

LEGAL DESCRIPTION

The North 208.71 feet of the South 763.71 feet of the East 414.85 feet of the South Half of the Northeast Quarter of Section 34, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; except the North 128.71 feet of the East 256.65 feet thereof. Said tract of land containing 1.23 acres, more or less.

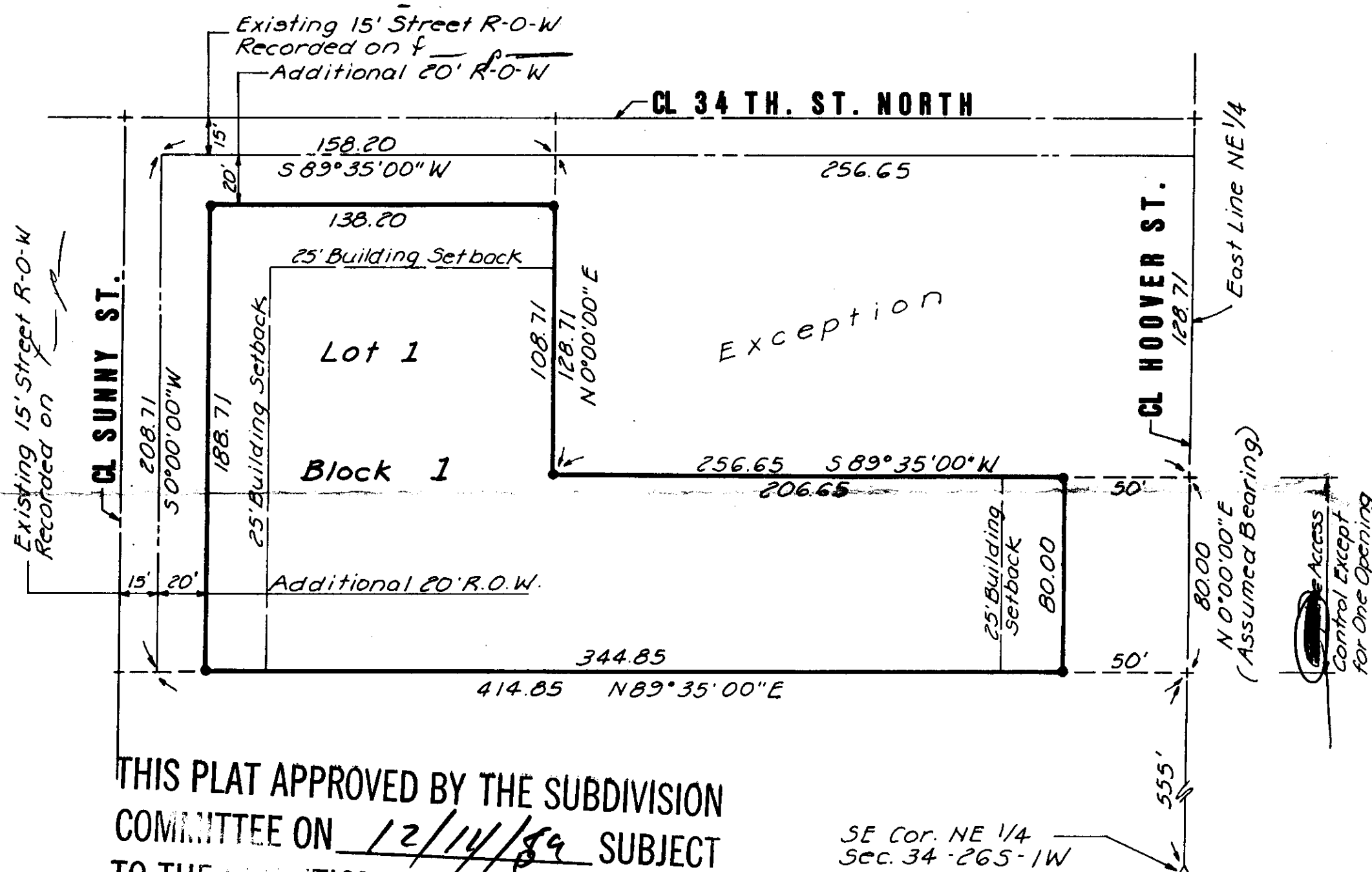
STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

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



Know all men by these presents that Michael L. Suiter and Kristy L. Suiter, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot, a block and streets to be known as Suiter Ranch, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Access control as indicated on the face of the plat, is hereby granted to the appropriate governing body and the location of permitted openings shall be determined by the appropriate Engineer.

MICHAEL L. SUITER

KRISTY L. SUITER

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Michael L. Suiter and Kristy L. Suiter, husband and wife.

_____, Notary Public

My Appointment Expires _____.

This plat of Suiter Ranch, Sedgwick County, Kansas has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 19____.

_____, Chairman
WAYNE L. BRINEGAR

_____, 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

_____, City Clerk
JOHN MOIR

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

_____, Chairman
MARK F. SCHROEDER

_____, Chairman Pro-Tem
BILLY Q. McCRAE

_____, Commissioner
DAVID BAYOUTH

_____, Commissioner
BERNARD A. HENTZEN

_____, Commissioner
PAUL W. HANCOCK

ATTEST:

_____, County Clerk
DON WRIGHT

Entered on Transfer Record this _____ day of _____, 19____.

_____, 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 _____, 19____.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

SUITER RANCH

SEDGWICK COUNTY, KANSAS

1989-90

Legend

• 5/8" Rebar or
3/4" Iron Pipe

FINAL PLAT

OFFICE COPY

DO NOT REMOVE

AIR CAPITOL LAND SURVEYORS



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 21, 1989

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

Re: S/D 89-85 - SUITER RANCH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1989, 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 15, 1989.

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.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Mike Suiter, 3458 N. Eisenhower, Wichita, KS 67205
Les Hostetler, County Code Enforcement
Ron Worley, County Public Works
Jim Weber, County Engineer

FILE COPY

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. On the final plat tracing, since access is being provided to Hoover, the face of the plat should delete "Complete" and just indicate "Access Control Except for One Opening" to Hoover.
- C. The Engineers text shall be corrected, on the first line, for the spelling of the word "being."
- D. On the final plat tracing, the recording information for the street right-of-way dedication for 34th and Sunny Streets shall be indicated.
- E. Since this plat will not be completed during 1989, this date shall be changed, on the title line, to 1990.
- F. 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.
- G. 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.
- H. 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.
- 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. 2-2

December 21, 1989

STAFF REPORT
(Final Plat Approved 12/14/89)

CASE NUMBER: S/D 89-85 - SUITER RANCH ADDITION

OWNER/APPLICANT: Mike Suiter, 3458 N. Eisenhower, Wichita, KS 67205

SURVEYOR/ENGINEER: Air Capital Land Surveyors

LOCATION: At the southwest corner of Hoover and 34th Street North.

SITE SIZE: 1.23 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: - 42,600 sq. ft.

CURRENT ZONING: R-1

PROPOSED ZONING: R-1

VICINITY MAP:

