STAFF COMMENTS:

A. Since this property is within the four-mile improvement district for sanitary sewer line extension the applicant shall guarantee the extension of sanitary sewer to serve the lot being platted [S/D Regulations 8-103 (C)(2)].

B. An existing City of Wichita water line in Central is available to serve this site. The applicant shall therefore make arrangements for connection to this line and shall submit an outside-the-City water service application.

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

D. Since there is an existing utility easement with a sanitary sewer line 10-feet from this property the applicant shall attempt to obtain, by separate instrument, an off-site utility easement to connect this property to sanitary sewer service.

E. Since this property is adjacent to a Federal Aid Secondary (FAS) road in an unincorporated area the final plat tracing shall dedicate an additional 10-feet of half-street right-of-way.

F. The final plat tracing plattor's text shall grant access controls to "the appropriate governing body" and shall be determined by "the appropriate governing body's engineer."

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 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.

J. 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.

K. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

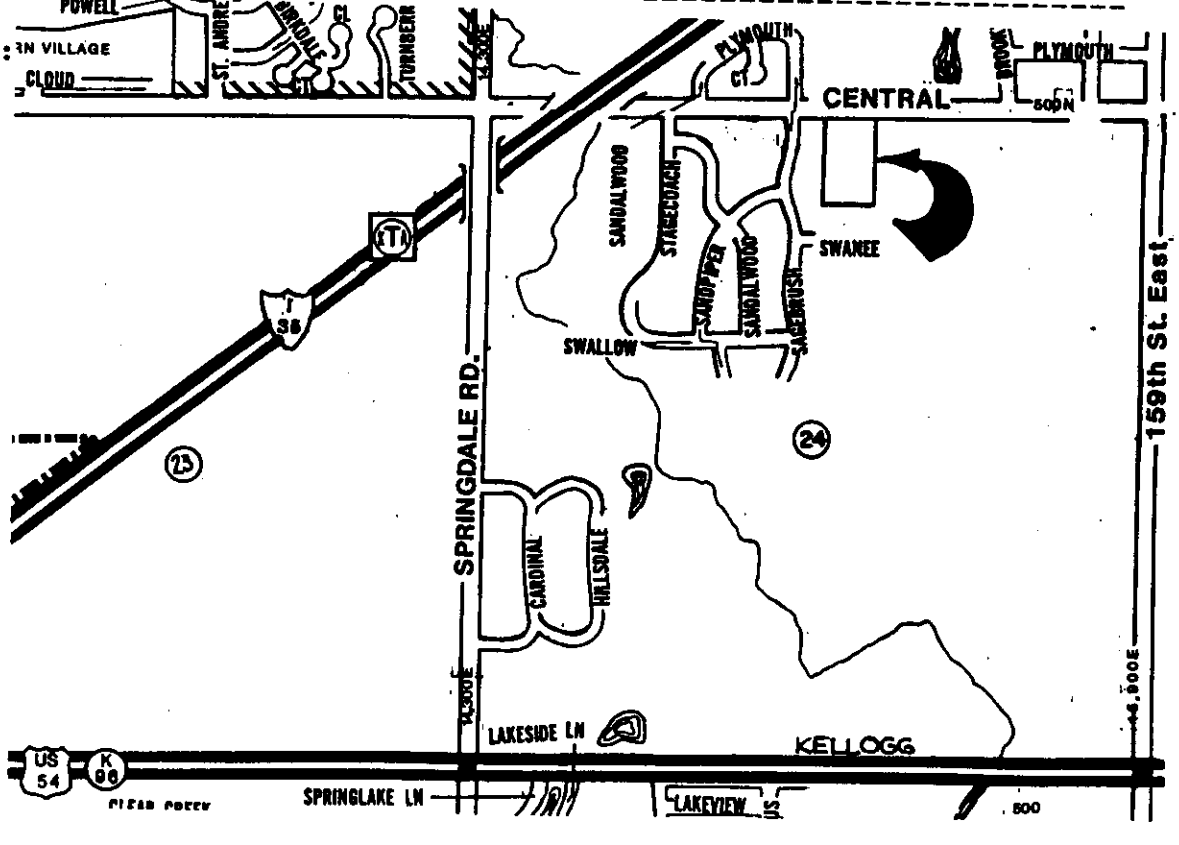
AGENDA ITEM NO. I-5

March 30, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER:	S/D 89-16 - STEPHEN LEMONS ADDITION
OWNER/APPLICANT:	Roe Messner, 550 N. 159th St. E., Wichita, KS 67230
SURVEYOR/ENGINEER:	Baughman Co., P.A.
LOCATION:	South side of Central approx. 1/2 mile W. of 159th St. East
SITE SIZE:	6.5 acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	6 acres
CURRENT ZONING:	"R-1" Suburban Residential (County)

VICINITY MAP:



STEPHEN LEMONS ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/23/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/24/89

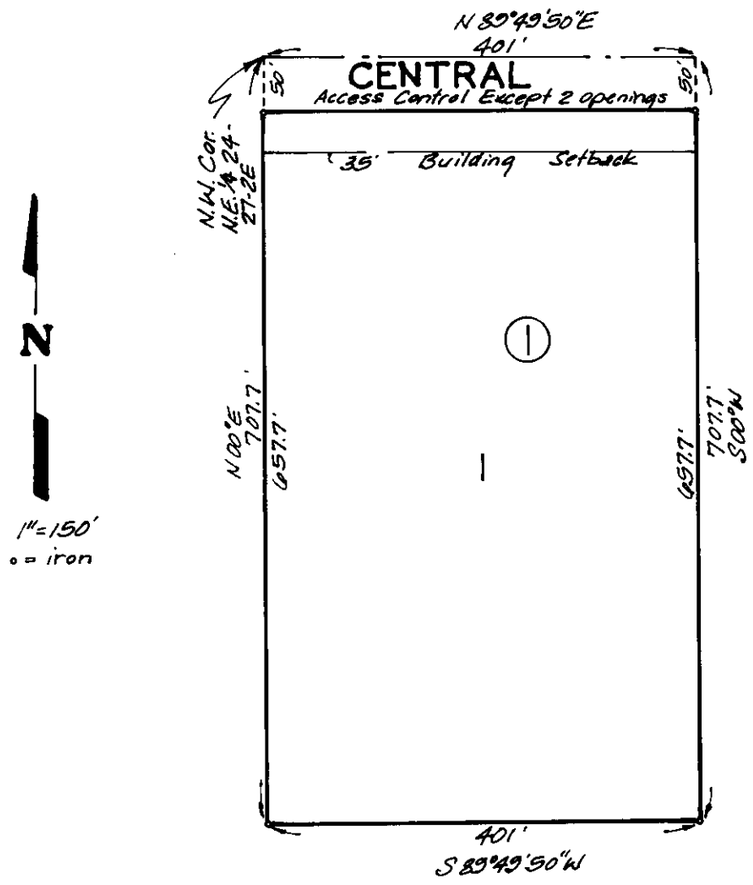
State of Kansas } S.S.
Sedgwick County }

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "STEPHEN LEMONS ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as the west 401 feet of the north 707.7 feet of the N.E.¼ of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Date

Baughman Company P.A.

Gregory F. Severns Surveyor



N

1"=150'

o = iron

OFFICE COPY
DO NOT REMOVE

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 and block, and street to be known as "STEPHEN LEMONS ADDITION," Sedgwick County Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Central over and across the north line of Lot 1 are hereby granted to the ~~county;~~ appropriate governing body provided however that Lot 1 shall have 2 points of access to Central as shall be determined by the ~~County~~ appropriate governing body Engineer.

Roe Messner

Ruthann Messner

Contract Purchasers

Stephen F. Lemons

Loretta S. Lemons

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of ____ 198__, by Roe Messner and Ruthann Messner, husband and wife.

Notary Public

My App't Exp. ____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of ____ 198__ by Stephen F. Lemons and Loretta S. Lemons, husband and wife.

Notary Public

My App't Exp. ____

This plat of "STEPHEN LEMONS ADDITION," Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of ____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas this ____ day of ____ 198__.

Sheldon Kamen Mayor

John Moir City Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this ____ day of ____ 198__.

Paul W. Hancock Chairman

Bernard A. Hentzen Chairman Pro Tem

David Bayouth Commissioner

Billy Q. McCray Commissioner

Mark F. Schroeder Commissioner

Don Wright County Clerk

Entered on transfer record this ____ day of ____ 198__.

Don Wright County Clerk

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of ____ 198__, at ____ o'clock ____ M; and is duly recorded.

Pat Rettler Register of Deeds

Ed Resa Deputy

SEDGWICK COUNTY

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

March 30, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-16 - STEPHEN LEMONS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 1989, 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 March 24, 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 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 the first 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: Roe Messner, 550 N. 159th St. E., Wichita, KS 67230
Stephen F. Lemons, 918 Cederwood Ct., Andover, KS 67002
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

FILE COPY