

May 28, 1987

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

Re: Final Plat S/D 87-32 - SPRING HOLLOW FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 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 May 21, 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Cedar Lakes, Inc., Attn: John McKay, Jr., 236 S. Topeka,
Wichita, KS 67202

FINAL PLAT

SPRING HOLLOW FOURTH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/21/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/21/87

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

This plat of "SPRING HOLLOW FOURTH ADDITION" Sedgwick County, Kansas, has been submitted to and approved 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

Merrin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198____

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

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

Tom Scott Chairman

Mark F. Schroeder Commissioner

David Bayouth Commissioner

Bernard A. Henteen Commissioner

Billy G. McCray Commissioner

Don Wright County Clerk

Entered on transfer record this _____ day of _____ 198____

Don Wright County Clerk

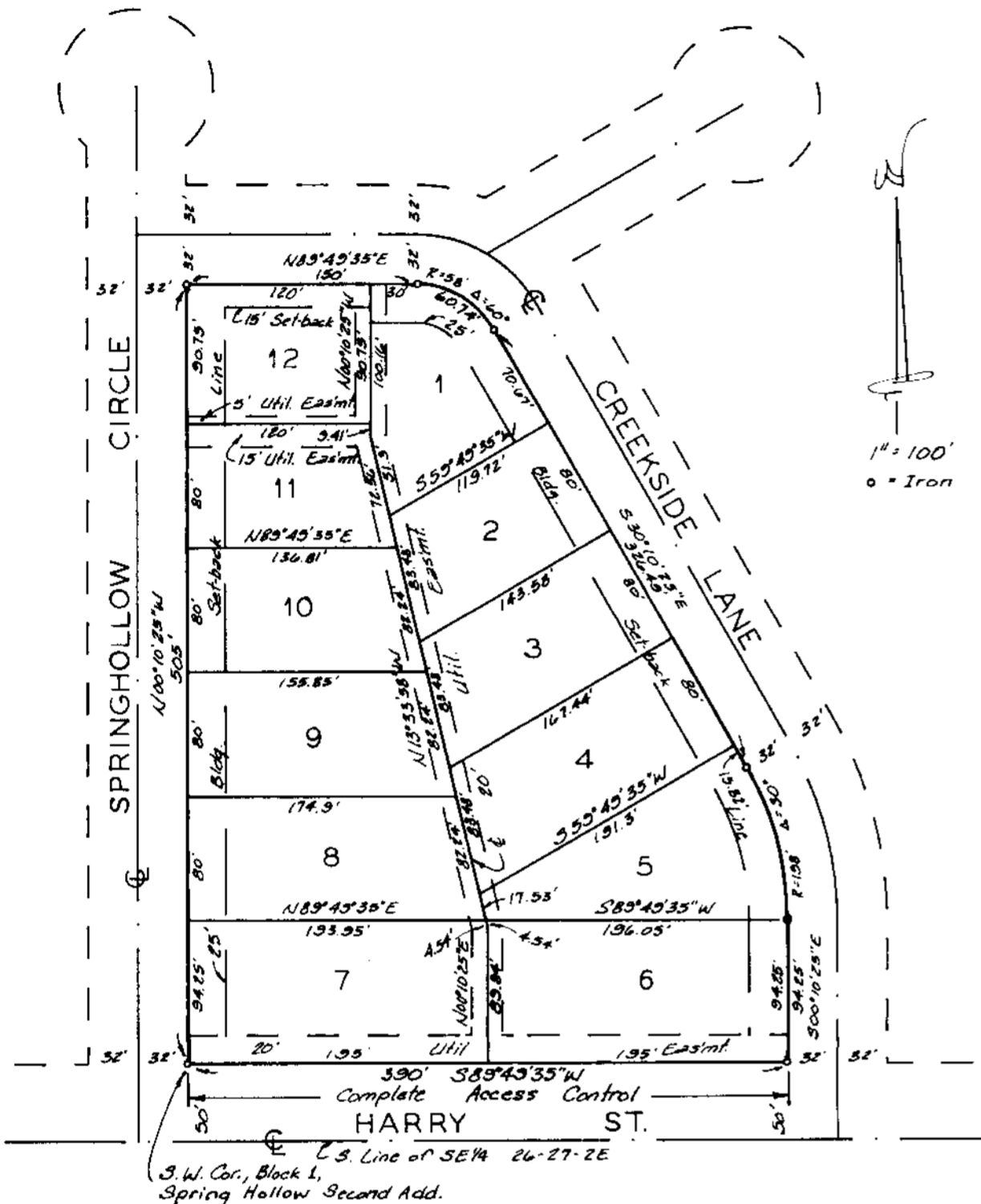
State of Kansas }
Sedgwick County } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198____, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged before me this _____ day of _____ 198____, by _____ of Cedar Lakes, Inc., on behalf of the corporation.

Notary Public
My Appt. Exp. _____



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 "SPRING HOLLOW FOURTH ADDITION" Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 and Reserve A, Block 1, Spring Hollow Second Addition to Sedgwick County, Kansas. Utility easements and building set-back lines being vacated by virtue of K.S.A. 12-512(b). All being situated in the SE 1/4 of Sec 26, Twp 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Date _____
Baughman Company, P.A.

Mark A. Savoy Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a Block to be known as "SPRING HOLLOW FOURTH ADDITION" Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Harry St. over and across the south line of Lots 6 and 7, Block 1, are hereby granted to the appropriate governing body.

Cedar Lakes, Inc.

Luis A. Casado Vice President

John W. McKay Jr. Secretary-Treasurer

S/D No.: 87-32 Name: SPRING HOLLOW FOURTH ADDITION

Preliminary Approved: 5/7/87
Scheduled S/D Meeting: 5/21/87

DESCRIPTION

General Location: North of Harry Street, in an area west of 143rd Street East.
Owner: Cedar Lakes, Inc., 236 S. Topeka, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 3.66
2. Number of Lots:
 - Residential: 12
 - Office:
 - Commercial:
 - Industrial:
 - Total: 12
3. Minimum Lot Area: 9,848.0 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall submit a new street paving petition.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. This plat represents a replat of Block 1, Spring Hollow Second Addition. This property was originally platted for zero lot line development with an associated Conditional Use application (CU-250) for duplex's in the "AA" County zoning district. County B.Z.A. case 7-81 approved setback changes necessary for zero lot line homes. As the applicant's agent has advised that development of the lots proposed by this replat will be developed with traditional single-family homes, the applicant is advised that upon recording this plat, the superceded Conditional Use case and County B.Z.A. case will be marked void.
- E. When Spring Hollow Second Addition was completed, a revised outside-the-City water service application was obtained. Since an outside-the-City water service application, which contains revised language regarding annexation, is already on file for this property, the filing of another application is not required by this replat.
- F. At the time Spring Hollow Third Addition was platted, it was learned that Spring Hollow Drive and Creekside Lane were to be paved with 29-foot, back-to-back, street pavement. Since this narrow street pavement is to be constructed in the 64-foot wide street rights-of-way, the applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot in this subdivision.
- G. The applicant is advised that, prior to sanitary sewer construction, a payment will need to be made to the "sewage plant expansion fund".
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.