

August 22, 1985

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

Re: S/D 85-60 - Final plat of S.B.M.S. Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 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 August 16, 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 platlor.
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,

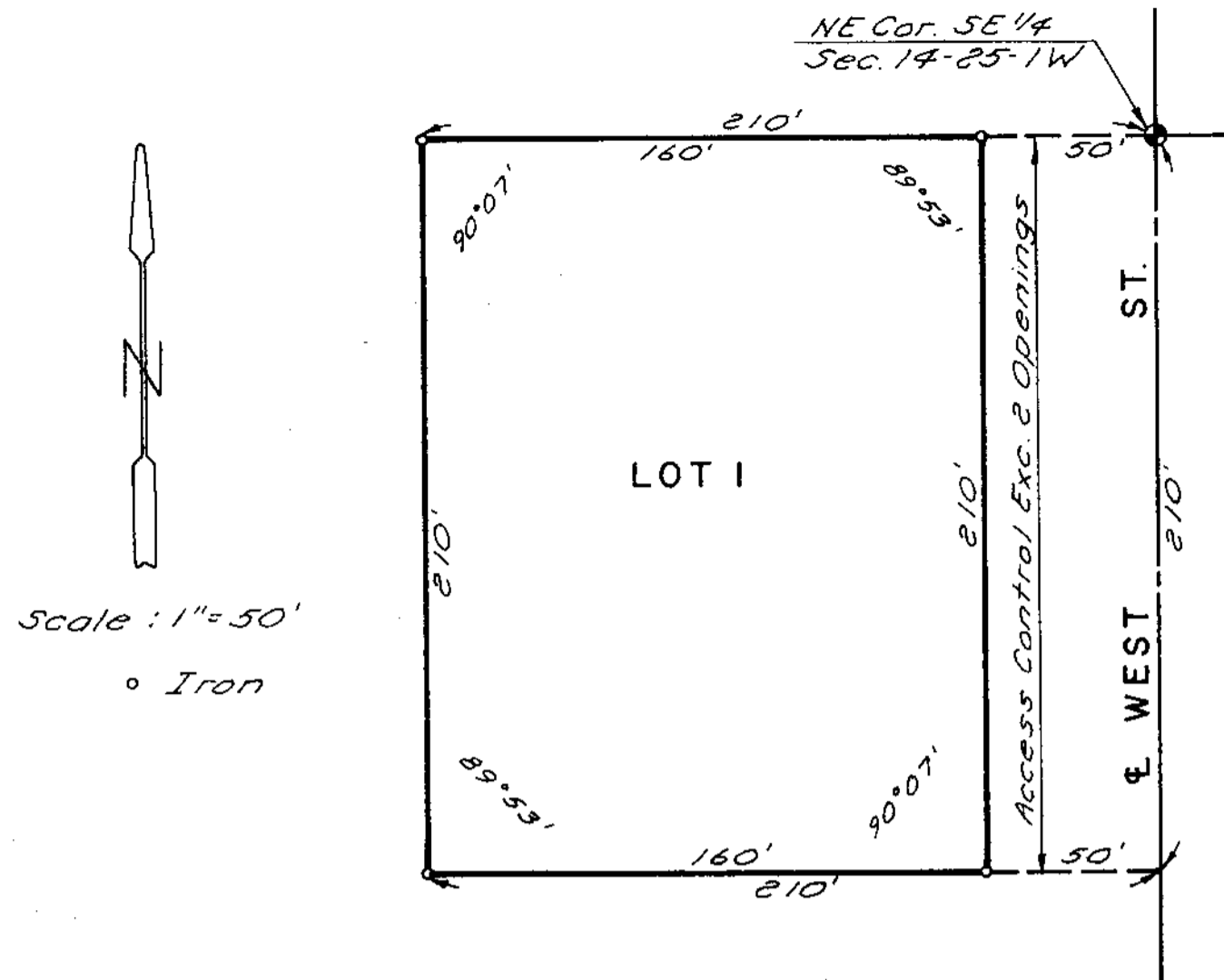
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Charles M. Loyd, 415 West 6th Street, Sedgwick, Kansas 67135
Paul T. Loyd, 10 Cedar Drive, Newton, Kansas 67114
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

S. B. M. S. ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas } S.S.
 Harvey County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Charles M. Loyd, a single man, Michael C. Loyd, a single man, and Paul T. Loyd and Mary Ellen Loyd, his wife, and Thomas W. Loyd and Jolene Loyd, his wife.

 Notary Public
 My Commission Expires _____

State of Missouri } S.S.
 Jackson County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Wayne Mason and Marilyn Sue Mason, his wife.

 Notary Public
 My Commission Expires _____

State of Kansas } S.S.
 Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by James Garrison Loyd and Terri Loyd, his wife.

 Notary Public
 My Commission Expires _____

State of Missouri } S.S.
 Jackson County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Steve Joseph and Linda Rae Joseph, his wife.

 Notary Public
 My Commission Expires _____

State Rhode Island } S.S.
 Washington County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Edwin Nordstrom and Jayne Ann Nordstrom, his wife.

 Notary Public
 My Commission Expires _____

State of Colorado } S.S.
 Pitkin County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Nancy Jo Straight

 Notary Public
 My Commission Expires _____

This plat of "S.B.M.S. 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
 James C. Wilson
 _____ Secretary
 Michael E. Lindebak

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. Bragg
 _____ 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 } S.S.
 Sedgwick County } 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 Resa

State of Kansas } S.S.
 Sedgwick County } We, Baughman Company, P.A., surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "S.B.M.S. ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the north 210 feet of the east 210 feet of the SE 1/4 of Section 14, T 25 S, R 1 W of the 6th P.M., Sedgwick County, Kansas.

Date _____

 Baughman Company, P.A.

 John E. Lundblade
 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 and street to be known as "S.B.M.S. ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to West St. are hereby granted to the appropriate governing body, except, however, that Lot 1 shall have access to West St. at two locations, said locations to be determined by the appropriate governing body.

_____ Charles M. Loyd	_____ Michael C. Loyd
_____ Paul T. Loyd	_____ Mary Ellen Loyd
_____ Wayne Mason	_____ Marilyn Sue Mason
_____ James Garrison Loyd	_____ Terri Loyd
_____ Steve Joseph	_____ Linda Rae Joseph
_____ Edwin Nordstrom	_____ Jayne Ann Nordstrom
_____ Stephen Straight	_____ Nancy Jo Straight
_____ Thomas W. Loyd	_____ Jolene Loyd

State of Colorado } S.S.
 _____ County } The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by Stephen Straight.

 Notary Public
 My Commission Expires _____

**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 85-60 Name: S.B.M.S. ADDITION

**Preliminary Approved:
Scheduled S/D Meeting: 8/15/85**

DESCRIPTION

**General Location: North of 101st Street North on the west side of
West Street.**
Owner: Charles M. Loyd, 415 West 6th Street, Sedgwick, KS 67135
Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat: 1 Acre**
- 2. Number of Lots:**
 - Residential: 1**
 - Office:**
 - Commercial:**
 - Industrial:**
 - Total: 1**
- 3. Minimum Lot Area: 33,600 Sq. Ft.**
- 4. Existing Zoning: "R"**
- 5. Proposed Zoning: "R"**

STAFF COMMENTS:

- NOTE: The applicant's associated Conditional Use Case, CU-287, is scheduled for review by the Valley Center Planning Commission on 8/13/85 and by the MAPC on 8/22/85. The applicant proposes to construct a mobile phone radio tower and associated equipment building.**
- A. The final plat tracing shall indicate the platting of a 35-foot building setback from West Street.**
 - B. The applicant shall dedicate, on the final plat tracing, an additional ten feet for West Street to comply with the FAS Standard of 60 feet of half-street right-of-way.**
 - C. Approval of this plat is subject to approval of the applicant's associated Conditional Use Case.**
 - D. On the final plat tracing, a notary acknowledgment shall be provided for Stephen Straight's signature.**
 - E. Closure computations shall be submitted with the final plat tracing.**
 - F. Recording of the plat within 30 days after approval by the Board of City Commissioners.**
 - G. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan.**

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