55th Street South.

Owner: Scotty W. Branum, 4528 S. Charles, Wichita, KS 67217

Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey, Wichita, KS 67202

1. Gross Acreage of Plat: 6.02
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 6.02 Acres
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1"

STAFF COMMENTS:

- 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. 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 2-1/2 times the width thereof". Given the numerous awkwardly shaped ownerships in this general area, staff recommends the waiver. However, it is pointed out that further subdivision of the subject property will be extremely difficult if sufficient land is not combined with this proposed lot to provide adequate room for a public street to access the site to 55th Street South.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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