SEDGWICK COUNTY

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

December 22, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D 88-95 - Harry Simon Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 16, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1988 (1st half only) and all prior years have been paid.

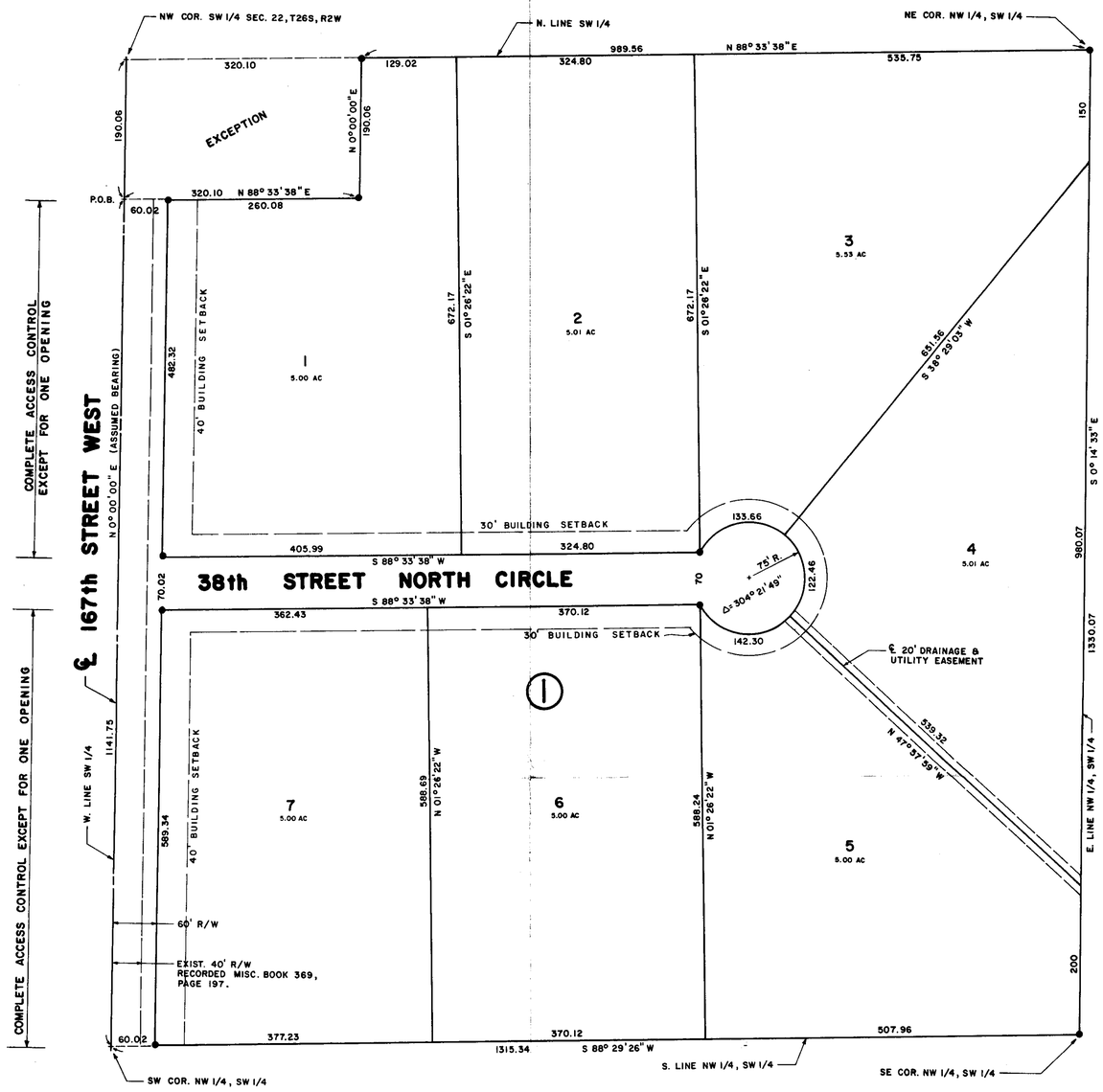
Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure
cc: Harry Simon, 5512 W. Central
Wichita, KS 67212
Mary Carlile, City Clerk
P.O. Box 158, Colwich, KS 67030
Jim Weber, County Engineer
Ron Worley, County Public Works

FILE COPY



N

1"=100'

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/15/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/16/88

FINAL PLAT

HARRY SIMON ADDITION

SEDGWICK COUNTY, KANSAS

1989

OFFICE COPY
DO NOT REMOVE

REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832-0213

LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter in Section 22, Township 26 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT, the north 150 feet of the west 320 feet thereof.

Being more particularly described as follows:

From the northwest corner of said southwest quarter; thence south on the west line of said southwest quarter on an assumed bearing of S 0 00'00" E, a distance of 150.00 feet to the point of beginning; thence N 88 33'38" E, 260.08 feet; thence N 0 00'00" E, 150.00 feet to the north line of said southwest quarter; thence N 88 33'38" E, 585.56 feet to the northeast corner of the northwest quarter of said southwest quarter; thence S 0 14'33" E, 1330.07 feet to the southeast corner of the northwest quarter of said southwest quarter; thence S 88 29'26" W, 1315.34 feet to the southwest corner of the northwest quarter of said southwest quarter; thence N 0 00'00" E on the west line of said southwest quarter, 1141.75 feet to the point of beginning. Said tract of land containing 38.65 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 Harold M. Simon and Rosemary A. Simon, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, & block, and streets to be to be know as Harry Simon Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for drainage and utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 167th Street West, over and across the west line of Lot 1 and Lot 7, Block One (1) except for one opening per lot to be determined by the appropriate Engineer, are hereby granted to the appropriate governing body.

HAROLD M. SIMON

ROSEMARY A. SIMON

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by Harold M. Simon and Rosemary A. Simon, husband and wife.

_____, Notary Public

My Appointment Expires: _____

We, State Bank of Colwich, holders of a mortgage on the above described property, do hereby consent to the plat of Harry Simon Addition, Sedgwick County, Kansas.

_____, Executive Vice-President
FRANK A. SUELLENTROP

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Frank A. Suellentrop, Executive Vice-President of State Bank of Colwich.

_____, Notary Public

My Appointment Expires _____

My Appointment Expires _____

This plat of Harry Simon Addition, Sedgwick County, Kansas has been submitted 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

ELTON PARSONS Sue L. Crockett, Chairman

_____, Secretary
MARVIN S. KROUT

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 G. McCRAY

_____, Commissioner
DAVID BAYLOR

_____, Commissioner
BERNARD F. HENTZEN

_____, Commissioner
BILL HARCOCK

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
FAY KETTLER

_____, Deputy
ED RESA

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 the construction of 48th Street North Circle to suburban street standards.

C. On the final plat tracing, the interior street shall be indicated as 48th Street North Circle and not "38th".

D. On the final plat tracing, the MAPC signature shall be amended to indicate Sue L. Crockett as Chairman.

E. The applicant is advised that the County Commission's signature block may need to be amended to reflect changes in the Chairman and Chairman, Pro-Tem, depending upon when the final tracing is submitted.

F. 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.

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. 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.

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. 4-4

December 21, 1988

STAFF REPORT

(Final Plat Approved 12/15/88, Preliminary Plat Approved 11/17/88)

CASE NUMBER:	**S/D 88-95 - HARRY SIMON ADDITION** (Formerly Simon Addition)
OWNER/APPLICANT:	Harry Simon, 5512 W. Central, Wichita, KS 67212
SURVEYOR/ENGINEER:	Reiss & Goodness Engineers
LOCATION:	167th Street West, in an area north of 45th Street North
SITE SIZE:	38.69 Acres
NUMBER OF LOTS	
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7
MINIMUM LOT AREA:	5 Acres
CURRENT ZONING:	"R" (rural residential)
PROPOSED ZONING:	"R" (rural residential)

VICINITY MAP:

