Copied from Tracing 1/24/95 D.L.



GRAPHIC SCALE

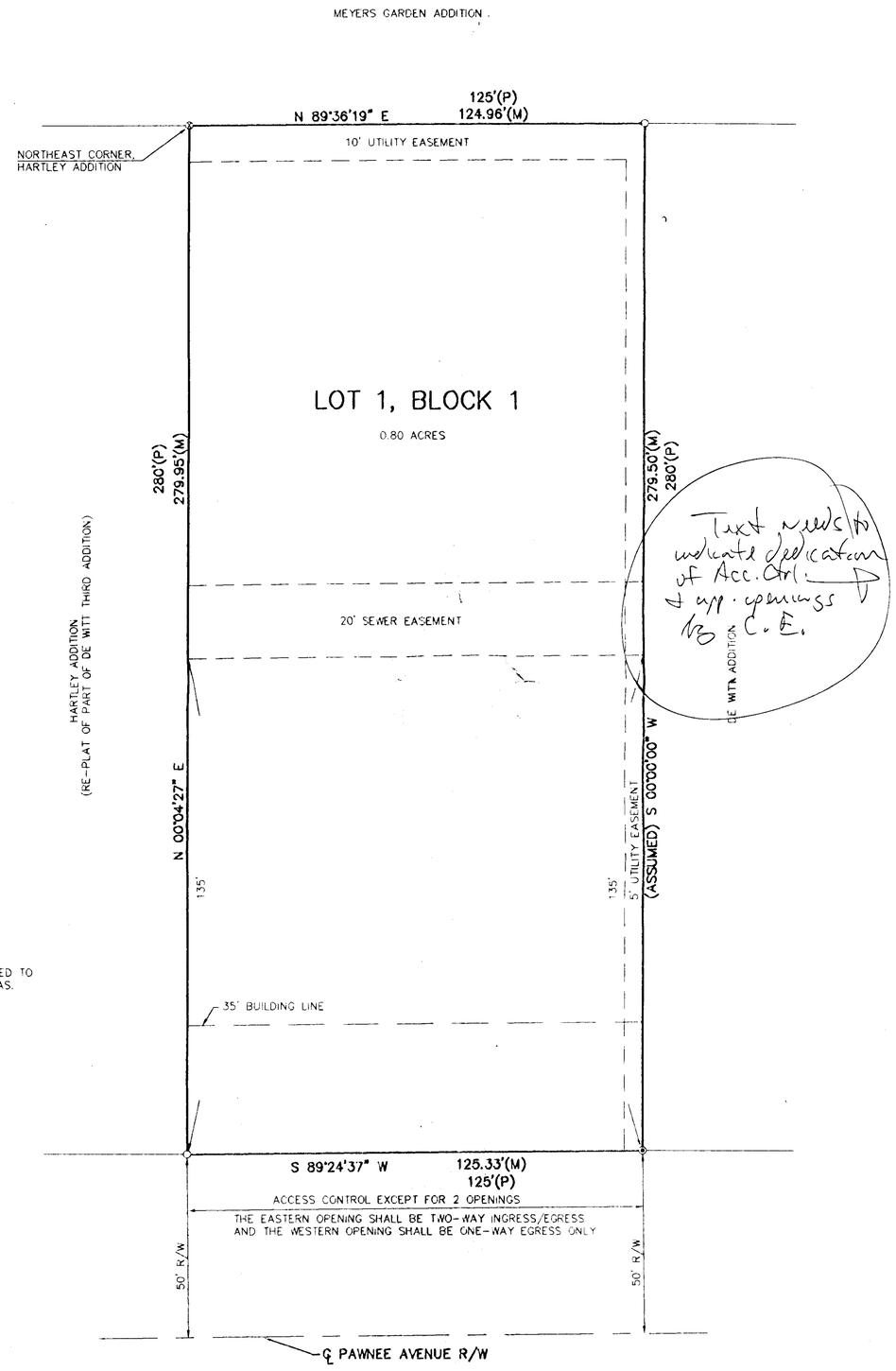
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- ○ MONUMENT FOUND (3/4" PIPE)
- ◉ MONUMENT FOUND (3/8" REBAR)
- ⊗ MONUMENT FOUND (3/4" I.D. PIPE)

THE BASIS OF BEARINGS OF THIS SURVEY ARE ASSUMED DUE NORTH ON THE EAST LINE OF DE WITT THIRD ADDITION SECTION 31, T-27-S, R-1-E AS DESCRIBED IN PRIOR SURVEYS AND DEEDS.



Text needs to indicate dedication of Acc. Ctrl. & appropriate to C.E.

THIS PLAT OF " BOB AND DAVE'S FIRST ADDTION A RE-PLAT OF DE WITT THIRD ADDITION ", HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS 12th DAY OF January, 1995.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, CHAIRMAN
JOHN W. McKAY JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN THEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR
ELMA BROADFOOT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

I, JOHN L. SHEETS, A CIVIL ENGINEER AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBILE CHARGE OF SURVEYING AND PLATTING OF " BOB AND DAVE'S FIRST ADDITION, A RE-PLAT OF DE WITT THIRD ADDITION" AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

DESCRIPTION: THE EAST 125 FEET OF LOT ONE, DE WITT THIRD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS ALSO DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 385.5 FEET WEST AND 50 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE ONE EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE DE WITT THIRD ADDITION, AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT TO BE DESCRIBED;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 125 FEET;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 280 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 125 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 280 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.80 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END DESCRIPTION

ALL LOTS, BLOCKS, STREETS, ACCESS CONTROL, EASEMENTS AND BUILDING SETBACKS WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B).

I HEREBY CERTIFY THAT THE DETAILS OF THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 16TH DAY OF DECEMBER, 1994.

John L. Sheets

JOHN L. SHEETS, P.E., R.L.S. NO. 583
KAW VALLEY ENGINEERING INC.
PO BOX 1304, 2319 NORTH JACKSON
JUNCTION CITY, KANSAS 66441

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S AND REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND BLOCK, THE SAME TO BE KNOWN AS " BOB AND DAVE'S FIRST ADDITION A RE-PLAT OF DE WITT THIRD ADDITION AN ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND SANITARY SEWER ARE HEREBY GRANTED TO THE CITY.

Riley Sloan Rainwater Jr.

RILEY SLOAN RAINWATER JR.

STATE OF ARKANSAS } SS
CRAIGHEAD COUNTY }

BE IT REMEMBERED, THAT ON THIS 11th DAY OF January, 1995 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID CAME RILEY SLOAN RAINWATER JR. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Jane McAnally

NOTARY PUBLIC, JANE McANALLY

MY COMMISSION EXPIRES: 1-9-2001

OFFICIAL SEAL
JANE McANALLY
NOTARY PUBLIC, ARKANSAS
CRAIGHEAD COUNTY
My Commission Expires 1-9-2001

STATE OF KANSAS } SS
SEDGWICK COUNTY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M.-P.M. THIS _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

FINAL PLAT

BOB AND DAVE'S FIRST ADDITION

RE-PLAT OF PART OF DE WITT THIRD ADDITION

AN ADDITION TO THE CITY OF WICHITA,
SEDGWICK COUNTY, KANSAS

NO.	DATE	REVISION	BY
1.	1-11-95	AS PER SUBDIVISION COMMITTEE OF THE MAPC OF THE C.O.W. (DATED 1-5-95).	JOK

FINAL PLAT

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KANSAS
66441
(913)762-5040
FAX 913-762-7744

KAW VALLEY ENGINEERING, INC

122 N.W. PARKWAY
RIVERSIDE, MISSOURI
64150
(816)587-5033
FAX 816-587-0129

PROJ. NO.	94-1653
DATE	DEC. 16, 1994
DESIGNER	LDO
DRAWN BY	JOK
CHECKED BY	LDO
GFN	1653PLAT
SHEET	1 OF 1

SEDGWICK COUNTY

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

January 12, 1995

Kaw Valley Engineering, Inc.
2319 North Jackson
Junction City, KS 66441

Re: S/D 94-86 - BOB AND DAVE'S FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 12, 1995, 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 January 5, 1995.

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 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.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Riley Sloan Rainwater, Jr., P. O. Box 1617, Jonesboro, Arkansas 72403
Mike Lindebak, City Engineer

SEDGWICK COUNTY

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

January 5, 1995

Kaw Valley Engineering, Inc.
2319 North Jackson
Junction City, KS 66441

Re: S/D 94-86 BOB AND DAVE'S FIRST ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 5, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Drainage improvements shall be installed at the time of site development rather than providing a guarantee for the drainage improvements.

B. The final plat tracing shall indicate access control except for two (2) openings--the eastern opening shall be two-way ingress/egress and the western opening shall be one-way egress only. Date didn't indicate platter's text also must reflect set orig. comments in given sheets

C. Since this plat is a replat of an existing Addition (portion) and is essentially vacating and reestablishing various features such as easements, the surveyor's text should include a proper reference to K.S.A.12-512 (b) as amended.

D. Based on the platting binder, substantial property taxes for 1994 are due on this. Prior to releasing this plat for recording, the applicant shall provide proof that all applicable taxes have been paid.

E. 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.

F. 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.

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 City Council.

I. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat.

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, January 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew DM

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Riley Sloan Rainwater, Jr., P. O. Box 1617, Jonesboro, Arkansas 72403
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

January 12, 1994

STAFF REPORT
(Final Plat Approved 1/5/95)

CASE NUMBER: S/D 94-86 BOB AND DAVE'S FIRST ADDITION

OWNER/APPLICANT: Riley Sloan Rainwater, Jr., P. O. Box 1617, Jonesboro, Arkansas 72403

SURVEYOR/ENGINEER: Kaw Valley Engineering, Inc., 2319 North Jackson, Junction City, KS 66441

LOCATION: North of Pawnee and west of Seneca

SITE SIZE: 0.80 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 34,848 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. Drainage improvements shall be installed at the time of site development rather than providing a guarantee for the drainage improvements.

B. The final plat tracing shall indicate access control except for two (2) openings--the eastern opening shall be two-way ingress/egress and the western opening shall be one-way egress only.

C. Since this plat is a replat of an existing Addition (portion) and is essentially vacating and reestablishing various features such as easements, the surveyor's text should include a proper reference to K.S.A.12-512 (b) as amended.

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