SEDGWICK COUNTY

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

March 30, 1990

Gary Wiley
Professional Engineering Consultants, P.A.
303 South Topeka
Wichita, KS 67202

Re: S/D 90-11 - STEIN-ADAMS ADDITION

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 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 March 23, 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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: William P. Stein, Sr., 5613 Legion, Wichita, KS 67204
Jack Brown, Health Department
Ron Worley, County Zoning Administrator
Jim Weber, P.E. Director
Mike Lindebak, City Engineer

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 final plat tracing shall clearly indicate that this plat dedicates additional street right-of-way for both Delaware and Legion. In particular, the 30 feet of right-of-way for Delaware and the additional 15 feet for Legion is in addition to the existing 40 feet of right-of-way dedicated by adjacent properties. In addition the centerline of both streets shall be provided on the final plat tracing.

C. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

D. 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.

E. 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.

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.

WICHITA/SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

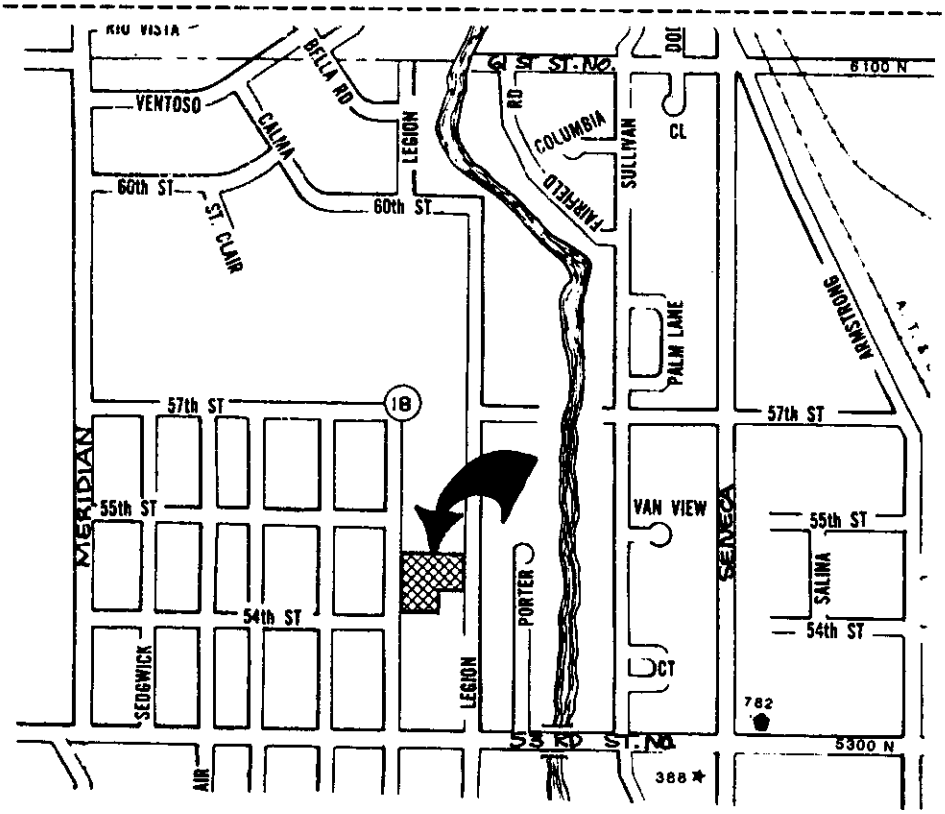
AGENDA ITEM NO. 2-3

March 29, 1990

STAFF REPORT
(Final Plat Approved 3/22/90)

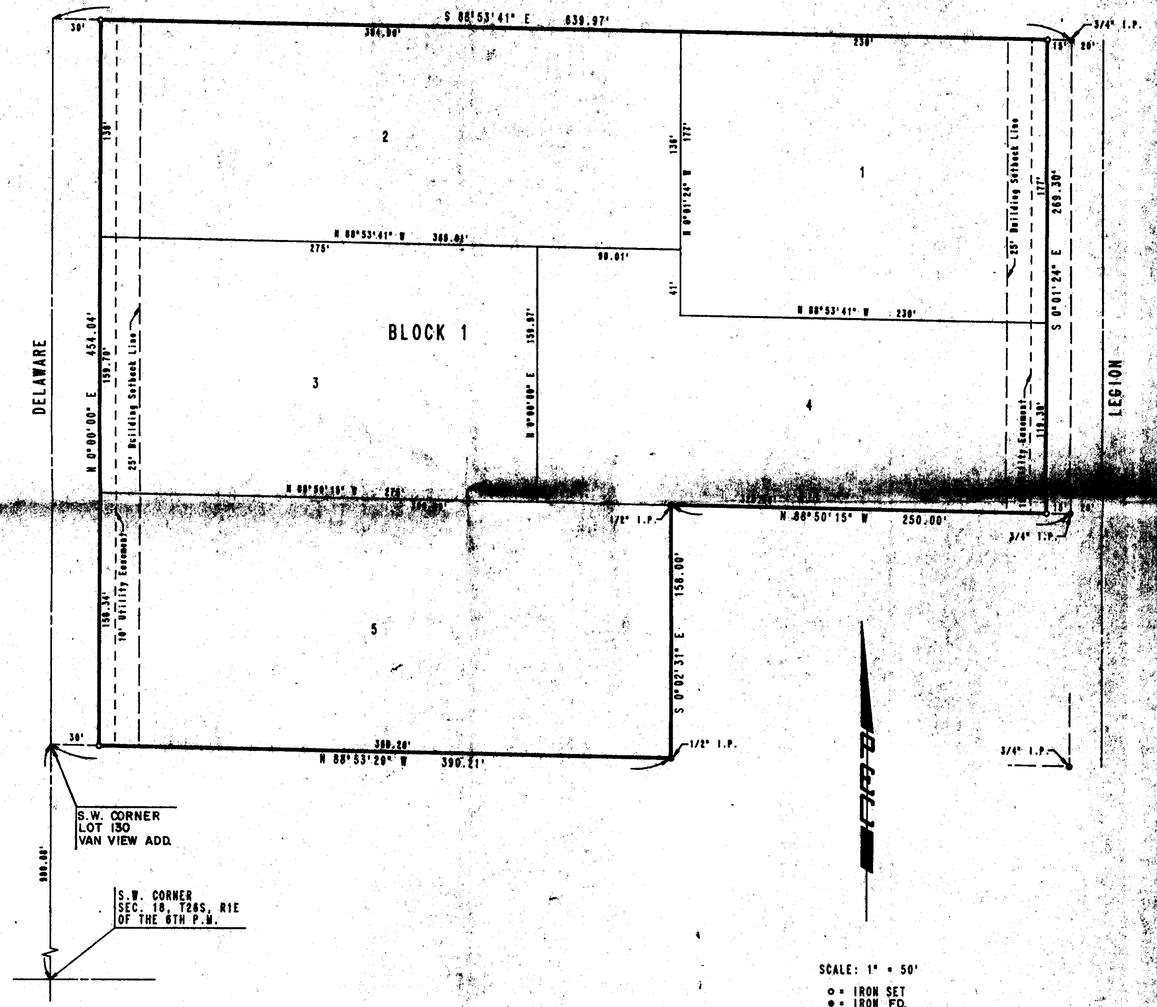
CASE NUMBER:	**S/D 90-11 - STEIN-ADAMS ADDITION**
OWNER/APPLICANT:	William P. Stein, Sr., 5613 Legion, Wichita, KS 67204
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	Between Legion & Delaware, North of 54th St. No.
SITE SIZE:	5.76 Acres
NUMBER OF LOTS	
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5
MINIMUM LOT AREA:	40,480 sq. ft.
CURRENT ZONING:	"R-1" Suburban Residential

VICINITY MAP:



STEIN-ADAMS ADDITION

TO SEDGWICK COUNTY, KANSAS



SCALE: 1" = 50'

o = IRON SET
● = IRON FD.

B.M.-R.R. SPIKE IN WEST FACE P.P. 55.84 FEET NORTH AND 15 FEET EAST OF S.E. CORNER LOT 4, BLK. 1 ELEV.=1332.84 M.S.L.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1990, I HAVE CAUSED TO BE SURVEYED AND PLATTED, STEIN-ADAMS ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS, THE SAME BEING A REPLAT OF LOT 130, EXCEPT THE SOUTH 158 FEET OF THE EAST 250 FEET THEREOF, AND LOT 131, EXCEPT THE NORTH 206 FEET THEREOF, IN VAN VIEW, SEDGWICK COUNTY, KANSAS.

_____
CHARLES S. BROWN, P.E., LIC. NO. 7561, L.L.S. LIC NO. 993
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A BLOCK, LOTS AND STREETS THE SAME TO BE KNOWN AS STEIN-ADAMS ADDITION TO SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL PORTIONS OF LOTS 130 AND 131, IN VAN VIEW, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS: THE ESTATE OF GERTRUDE L. STEIN

BY _____ EXECUTOR
WILLIAM P. STEIN, SR.

_____ _____
WILLIAM P. STEIN, SR. NANCY J. STEIN

_____ _____
GILBERT L. ADAMS JOANNA I. ADAMS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1990, BY WILLIAM P. STEIN, SR., AS EXECUTER OF THE ESTATE OF GERTRUDE L. STEIN.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1990, BY WILLIAM P. STEIN, SR., AND NANCY J. STEIN, HUSBAND AND WIFE.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1990, BY GILBERT L. ADAMS AND JOANNA I. ADAMS, HUSBAND AND WIFE.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1990.

_____, CHAIRMAN
WAYNE L. BRUNGARD

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1990.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
JOHN MOIR

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1990.

_____, CHAIRMAN
MARK F. SCHROEDER

_____, PRO-TEM CHAIRMAN
DAVID BATOUTH

_____, COMMISSIONER
PAUL V. HANCOCK

_____, COMMISSIONER
BERNARD C. MENTZEN

_____, COMMISSIONER
BILLY G. MORAN

ATTEST:

_____, COUNTY CLERK
DON WRIGHT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1990.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY OF _____, 1990.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA