

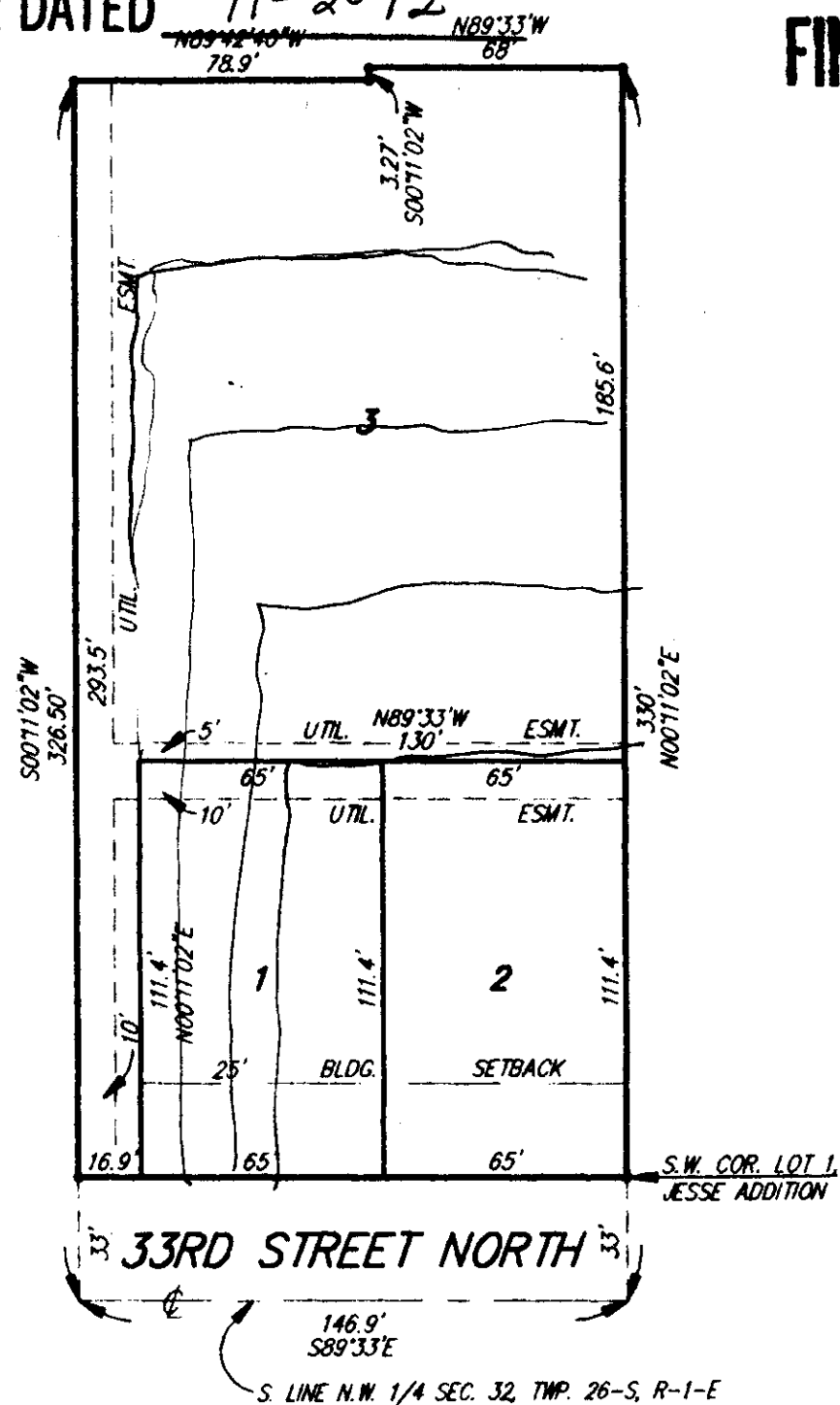
OFFICE COPY
DO NOT REMOVE

JESSE 2ND ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/29/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11-2-92

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



This plat of "JESSE 2ND 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 _____, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

L. O. Breckenridge, 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 _____, 1992.

Mayor

Pat Burnett City Clerk

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "JESSE 2ND 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 the following:
That part of Lot 21, in Walnut Grove, Sedgwick County, Kansas de-
scribed as commencing at the S.E. Corner of Lot 15 in said Walnut
Grove; thence south parallel with the east line of said Lot 21, 336.49
feet more or less to a point 330 feet north of the south line of
said Lot 21 for a place of beginning; thence continuing south, along
the last described line, 330 feet to the south line of said Lot 21;
thence west, along the south line of said Lot 21, 136.9 feet; thence
north, parallel with the east line of said Lot 21, 326.50 feet more or
less to a point 339.6 feet south of the north line of said Lot 21;
thence east parallel with the north line of said Lot 21, 78.9 feet;
thence north parallel with the east line of said Lot 21, 3.27 feet
more or less to a point 330 feet north of the south line of said
Lot 21; thence east parallel with the south line of said Lot 21, 58
feet to the place of beginning, together with the west 10 feet of
Lots 5, 6, 7, and 8 and the west 10 feet of the south 11.6 feet of
Lot 9, Walnut Grove Fifth Addition, Wichita, Sedgwick County, Kansas
and the north 33 feet of 33rd Street North lying south of and ad-
jacent to said Lot 5.

All being situated in the NW1/4 of Sec. 32, Twp. 26-S, R-1-E of
the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Date _____

Mark A. Savoy Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots to be known as "JESSE 2ND
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.

Richard P. Jesse

Enid L. Jesse

Entered on transfer record this _____ day
of _____ 1992.

Don Wright County Clerk

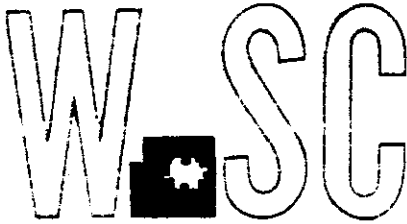
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1992, at _____ o'clock _____ M.; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Reso Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Richard P.
Jesse and Enid L. Jesse, husband and wife.

My App't. Exp. _____ Notary Public



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 9, 1992

FILED

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-51 JESSE 2nd ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 5, 1992, 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 2, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Richard P. Jesse, 3201 Woodland, Wichita, KS 67204
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The final plat tracing shall be redesigned so as to provide Lot 3 with a width of not less than 20 feet for the narrow, flag portion of the lot extending out to 33rd Street North. The applicant shall also give to the City Fire Department a drawing indicating: the drive to be provided in this flag portion of the lot and the area on the lot that can be used as a turnaround for fire emergency vehicles.
- B. Based on the existing sewer lines in the vicinity of this Addition, a guarantee will be needed to extend sanitary sewer to one or more of the lots. The final plat tracing shall also indicate any needed easements for such extension(s).
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the drainage plan, the applicant shall submit for recording with the plat, the needed off-site drainage easement.
- E. As indicated by the title binder back property taxes are due on a portion of this site and ownership is not yet vested in the individuals shown on the final plat. Prior to this plat being released for recording, the applicant shall provide proof that both of these situations have been resolved (taxes paid and ownership is as indicated on the plat).
- F. 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.
- G. 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.
- H. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

November 5, 1992

STAFF REPORT
(Final Plat Approved 10/29/92)

CASE NUMBER: S/D 92-51 - JESSE 2ND ADDITION

OWNER/APPLICANT: Richard P. Jesse, 3102 Woodland, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North side of 33rd Street North between Burns Circle and Salina Avenue

SITE SIZE: 1.0 Acre

NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 7,241.1 sq. ft.

CURRENT ZONING: "AA" One-Family

VICINITY MAP:

