

**Final Plat  
SUBDIVISION REPORT**

**JBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION**

**S/D No.: 85-77      Name: RACON ADDITION**

**Preliminary Approved: 9/26/85  
Scheduled S/D Meeting: 10/10/85**

**DESCRIPTION**

**General Location:** In an area east of Ridge, north of 63rd Street South.  
**Owner:** City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,  
Box 198, 6040 South Ridge, Wichita, KS 67201  
**Surveyor/Engineer:** Baughman Company, P.A.

- 1. Gross Acreage of Plat: 14.0 Acres**
- 2. Number of Lots:**
  - Residential:**
  - Office:**
  - Commercial:**
  - Industrial: 1**
  - Total: 1**
- 3. Minimum Lot Area: 611,800 Sq. Ft.**
- 4. Existing Zoning: "F"**
- 5. Proposed Zoning: "F"**

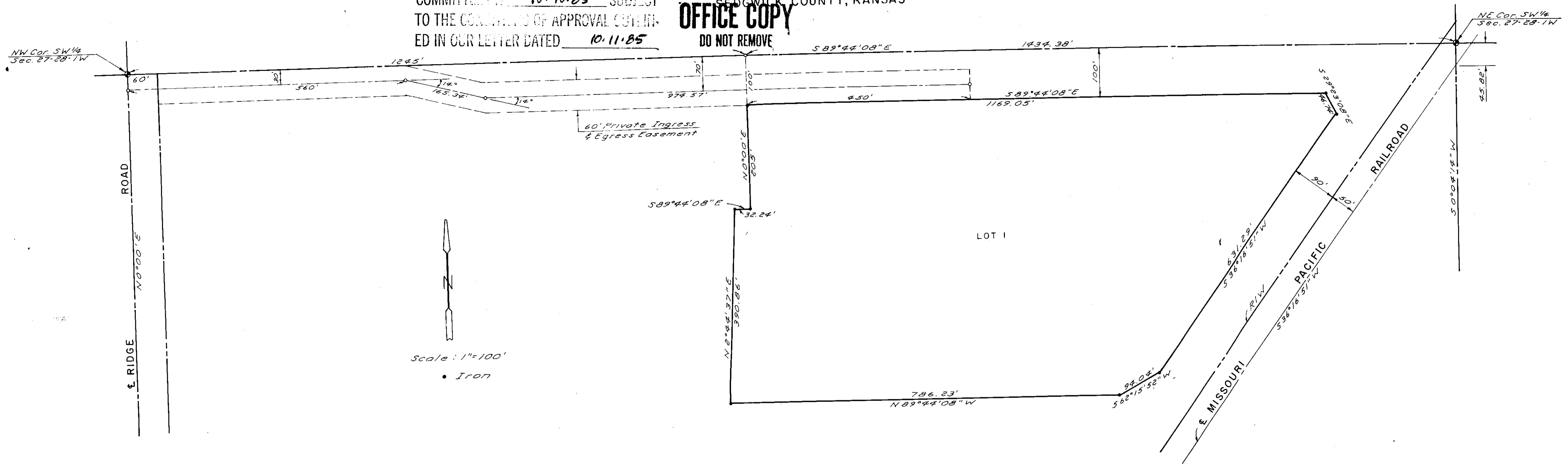
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**STAFF COMMENTS:**

- A. Access to Ridge Road from this property is provided by way of a 60-foot wide private ingress and egress easement. A copy of this access easement agreement shall be submitted for the plat file.**
- B. 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.**
- C. The applicant shall obtain an off-site drainage agreement from Vulcan-Frontier Chemical Corporation which permits this property to drain into Vulcan's facility for storm water retention. The wording of this agreement shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files.**
- 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.**

**FINAL PLAT**  
**RACON ADDITION**  
 SEDGWICK COUNTY, KANSAS  
**OFFICE COPY**  
 DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10.10.85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10.11.85



State of Kansas 3 S.S. We, Baughman Company, P.A., Sedgwick County 3 S.S. do hereby certify that we have surveyed and platted "RACON ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as commencing at a point on the north line of the SW 1/4 of Section 27, T28S, R1W of the 6th R.M., Sedgwick County, Kansas, said point being 1245 feet east of the NW corner thereof; thence southerly, parallel with the west line of said SW 1/4, 100 feet to the point of beginning; thence easterly, parallel with the north line of said SW 1/4, 1169.05 feet; thence southeasterly, with a deflection angle to the right of  $60^{\circ} 21'$ , 46.74 feet to a point 90 feet westerly, measured at right angles, from the westerly right of way line of the Missouri Pacific Railroad; thence southwesterly, parallel to and 90 feet from said right of way, 631.29 feet; thence southwesterly, with a deflection angle to the right of  $26^{\circ} 00'$ , 94.04 feet to a point 695.50 feet south of the north line of said SW 1/4; thence westerly, parallel with said north line, 786.23 feet; thence northeasterly, with a deflection angle to the right of  $92^{\circ} 28' 45''$ , 390.86 feet; thence easterly, parallel with the north line of said SW 1/4, 32.24 feet; thence northerly, parallel with the west line of said SW 1/4, 205 feet to the point of beginning.

Date \_\_\_\_\_ Baughman Company, P.A.  
 \_\_\_\_\_ Surveyor  
 John E. Lundblade

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 to be known as "RACON ADDITION", Sedgwick County, Kansas.

City of Clearwater, Kansas  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ City Clerk

State of Kansas 3 S.S. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1985, by \_\_\_\_\_ Mayor, and \_\_\_\_\_ City Clerk, of the City of Clearwater, Kansas, on behalf of the City.  
 \_\_\_\_\_ Notary Public  
 My Commission Expires \_\_\_\_\_

This plat of "RACON 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 \_\_\_\_\_, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission  
 \_\_\_\_\_ Chairman  
 William J. Baebel  
 \_\_\_\_\_ Secretary  
 Michael E. Lindbak

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1985.  
 \_\_\_\_\_ Mayor  
 Robert C. Brown  
 \_\_\_\_\_ City Clerk  
 Donald C. Gistek

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_ Chairman  
 Donald E. Fragg  
 \_\_\_\_\_ Commissioner  
 Tom Scott  
 \_\_\_\_\_ Commissioner  
 Bernard A. Hentzen  
 \_\_\_\_\_ County Clerk  
 Don Wright

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1985.  
 \_\_\_\_\_ County Clerk  
 Don Wright

State of Kansas 3 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 \_\_\_\_\_, 1985, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_ Register of Deeds  
 Pat Kettler  
 \_\_\_\_\_ Deputy  
 Ed Rosa

October 17, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-77 - Final Plat of Racon Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 1985, 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 October 11, 1985.

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 the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,  
Box 198, 6040 S. Ridge, Wichita, KS 67201  
Mike Lindebak, City Engineer  
Jim Weber, County Engineering  
Jack Brown, Health Department