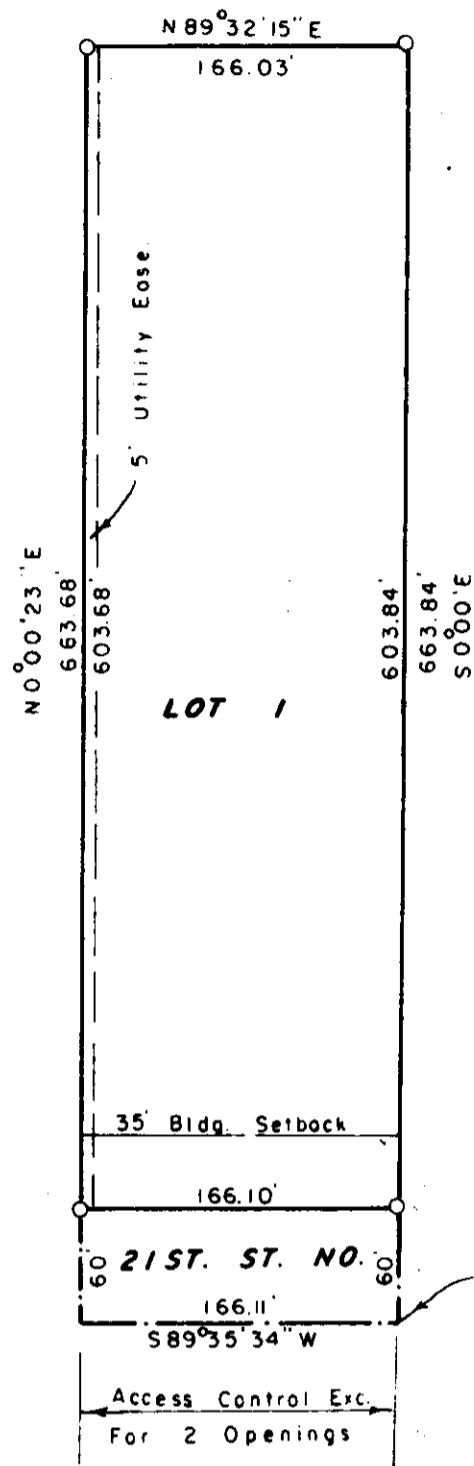


LONELY PINE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/9/90 SUBJECT
TO THE CONDITIONS OF FINAL OUTLIN-
ED IN OUR LETTER DATE 8/13/90

FINAL PLAT



State of Kansas, County of Sedgwick, SS

I, Lowell D. High, Land Surveyor in the State of Kansas do hereby certify that I have surveyed and platted "Lonely Pine Addition," Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: The W 1/2 of the E 1/2 of the S 1/2 of the W 1/2 of the SE 1/4 of the SW 1/4 of Section 1, T27S, R1E of the 6th P.M., Sedgwick County, Kansas.

Lowell D. High, L.S.

Know all men by these presents that I, J.D. Newman, a single person, have caused the land described in the Land Surveyor's Certificate to be platted into a lot and a street to be known as "Lonely Pine Addition," Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

The utility easement as indicated on the plat is hereby granted for the construction and maintenance of all public utilities.

All Abutter's Rights of Access to or from 21st St. No., over and across the south line of Lot 1, are granted to the City of Wichita, provided, however, that Lot 1 shall have access to 21st St. No. at two locations to be designated by the City Engineer.

J.D. Newman

State of Kansas, County of Sedgwick, SS

The foregoing instrument was acknowledged before me this ____ day of _____, 1990 by J.D. Newman, a single person.

_____, Notary Public

My Commission Expires: _____

Emprise Bank, by _____, mortgagee of the land described in the Land Surveyor's Certificate does hereby consent to the platting of "Lonely Pine Addition," Wichita, Sedgwick County, Kansas.

Emprise Bank

State of Kansas)
County of Sedgwick) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 1990 by _____ of Emprise Bank.

_____, Notary Public

My Commission Expires: _____

This plat of "Lonely Pine Addition," Wichita, Sedgwick County, Kansas has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Wayne L. Brinegar

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of City Commissioners of the City of Wichita, Kansas this ____ day of _____, 1990.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

Entered on transfer of record this ____ day of _____, 1990.

_____, 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 _____, 1990.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

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OFFICE COPY
DO NOT REMOVE

lots shall not exceed 3 times the width thereof."

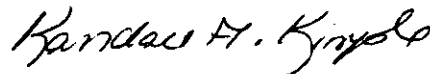
- ~~F.~~ On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- ~~G.~~ On the final plat tracing the signature block for MAPC Chair needs to be amended to reference George Sherman, Acting Chairman.
- ~~H.~~ The applicant's engineer 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. Recording of the plat within 30 days after approval by the City Council.
- ~~J.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~K.~~ The applicant is reminded that submittal of the title binder as well as certification of all outstanding real estate taxes being paid, is now required with the submittal of the final plat, prior to Subdivision Committee review.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, August 16, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

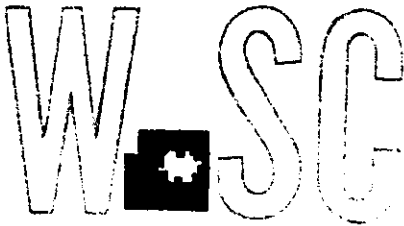


Kandace A. Kimple
Associate Planner

KK:sm⁹
Enclosure

cc: Jerry D. Newman,
8916 Winwood
Wichita, KS 67226

Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 13, 1990

Lowell D. High
Hi-Tech Surveyors, Inc.
334 S. Laura
Wichita, KS 67211

Re: S/D 90-44 (Final Plat) Lonely Pine Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 9, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Approval of this plat shall be subject to approval of the zone change and any conditions of such approval. 2-2995

~~B.~~ As indicated in the note, plats either side of this plat are required to guarantee a decel lane for this portion of 21st Street North. City Engineering should be prepared to indicate the status of this improvement or existing guarantees or whether this site needs to provide a guarantee for this decel lane at this time. The applicant shall submit a petition to guarantee construction of a decel lane adjacent to this site. This guarantee shall be held until conditions warrant this decel lane.

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

~~D.~~ The final plat tracing shall label the centerline for 21st Street.

~~E.~~ Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential

FILE COPY

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the zone change and any conditions of such approval.
- B. As indicated in the note, plats either side of this plat are required to guarantee a decel lane for this portion of 21st Street North. City Engineering should be prepared to indicate the status of this improvement or existing guarantees or whether this site needs to provide a guarantee for this decel lane at this time. The applicant shall submit a petition to guarantee construction of a decel lane adjacent to this site. This guarantee shall be held until conditions warrant this decel lane.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the planning department for recording. 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.
- D. The final plat tracing shall label the centerline for 21st Street.
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all nonresidential lots shall not exceed 3 times the width thereof."
- F. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- G. On the final plat tracing the signature block for MAPC Chair needs to be amended to reference George Sherman, Acting Chairman.
- 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. Recording of the plat within 30 days after approval by the City Council.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. The applicant is reminded that submittal of the title binder as well as certification of all outstanding real estate taxes being paid, is now required with the submittal of the final plat, prior to Subdivision Committee review.

August 16, 1990

STAFF REPORT
(Final Plat - Approved 8/9/90)

CASE NUMBER: S/D 90-44 - LONELY PINE ADDITION

OWNER/APPLICANT: Jerry D. Newman, 8916 Winwood, Wichita, 67226

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc., 354 S. Laura, Wichita

LOCATION: East side of Pinecrest at the north side of 21st St. No.

SITE SIZE: 2.53 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 100,260 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-2995)

VICINITY MAP:

