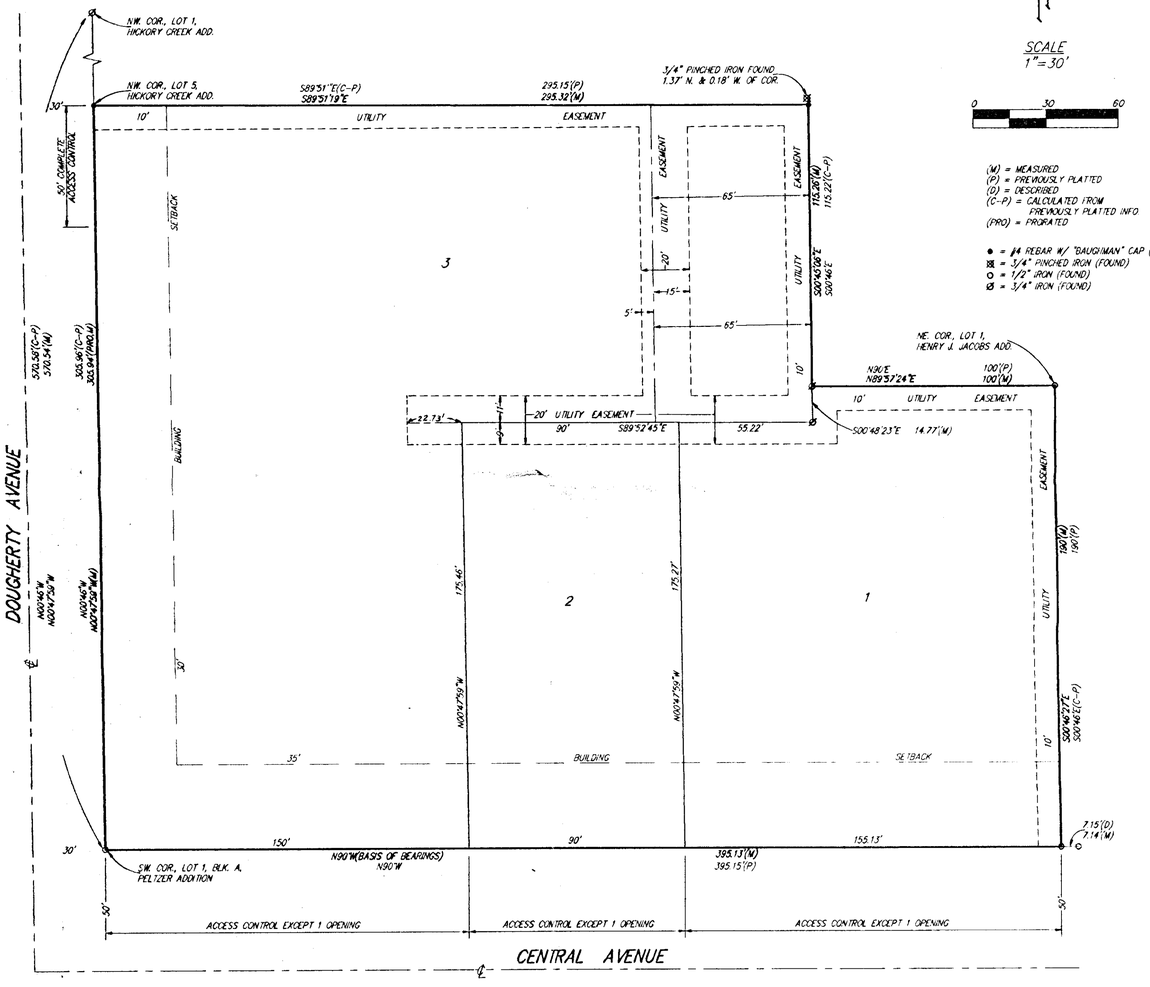
Copied From Tracing
10/11/95

# JACOB'S ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS




State of Kansas )
Sedgwick County ) SS We, Baughman Company, P.A., Surveyors in aforesoid County and State do hereby certify that we have surveyed and platted "JACOB'S ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1 and 2, Henry J. Jacobs Addition, Wichita, Sedgwick County, Kansas along with Lot 1, Peltzer Addition, Wichita, Sedgwick County, Kansas, along with Lots 5 and 6, Hickory Creek Addition, Sedgwick County, Kansas.

All being situated in the SE. 1/4 Sec. 14, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughmon Company, P.A.

Gregory F. Severns — 10-4-95 Surveyor

GREGORY F. SEVERNS REGISTERED L3-876 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned have caused the land in the surveyors certificate to be platted into Lots, to be known as "JACOB'S ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Avenue over and across the south line of Lots 1, 2, 3 are hereby granted to the City of Wichita, Kansas provided, however, that Lots 1, 2, and 3 shall have access to Central Avenue at one location each as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Dougherty Avenue over and across the north 50 feet of the west line of Lot 3 are hereby granted to the City of Wichita, Kansas.

R.& D. Enterprises, inc.

Robert Jacobs — President

Henry J. Jacobs, Trustee, Pursuant to a certain Trust Agreement dated the 30th day of October, 1990

Henry J. Jacobs — Trustee
Henry J. Jacobs

Madeline M. Jacobs, Trustee, pursuant to a certain Trust Agreement dated the 30th day of October, 1990

Madeline M. Jacobs — Trustee
Madeline M. Jacobs

State of Kansas )
Sedgwick County ) SS The foregoing instrument acknowledged before me, this 4th day of October, 1995, by Robert Jacobs, President of R & D Enterprises Inc., on behalf of the corporation.

Barbara L. Jacobs — Notary Public

My App't Exp. 4-30-98

BARBARA L. JACOBS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-30-98

State of Kansas )
Sedgwick County ) SS The foregoing instrument acknowledged before me, this 4th day of October, 1995, by Henry J. Jacobs, Trustee, pursuant to a certain Trust Agreement dated the 30th day of October, 1990, on behalf of the Trust Agreement.

Barbara L. Jacobs — Notary Public

My App't Exp. 4-30-98

BARBARA L. JACOBS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-30-98

This plat of "JACOB'S ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated 15th day of June, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay, Jr. — Chairman

Marvin S. Krout — Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1995.

Bob Knight — Mayor

Pat Burnett — Deputy City Clerk

Entered on transfer record this ____ day of _____, 1995.

Susan E. Crockett-Spoon — County Clerk

State of Kansas )
Sedgwick County ) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1995, at ____ o'clock ____ M; and is duly recorded.

Pat Kettler — Register of Deeds

Ed Resa — Deputy

State of Kansas )
Sedgwick County ) SS The foregoing instrument acknowledged before me, this 4th day of October, 1995, by Madeline M. Jacobs, Trustee, pursuant to a certain Trust Agreement dated the 30th day of October, 1990, on behalf of the Trust Agreement.

Barbara L. Jacobs — Notary Public

My App't Exp. 4-30-98

BARBARA L. JACOBS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 4-30-98

27-14-22

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

June 15, 1995

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 95-41 JACOB'S ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 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 June 8, 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: Robert Jacobs, 4410 W. Central, Wichita, KS 67212
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
FAX (316) 268-4390

June 8, 1995

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 95-41 JACOB'S ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. A guarantee to abandon or relocate a sanitary sewer line shall be provided.

B. The applicant shall guarantee the closure of the driveway to Dougherty located in the area of complete access control.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. As required by the zone case (Z-3144), the applicant shall submit for recording a covenant restricting uses to be allowed at this site.

E. On the final plat tracing, the face of the plat shall indicate that access control to Central allows for one opening per lot, which is the same as noted in the plattor's text.

F. The final plat shall reference a tie point to a previously platted lot corner or section corner.

G. Prior to this plat being released for recording, the applicant shall provide proof that the second half of 1994 property taxes have been paid. The platting binder presently indicates such taxes are outstanding.

H. 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.)

I. 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.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council.

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, June 15, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Robert Jacobs, 4410 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer

AGENDA ITEM NO. 3-11

**METROPOLITAN AREA PLANNING COMMISSION**

**June 15, 1995**

## STAFF REPORT
**(Final Plat Approved 6/8/95)**

**CASE NUMBER:** S/D 95-41 JACOB'S ADDITION

**OWNER/APPLICANT:** Robert Jacobs, 4410 W. Central, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North of Central and west of West Street

**SITE SIZE:** .89 Acre

**NUMBER OF LOTS**

| | |
|---|---|
| Residential: | |
| Office: | |
| Commercial: | 3 |
| Industrial: | |
| Total: | 3 |

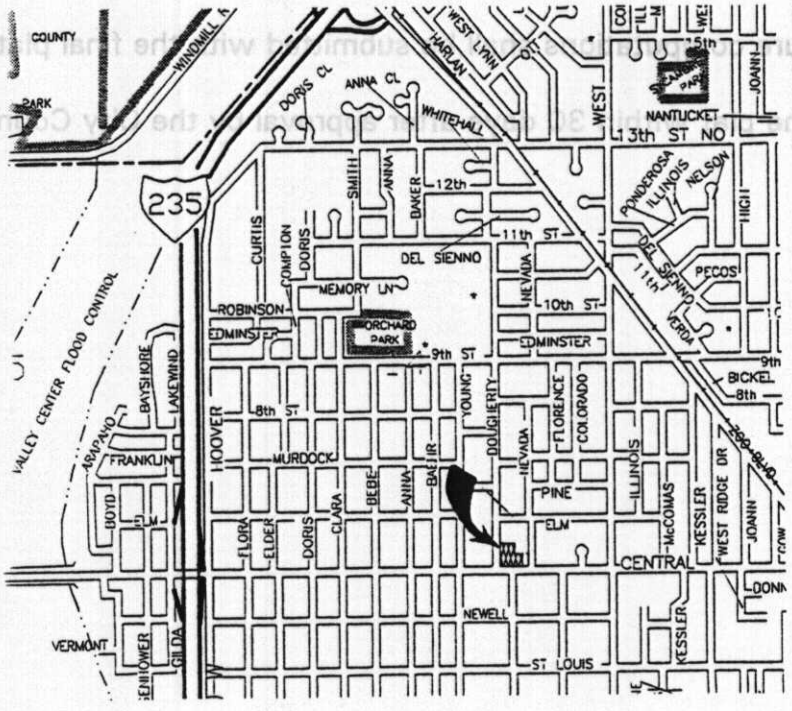
**MINIMUM LOT AREA:** .36 Acre

**CURRENT ZONING:** "LC" & "AA"

**PROPOSED ZONING:** "LC" (Z-3144)

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**VICINITY MAP:**




FILE COPY

STAFF COMMENTS:

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D. As required by the zone case (Z-3144), the applicant shall submit for recording a covenant restricting uses to be allowed at this site.

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I. 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.

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K. Recording of the plat within 30 days after approval by the City Council.