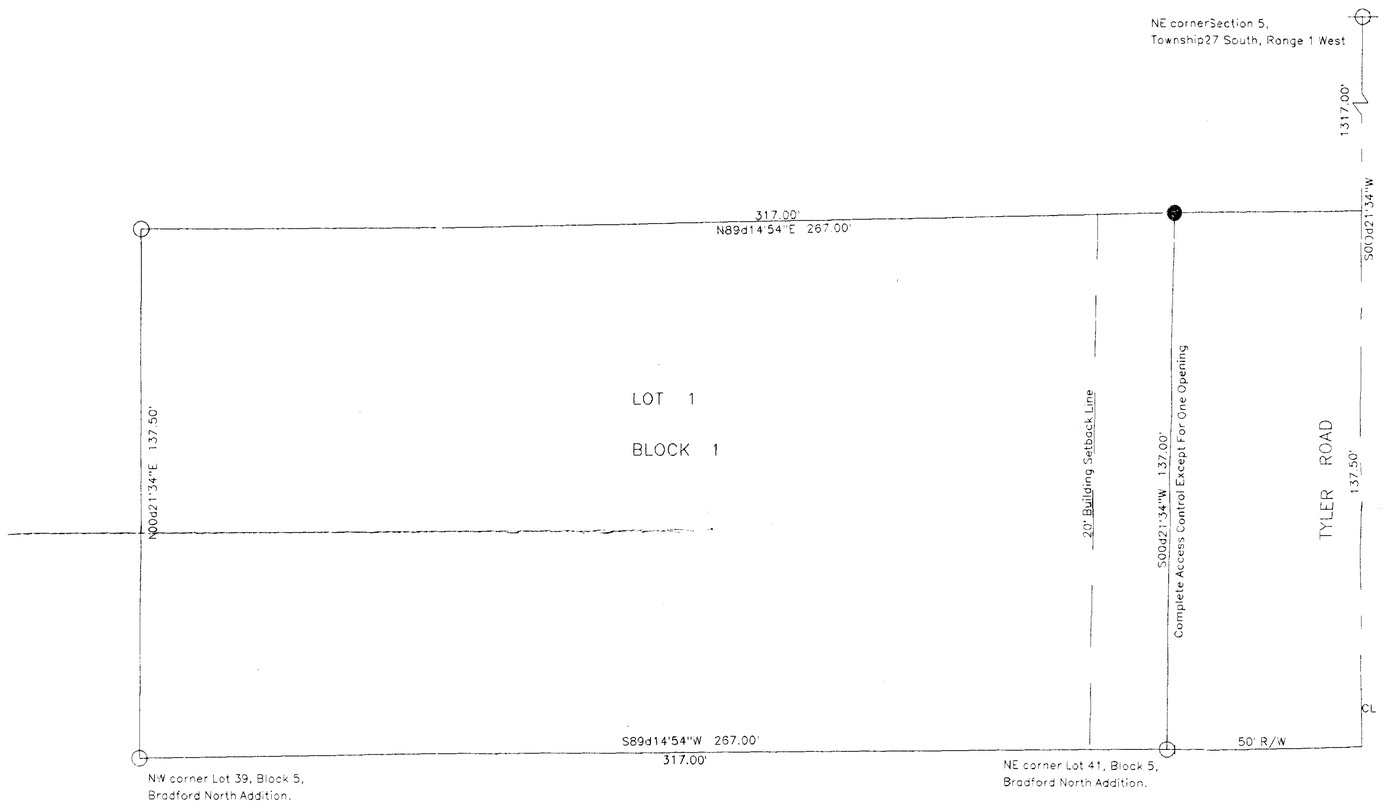
NILES–MOORE ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



N

1" = 20'

- 5/8" bar "SRB" found
- 3/4" Pipe found
- 1/2" Pipe found
- 5/8" bar "LS 950" set

State of Kansas)
) ss
City of Wichita)

This plat of "NILES–MOORE ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita–Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1998.

Wichita–Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Richard Lopez

_____, Secretary
Marvin S. Krout

State of Kansas)
) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City of Wichita, Kansas, this _____ day of _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1998.

_____, County Clerk
James Alford

State of Kansas)
) ss
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 _____, 1998, at _____ o'clock _____; and is duly recorded.

_____, Register of Deeds
Larry L. Consolver

_____, Deputy
Michael D. Hurtt

State of Kansas)
) ss
County of Sedgwick)

I, the undersigned licensed land surveyor in aforesaid county and state do hereby certify that I have surveyed and platted "NILES–MOORE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: A tract of land in the Northeast Quarter of Section 5, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas described as: Commencing at the Northeast corner of said Quarter; thence along the East line of said Quarter on an assumed bearing of S00d21'34"W for a distance of 1317.00 feet to the point of beginning; thence S00d21'34"W along the East line of said Quarter for 137.50 feet; thence S89d14'54"W for a distance of 50.00 feet to the Northeast corner of Lot 41, Block 5, Bradford North an Addition to Wichita, Sedgwick County, Kansas; thence S89d14'54"W for a distance of 267.00 feet to the Northwest corner of Lot 39, Block 5 said Bradford North Addition; thence N00d21'34"E along a boundary line of said Bradford North Addition for a distance of 137.50 feet; thence N89d14'54"E for a distance of 317.00 feet to the point of beginning, EXCEPT the East 50 feet thereof dedicated for street purposes.

Existing public dedications being vacated by virtue of K.S.A 12–512(b).

_____ DATE: _____
Jeffrey L. Dettmann L.S. #950

rec'd 7-11-98

Know all men by these presents that I, the undersigned owner have caused the land described in the Surveyor's certificate to be platted and to be known as "NILES–MOORE ADDITION", Wichita, Sedgwick County, Kansas. The street as shown is hereby dedicated to and for the use of the public. All abutters rights of access to or from Tyler Road over and across the East line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Tyler Road at one location as determined by the City Engineer of the City of Wichita.

_____, Owner
Dr. Norma Niles–Moore

State of Kansas)
) ss
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 1998, by Dr. Norma Niles–Moore, owner, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

_____, Notary Public

My Appointment Expires _____

State of Kansas)
) ss
Sedgwick County)

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "NILES–MOORE ADDITION", Wichita, Sedgwick County, Kansas.

The State Bank of Lebo

_____ _____

State of Kansas)
) ss
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 1998, by _____ _____ _____, of The State Bank of Lebo.

_____, Notary Public

My Appointment Expires _____

BENCHMARK LAND SURVEY
707 OPAL AVE.
MAIZE, KANSAS
(316) 644–1227

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 26, 1998

Benchmark Land Survey
Attn.: Jeff Dettman
707 Opal
Maize, KS 67101

Re: S/D 98-10 -- One-Step Final Plat of NILES-MOORE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 1998, 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 February 20, 1998.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

4. Submission of a disk to the Planning Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Dr. Norma Moore, 9611 W. 18th Street, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY

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February 20, 1998

Benchmark Land Survey
Attn.: Jeff Dettman
707 Opal
Maize, KS 67101

Re: S/D 98-10 -- One-Step Final Plat of NILES-MOORE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. City Engineering needs to indicate if any guarantees are required for municipal services. ***No guarantees are needed.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. The plat indicates one existing access opening along Tyler. On the final plat tracing, both the face of the plat and plattor's text should indicate access control to Tyler except for one opening. The plattor's text shall also note that access controls are being dedicated to the City of Wichita and that the location of the opening is subject to approval by the City Engineer.

E. On the final plat tracing, the perimeter of the lot shall be drawn in bold lines.

F. Based upon the legal description, the site encompasses the land to the centerline of the road. Therefore, both the face of the plat and the plattor's text should show and reference a 50-foot dedication of street right-of-way for Tyler Road. The 30-foot roadway easement denoted on the plat should be eliminated.

G. The centerline of Tyler Road shall be labeled CL.

H. Based upon the platting binder, property taxes are still outstanding. Before the plat is

forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.

I. Proof must be provided that the pipeline easement denoted in the platting binder has been released, or does not in any way encroach this site. If the pipeline does impact this site, the easement shall be shown on this plat and the standard pipeline conditions shall apply.

J. A 20-foot building setback shall be denoted on the plat.

K. Since this plat is vacating and replatting public reservations, the surveyor's text should reference KSA 12-512(b) as amended.

L. Traffic Engineering needs to comment on the need, if any, for improvements to Tyler Road. ***No improvements are required.***

M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

N. 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.

O. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

The **enclosed "marked" copy of the plat** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure
cc: Dr. Norma Moore, 9611 W. 18th Street, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 1-13

METROPOLITAN AREA PLANNING COMMISSION

February 26, 1998

STAFF REPORT
(One-Step Final Plat-Approved 02/19/98)

CASE NUMBER: S/D 98-10 - NILES-MOORE ADDITION

OWNER/APPLICANT: Dr. Norma Moore, 9611 W. 18th Street, Wichita, KS 67212

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 707 Opal, Maize, KS 67101

LOCATION: West side of Tyler Road, South of 29th Street North

SITE SIZE: 1 acre

NUMBER OF LOTS

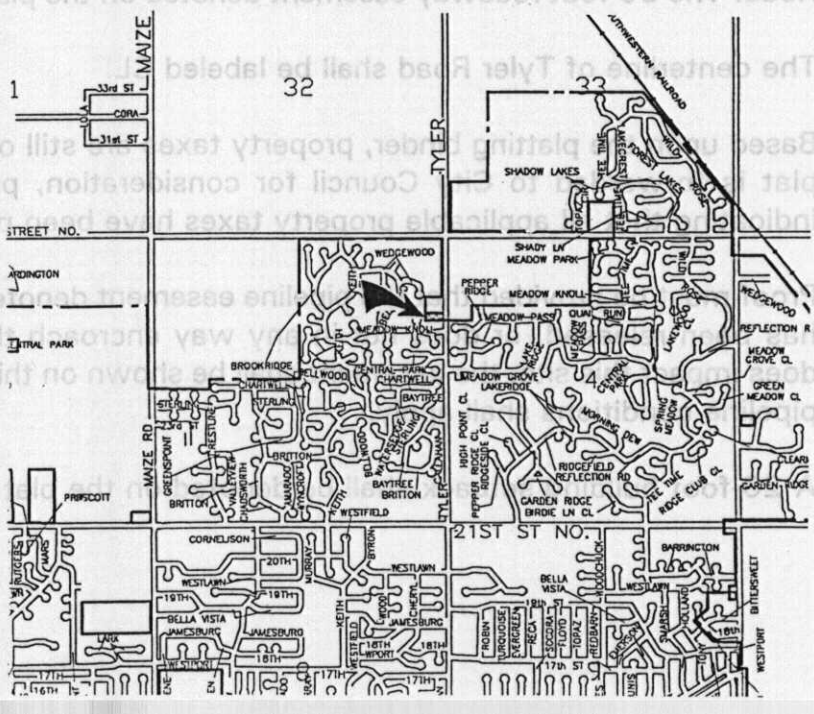
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 43,588 square feet

CURRENT ZONING: SF-20, Single-Family

PROPOSED ZONING: NO, Neighborhood Office

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0747) from SF-20, Single-Family to NO, Neighborhood Office subject to platting. The land was annexed on November 28, 1997. The applicant proposes to convert the existing dwelling into an office.

STAFF COMMENTS:

A. City Engineering needs to indicate if any guarantees are required for municipal services. ***No guarantees are needed.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

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