

M. AND S. JONES ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and platted "M. AND S. JONES ADDITION", To Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed, described as a tract in the N.E.1/4
of Sec. 16, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County,
Kansas, beginning at the S.W. Corner of Lot 18, Christian Addition,
Sedgwick County, Kansas; thence west 75 feet to the S.E. Corner
of Lot 6, Block 2, Louis Addition to Sedgwick County, Kansas; thence
north parallel to the east line of the W1/2 of the N.E.1/4 of the
N.E.1/4 of said Sec. 16, 303.5 feet; thence east 75 feet to the
N.W. Corner of Lot 18, in said Christian Addition; thence south
303.5 feet to the point of beginning.

Baughman Company, P.A.

Date _____

Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into a lot to be known as "M. AND S. JONES
ADDITION", To Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities.

Sterling Roy Lunderman

Kathryn Mae Lunderman

State of Kansas) SS The foregoing instrument acknowledged be-
fore me this _____ day of _____ 1991, by Sterling Roy and
Kathryn Mae Lunderman, husband and wife.

Notary Public

My App't Exp. _____

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 _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds

Pat Kettler

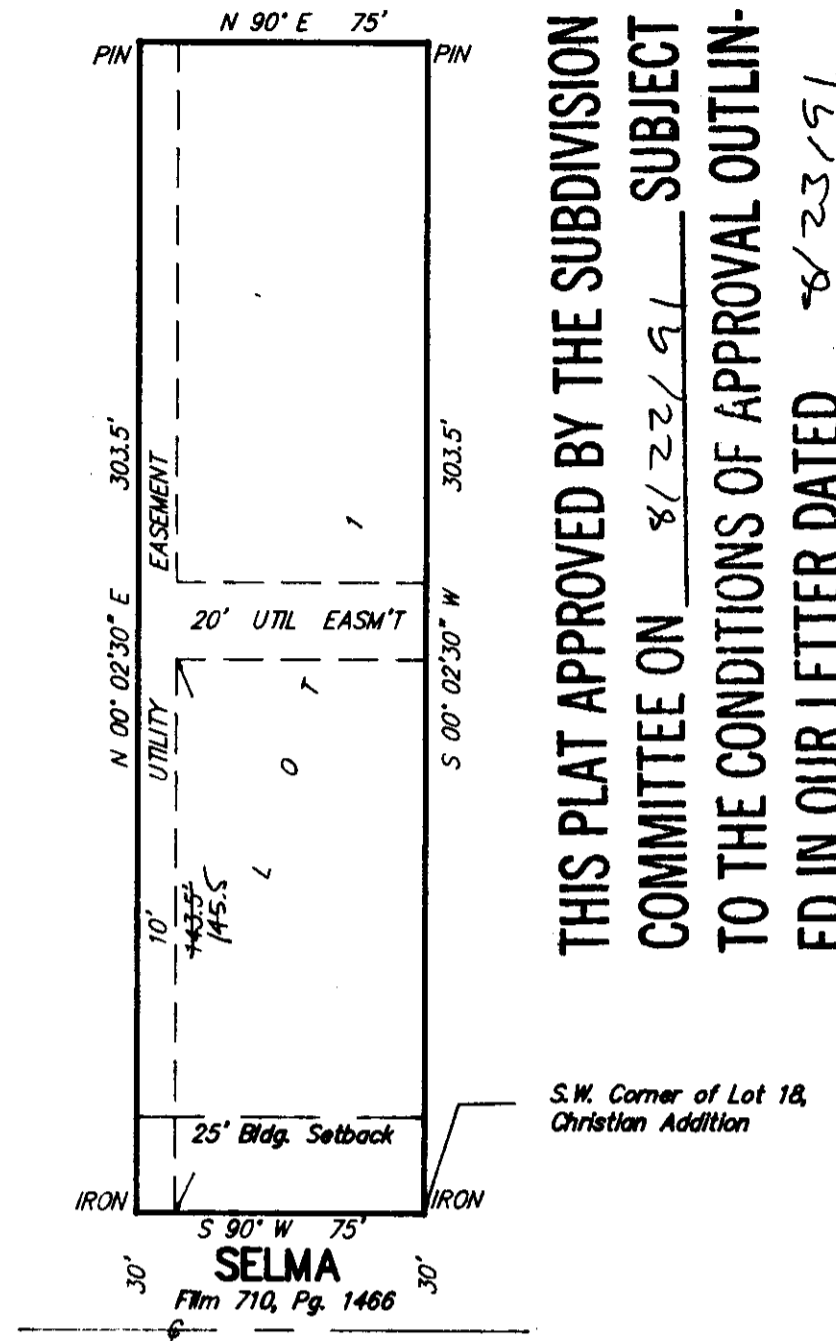
Deputy

Ed Resa

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

1" = 50'
• = IRON
• = PIN



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/22/91 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTL-
INED IN OUR LETTER DATED 8/23/91

This plat of "M. AND S. JONES ADDITION,"
to 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.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

George D. Sherman

Secretary

Marvin A. Krout

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

Mayor

Bob Knight

City Clerk

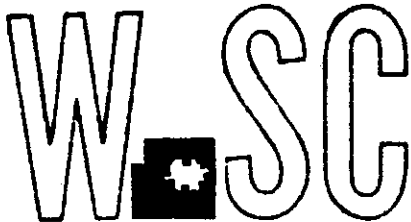
Pat Burnett

Entered on transfer record this _____ day
of _____ 1991.

County Clerk

Don Wright

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 31, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-39 (Final Plat) M. & S. Jones Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on August 29, 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 August 23, 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: Glen Mishler c/o Su Fox Realty, 2409 E. Pawnee, Wichita, KS
67211
Mike Lindebak, City Engineer

FILE COPY

August 29, 1991

STAFF REPORT
(Final Plat Approved 8/22/91)

CASE NUMBER: S/D 91-39 - M. & S. JONES ADDITION

OWNER/APPLICANT: S.R. Lunderman c/o Glen Mishler, Su Fox Realty, 2409 E. Pawnee, Wichita, KS 67211

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

LOCATION: South of MacArthur in an area west of Hydraulic.

SITE SIZE: 0.5 Acre

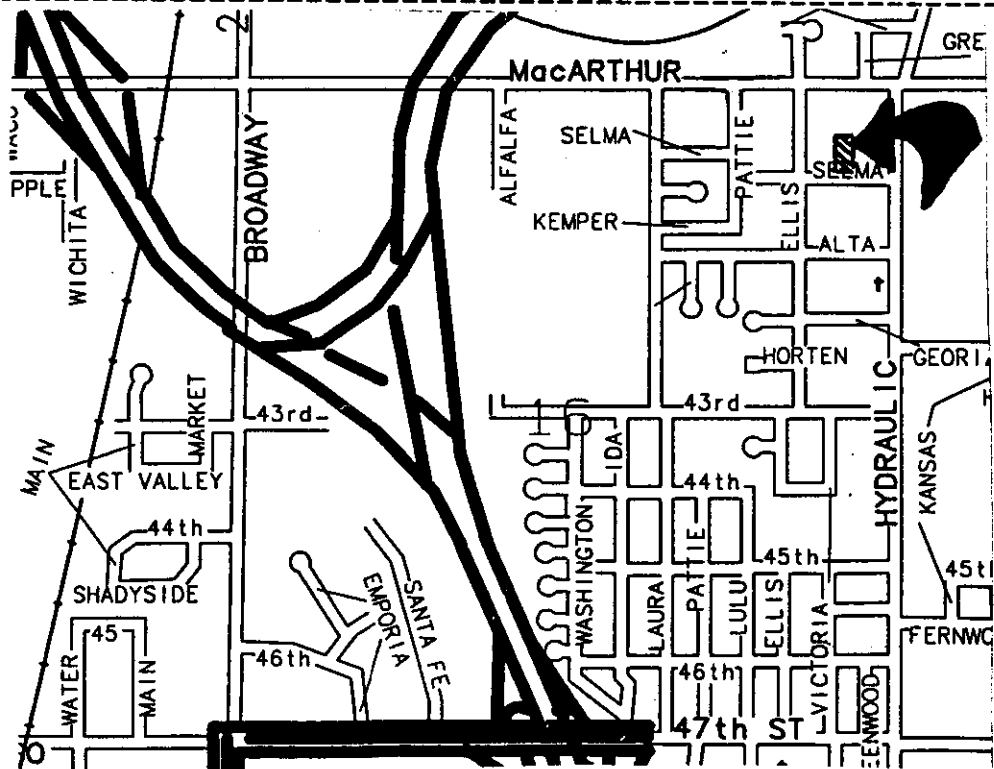
NUMBER OF LOTS

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

MINIMUM LOT AREA: 22,762.5 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. On the final plat tracing a 30 foot building setback shall be indicated to Selma. Lots in the area, such as in the Louis Addition to the west and south and the Christian Addition to the east have been platted with and developed based upon a 30 foot building setback.
- B. 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 residential lots shall not exceed 2-1/2 time the width thereof."
- C. 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 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.