

September 19, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-41 - HULTMAN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 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 September 12, 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 platlor.
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:dlk

cc: Kenneth Hultman, 644 Trotter, Maize, KS 67101

FINAL PLAT
HULTMAN ADDITION
 Sedgwick County, Kansas

THIS PLAT APPROVED BY THE SUBDIVISION
 COMMITTEE ON 9-1-86 SUBJECT
 TO THE CONDITIONS OF APPROVAL OUTLINED
 IN OUR LETTER DATED 9-12-86

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "HULTMAN ADDITION", Sedgwick County, Kansas, into Lots, a Block, Streets and a Floodway Reserve, the same being accurately set forth on the accompanying plat and described as Government Lot 1, in the NW 1/4 of Sec. 19, T26S, R1W of the 6th P.M., Sedgwick County, Kansas.

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "HULTMAN ADDITION".

MAIZE STATE BANK

_____, President
 F. R. Kopke

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Don C. Moehring II Consulting Engineer

Know all men by these presents that the undersigned, owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, a Block, Streets and a Floodway Reserve, to be known as "HULTMAN ADDITION", Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. All abutters rights of access to and from 53rd Street North, over and across the North line of Lots 5, 6, 7 and 8, Block A, and also all abutter's rights of access to and from 119th Street West, over and across the West line of Lot 1 and 8, Block A, are hereby granted to the appropriate governing body, provided however that Lot 1 and Lot 8 shall each have access to 119th Street West at one location as determined by the appropriate Engineer. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The Floodway Reserve shall be the responsibility of the adjacent property owners until such time as the governing body exercising jurisdiction, elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be done on without the permission of the appropriate governing body.

Be it remembered that on this _____ day of _____, 1986, before me, a Notary Public in and for said State and County came Maize State Bank by F. R. Kopke, President, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
 Vicki Babb

My Commission Expires _____

This plat of "HULTMAN ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

 Kenneth Wayne Hultman

 C. Maxine Hultman

 Franklin P. Hall

 Lila A. Hall

_____, Vice Chairman
 David Bayouth

_____, Secretary
 Michael E. Lindebak

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1986.

_____, Chairman
 Bernard A. Hentzen

_____, Commissioner
 Donald E. Gragg

_____, Commissioner
 Tom Scott

Attest: _____, County Clerk
 Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1986, before me, a Notary Public in and for said State and County came Kenneth Wayne Hultman, C. Maxine Hultman, Franklin P. Hall and Lila A. Hall, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
 Vicki Babb

My Commission Expires _____

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

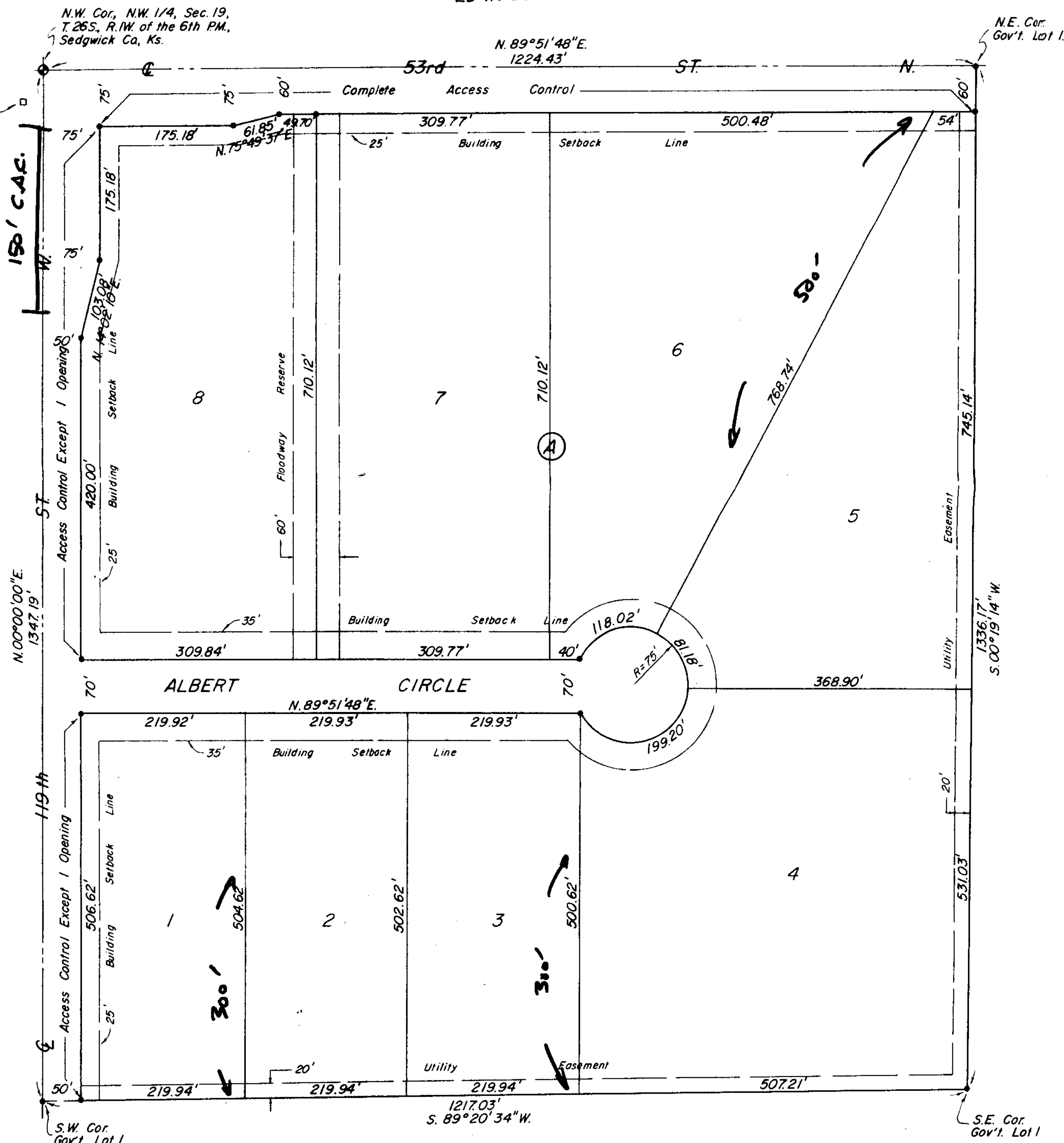
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1986.

_____, Register of Deeds
 Pat Kettler

_____, Deputy
 Ed Resa

Entered on transfer record this _____ day of _____, 1986.

_____, County Clerk
 Don Wright



"D" on W. Hubgard of R.C.B.C., 40' S. of N.W. Cor. Sec. 19, T.26S, R.1W. Elev. 1357.86 M.S.L.

1" = 100'
 • = Iron
 ⊙ = Thimble
 Min. Pad Elev. = 1358.0 M.S.L.

S/D No.: 86-41 Name: HULTMAN ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: Southeast corner of 53rd Street North and 119th Street West.
Owner: Kenneth Hultman, 644 Trotter, Maize, KS 67101
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 37.6 Acres
 2. Number of Lots:
 - Residential: 8
 - Office:
 - Commercial:
 - Industrial:
 - Total: 8
 3. Minimum Lot Area: 2.5 Acres
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R"
-

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. The applicant shall guarantee the construction of the proposed interior street to the suburban street standard.
- C. The applicant shall guarantee any drainage improvements required by this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, "complete access control" shall be dedicated to 119th Street West, across the north 150 feet of the west line of Lot 8.
- F. When the preliminary plat was approved, the applicant was asked to contact the City of Maize relative to the location of utility easements necessary to eventually provide sanitary sewer to this property. The applicant shall be prepared to state where easements will be provided on the final plat tracing.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. 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 and is the proposed floodway reserve adequate?