

LEGAL DESCRIPTION

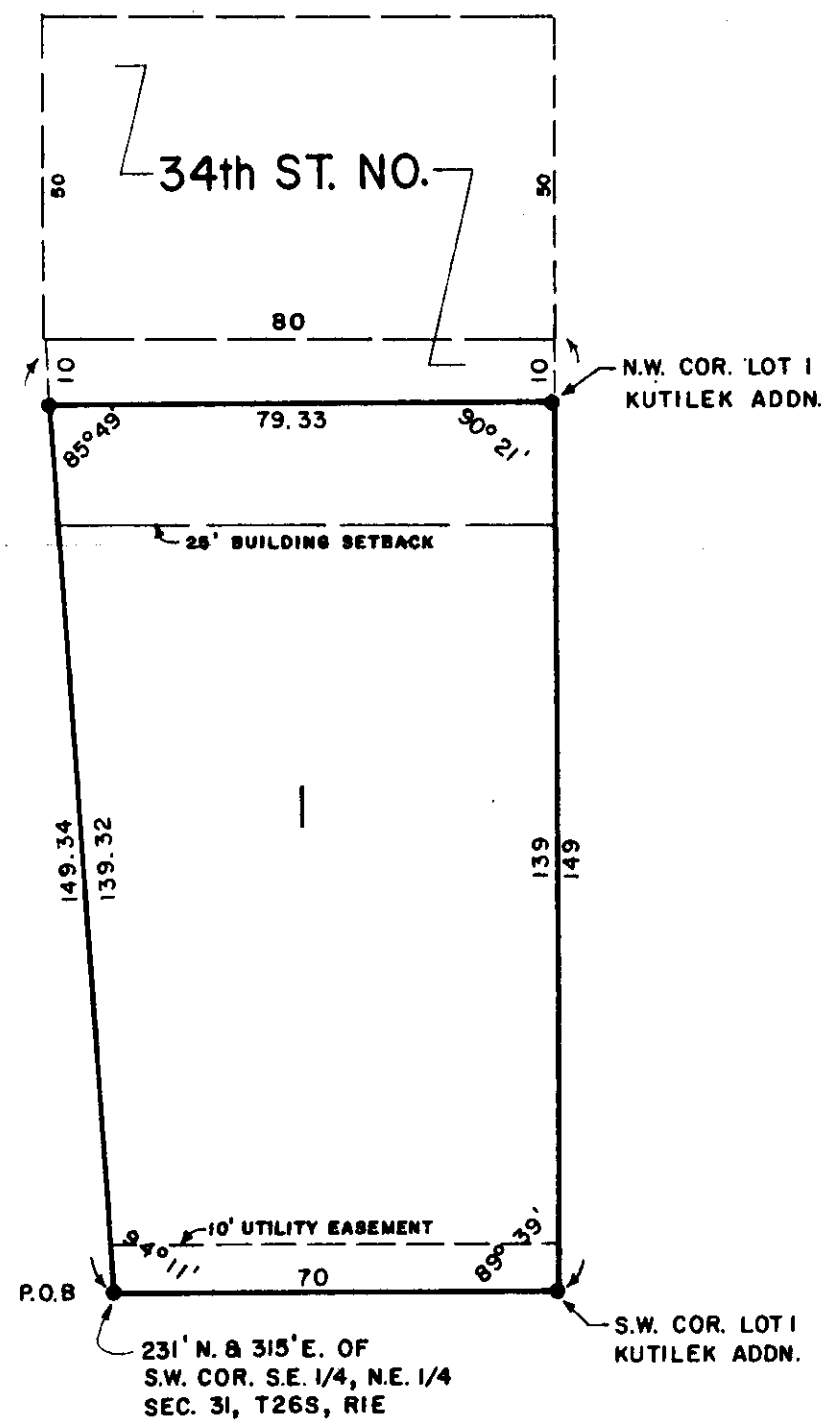
Beginning at a point 231 feet north and 315 feet east of the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Thirty-One (31) Township Twenty-Six (26) South, Range One (1) East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of the Southeast Quarter of said Northeast Quarter (SE/4 NE/4), 70 feet; thence north parallel with the west line of the Southeast Quarter of said Northeast quarter (SE/4 NE/4), 149 feet; thence west parallel with the south line of the Southeast Quarter of said Northeast Quarter (SE/4 NE/4), 80 feet; thence southerly 149.4 feet to the beginning.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77

DATE



FELLERS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

PREPARED BY AIR CAPITOL LAND SURVEYORS

1991

Know all men by these presents that David W. Fellers and Barbara J. Fellers, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a street to be known as Fellers Addition, Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for utility construction and maintenance.

DAVID W. FELLERS

BARBARA J. FELLERS

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this ____ day of ____ 1991 by David W. Fellers and Barbara J. Fellers, husband and wife.

_____, Notary Public

My Appointment Expires: _____.

This plat of Fellers 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 ____, 1991.

_____, Chairman
GEORGE SHERMAN

_____, Secretary
MARVIN S. KROUT

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 1991.

_____, Mayor
BOB KNIGHT

_____, Deputy City Clerk
PAT BURNETT

Entered on transfer record this ____ day of ____, 1991.

_____, County Clerk
DON WRIGHT

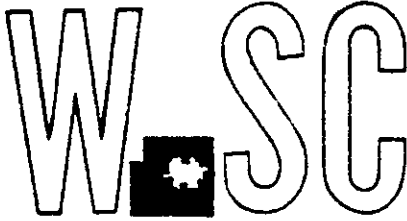
STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at ____ o'clock ____ .M. on the ____ day of ____, 1991.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

December 6, 1991

Bob Previtera
Air Capitol Land Surveyors
2160 West 21st Street
Wichita, KS 67203

Re: S/D 91-59 Fellers Addition

Dear Bob:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1991, 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 27, 1991.

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

cc: David W. & Barbara J. Fellers, 1741 S. Millwood, Wichita, KS
67213

FILE COPY

NOTE: Although this site is located within a largely unplatted tract, except for this site, residential development already exists throughout the tract. Consequently, sanitary sewer and municipal water are already available directly and the adjacent street is paved.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The platting binder presently indicates that this property is under an ownership different than is shown on the plat. Prior to this plat being released for recording, the applicant shall provide proof (amended platting binder) indicating that the Fellers have title to this property.
- D. As indicated in the platting binder, 1991 taxes are due on this property. Prior to the plat being released for recording, the applicant shall also provide proof that these taxes have been paid.
- E. Prior to release of the plat tracing, the applicant shall submit a letter indicating that the shed has been removed from the 10-foot easement along the south line of this plat.
- F. Prior to this plat being scheduled for City Council, the applicant shall submit the drainage information requested to City Engineering.
- G. 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.
- H. 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.
- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

December 5, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-59 - FELLERS ADDITION

OWNER/APPLICANT: David & Barbara Fellers, 1741 S. Millwood,
Wichita, KS 67213

SURVEYOR/ENGINEER: Air Capitol Land Surveyors, 2160 West 21st
Street, Wichita, KS 67203

LOCATION: South of 34th St. North, east of Porter.

SITE SIZE: 11,175 sq. ft.

NUMBER OF LOTS

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

MINIMUM LOT AREA: 10,375 sq. ft.

CURRENT ZONING: "AA" One Family

VICINITY MAP:

