STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

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

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

D. Although the present name indicated for this plat is a usable title, it is recommended that the plat be named in a more conventional manner such as after the property owner, e.g. "The Searcy Addition."

E. The applicant is advised that since this plat will be submitted to the County after 1990, that appropriate changes in the Board of County Commissioner's signature block will need to be made on the final plat tracing.

F. The applicant is advised that prior to releasing the final plat tracing for submission to the County Commission, proof that 1990 property taxes have been paid will need to be provided.

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

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

I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage Plan.

Note: This plat has been submitted in final form only.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

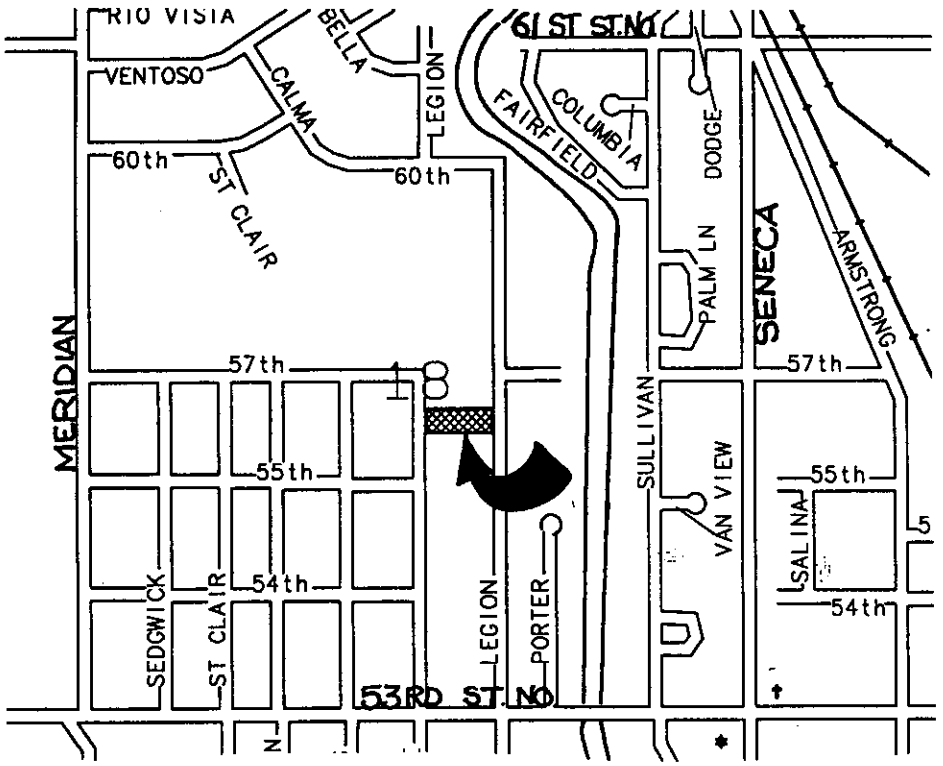
AGENDA ITEM NO. 2-4

December 20, 1990

STAFF REPORT
(Final Plat Approved 12/13/90)

CASE NUMBER:	**S/D 90-65 - SOUTH 1/2 OF LOT 134, VAN VIEW ADDITION**
OWNER/APPLICANT:	Elberta J. & Carl R. Searcy
SURVEYOR/ENGINEER:	Air Capital Land Surveyors
LOCATION:	Between Delaware and Legion in an area south of 57th St. North
SITE SIZE:	2.42 Acres
NUMBER OF LOTS	
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2
MINIMUM LOT AREA:	41,660 sq. ft.
CURRENT ZONING:	"R-1" Suburban Residential

VICINITY MAP:



WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

December 24, 1990

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

Re: S/D 90-65 (Final Plat) South 1/2 of Lot 134, Van View Addition

Dear Bob:

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 1990, 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 December 14, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
cc: Earl & Elberta Searcy, 103 Darling St., Topeka, KS 66615-9523
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/13/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/13/90

LEGAL DESCRIPTION

A Replat of the South Half of Lot 134, Van View, Sedgwick County, Kansas.

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

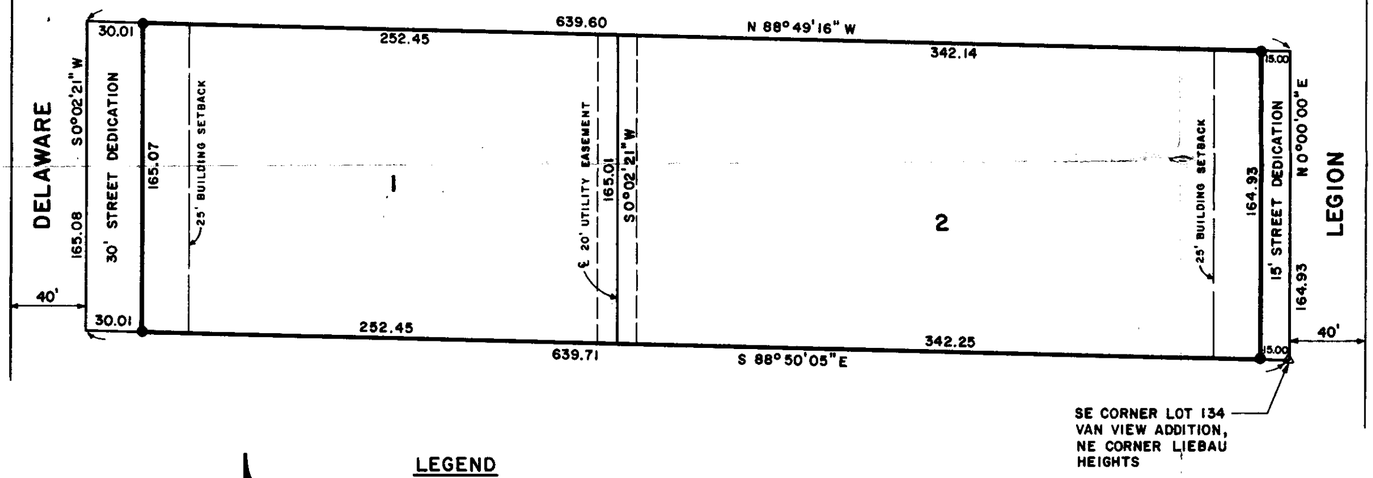
Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge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

ADOLF E. REISS LS#77 _____ DATE

Know all men by these presents that Carl R. Searcy and Elberta J. Searcy, husband and wife, have caused the tract of land as set forth in the legal description to be surveyed and platted into lots and streets to be known as Replat of the South Half of Lot 134, Van View, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for utility construction and maintenance.

CARL R. SEARCY

ELBERTA J. SEARCY



REPLAT OF THE SOUTH HALF OF LOT 134 VAN VIEW

SEDGWICK COUNTY, KANSAS

1991

AIR CAPITOL LAND SURVEYORS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this_____day of _____, 1990 by Carl R. Searcy and Elberta J. Searcy, husband and wife.

_____, Notary Public

My Appointment Expires:_____

This plat of Replat of the South Half of Lot 134, Van View, Sedgwick County, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 19___.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, 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 _____, 19___.

_____, Mayor
BOB KNIGHT

_____, Deputy City Clerk
PAT BURNETT

This plat approved and the dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this_____day of _____, 19____.

_____, Chairman
MARK F. SCHROEDER

_____, Pro-tem Chairman
DAVID BAYOUTH

_____, Commissioner
PAUL W. HANCOCK

_____, Commissioner
BARNARD A. HENTZEN

_____, Commissioner
BILLY Q. McCRAY

ATTEST:

_____, County Clerk
DON WRIGHT

Entered on Transfer Record This_____day of_____19____.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)

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 _____, 19_____.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA'