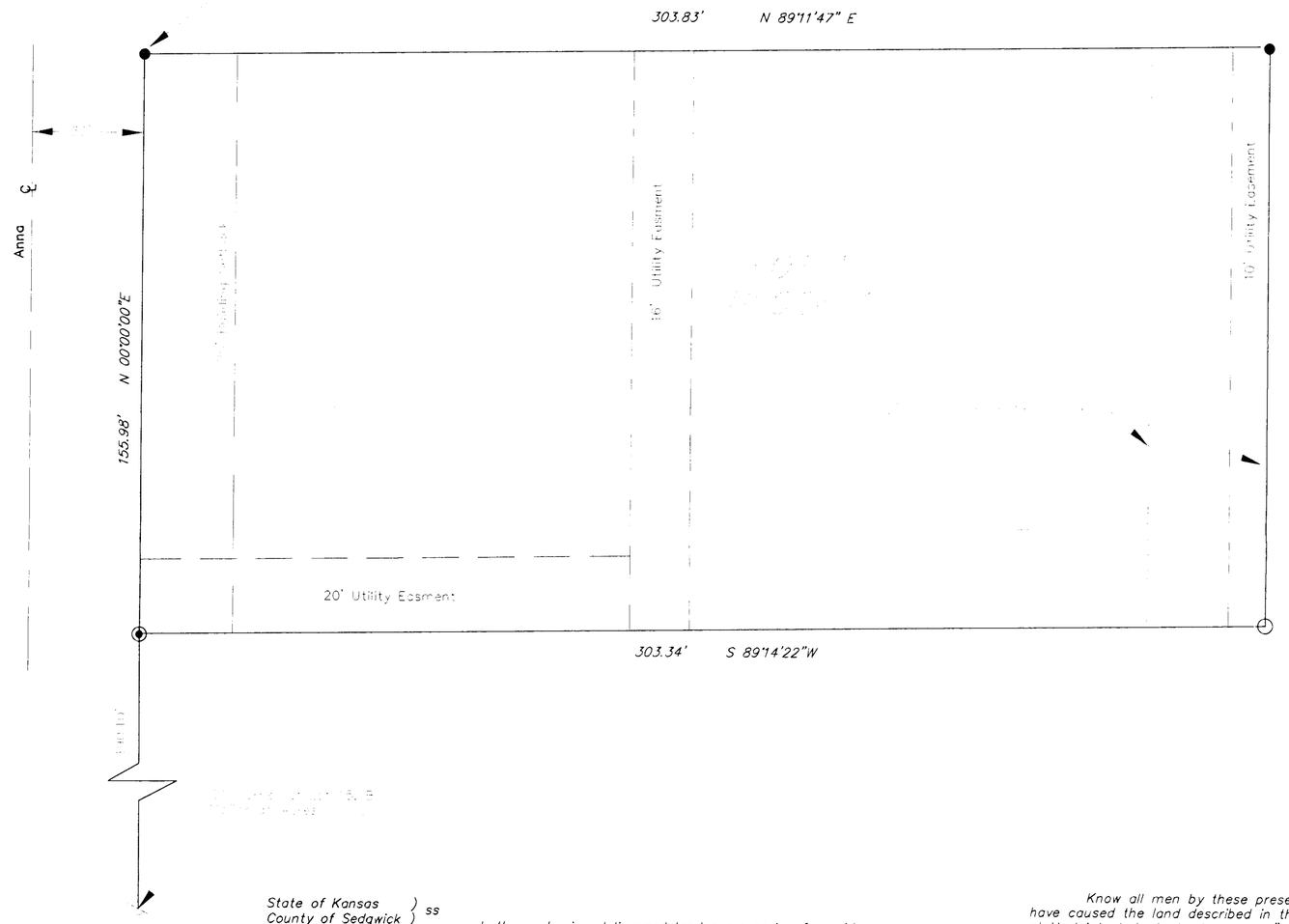
JAMES ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

REVISED COPY
FINAL PLAT
recvd 12-3-97

SCALE
20' 0 20' 40'



LEGEND:
- ● 1/2" Iron Pipe (Found)
- ○ 5/8" Bar " L.S.#950" (Set)
- ◉ 1/2" Pinched Pipe (Found)
- 5/8" Bar "Baughman Co." (Found)

State of Kansas) ss
County of Sedgwick)

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "JAMES ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Southeast Quarter of Section 23, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas and described as follows: Beginning at the Northwest corner of Lot 15, McComas Acres, Sedgwick County, Kansas; thence, N89°11'47"E along the North line of said Lot 15 for 303.83 feet to the Northeast corner of said Lot 15; thence S00°10'48"W along the East line of said Lot 15 for 156.21 feet; thence S89°14'22"W for 303.34 feet to the West line of said Lot 15; thence N00°00'00"E along the West line of Lot 15 for 155.98 feet to the point of beginning.

Existing public dedications and easements, being vacated by virtue of K.S.A. 12-512(b).

_____ Surveyor
Jeffrey L. Dettmann, L.S. #950

Know all men by these presents that I, the undersigned owner have caused the land described in the Surveyors certificate to be platted into Lots to be known as "JAMES ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. The proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street related purpose.

_____ , Owner
Charles James

_____ , Owner
Karen James

State of Kansas) ss
Sedgwick County)

The foregoing instrument was acknowledged before me, this ____ day of _____, 1997, by Charles and Karen James, owners, personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

_____ , Notary Public

My App't. Exp. _____

CHRIS KUNTZ
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp.

State of Kansas) ss
City of Wichita)

This plat of "JAMES 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 _____, 1997.
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 Council of the City of Wichita, Kansas, this ____ day of _____, 1997.

_____ , Mayor
Bob Knight

_____ , City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

_____ , 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 _____, 1997, at _____ o'clock _____; and is duly recorded.

_____ , Register of Deeds
Larry L. Consolver

_____ , Deputy
Michael D. Hurtt

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

November 14, 1997

Jeffrey L. Dettman L.S.
707 Opal
Maize, KS 67101

Re: S/D97-81 -- One-Step Final Plat of JAMES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **November 13, 1997,** 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 **November 7, 1997.**

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 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 Department 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: Charles & Karen James, 754 N. McComas, Wichita, KS 67203
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

— SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
316 268-4421
FAX 316 268-4390

FILE COPY

November 7, 1997

Jeffrey L. Dettman L.S.
707 Opal
Maize, KS 67101

Re: S/D97-81 -- One-Step Final Plat of JAMES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1997, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Existing municipal services appear to be available to this site. City Engineering needs to verify if other guarantees are required.

The 16-foot existing easement for sanitary sewer should be expanded to 20 feet. The applicant will be requested to submit an agreement not to protest future paving of Anna Street. Anna is already paved

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

C. This plat should provide a 32-foot wide contingent dedication of half street right-of-way along the eastern property line in order to provide for potential street connections. On the final plat tracing, the plattor's text shall be amended to reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street related purpose.

D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

F. A 25-foot building setback from Anna Street should be denoted on the plat.

G. The centerline of Anna Street should be denoted by CL along with the distance from said centerline to the western property line of the subject lot.

H. On the final plat tracing, the MAPC Chair should be amended to read Richard Lopez.

I. The surveyor's certification on the final plat should be corrected to reference "Section 23, Township 27 South".

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. (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.)

K. 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

L. 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.

M. 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.

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

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

P. 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.

The Southwestern Bell representative requested that the sanitary sewer easement be renamed a "utility easement".

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 13, 1997 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: Charles & Karen James, 754 N. McComas, Wichita, KS 67203
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

FILE COPY

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

November 13, 1997

STAFF REPORT

(One-Step Final Plat-Approved 11/06/97)

CASE NUMBER: S/D 97-81 JAMES ADDITION

OWNER/APPLICANT: Charles James, 754 N. McCombs, Wichita, KS 67203

SURVEYOR/ENGINEER: Jeff Dettman, 707 Opal, Maize, KS 67101

LOCATION: North of Maple, west of West Street

SITE SIZE: 1.08 acres

NUMBER OF LOTS

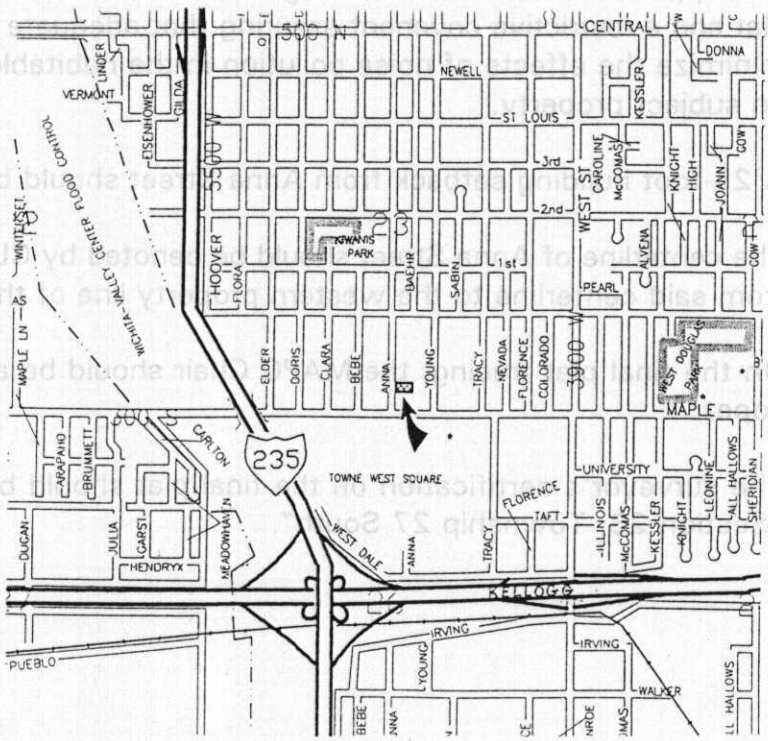
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 47,381 sq.ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

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