

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 platlor'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.

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

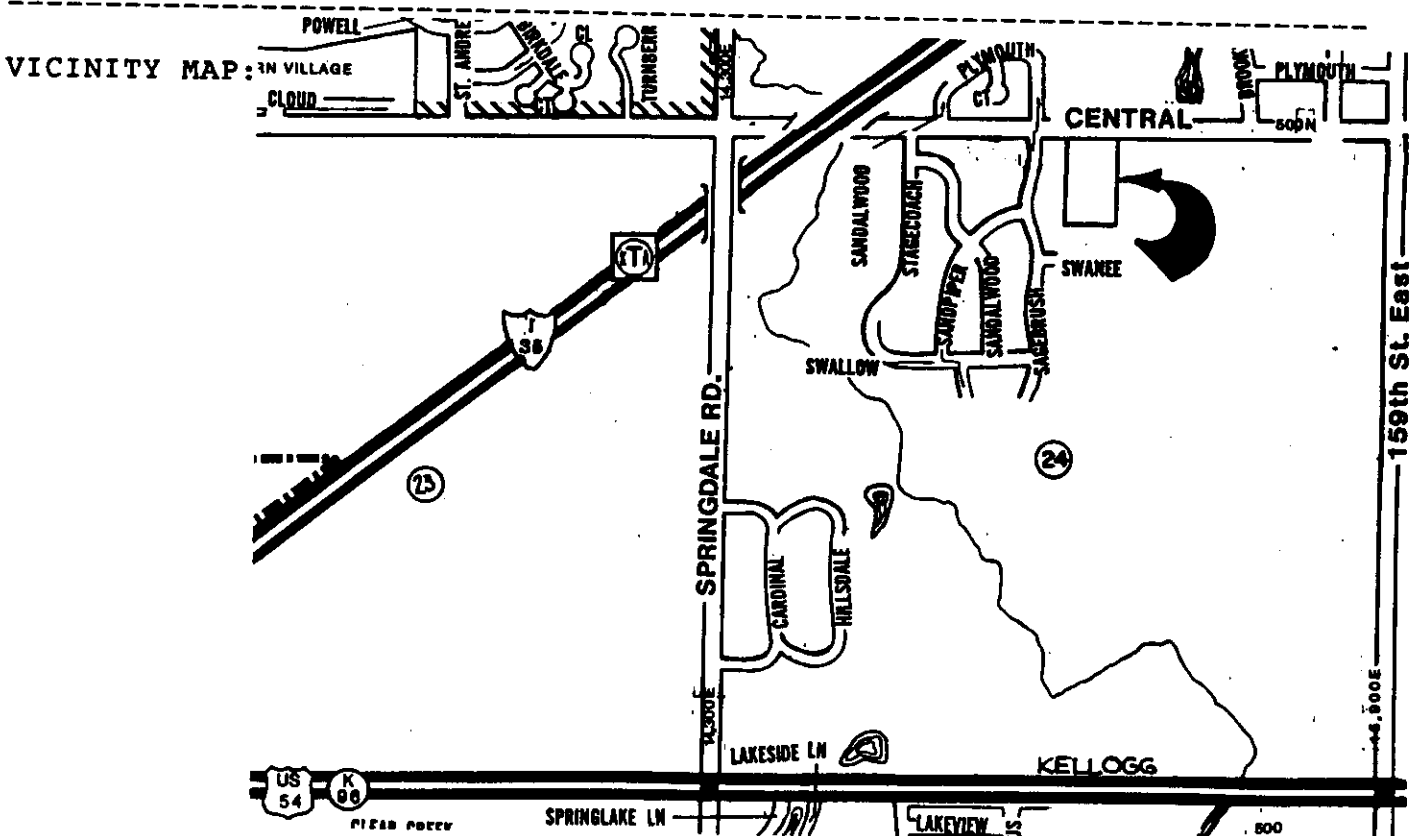
SITE SIZE: 6.5 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 6 acres

CURRENT ZONING: "R-1" Suburban Residential (County)



# STEPHEN LEMONS ADDITION

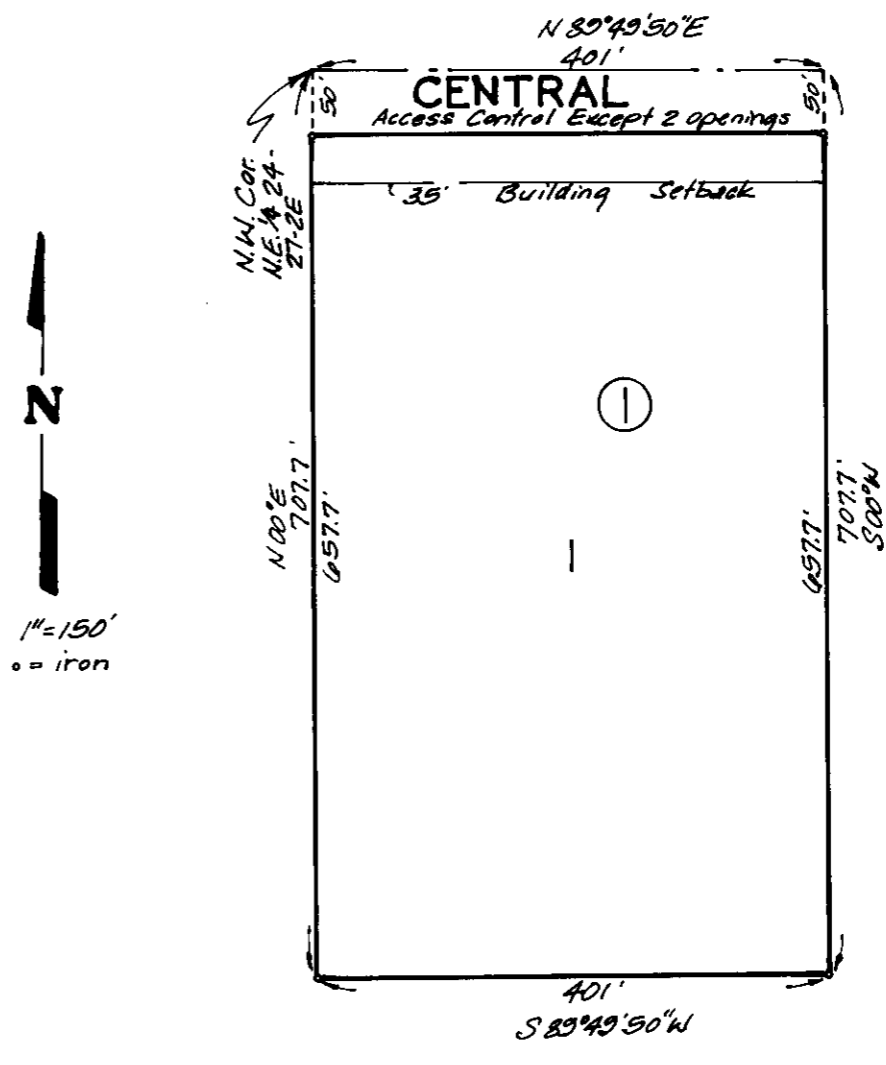
SEDGWICK COUNTY, KANSAS

**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 }  
Sedgwick County } S.S. 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 ex-  
hibit of the property surveyed described as the  
west 401 feet of the north 707.7 feet of the N.E. 1/4  
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



Know all men by these presents  
that we, the undersigned, have caused the land de-  
scribed 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~~ butters rights of access to or  
from Central over and across the north line of Lot 1  
are hereby granted to the ~~county~~ provided however  
that Lot 1 shall have 2 points of access to Central  
as shall be determined by the ~~County~~ Engineer.

\_\_\_\_\_  
Roe Messner  
\_\_\_\_\_  
Loretta S. Lemons  
Contract Purchasers

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was  
acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_, by Roe Messner and Ruthann Messner, hus-  
band and wife.

My App't Exp. \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was  
acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_, by Stephen F. Lemons and Loretta S. Lemons,  
husband and wife.

My App't Exp. \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

This plat of "STEPHEN LEMONS  
ADDITION," Sedgwick County, Kansas has been sub-  
mitted 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 Com-  
mission

\_\_\_\_\_  
Sue Crackett Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

appropriate governing body  
This plat approved and all dedica-  
tions shown hereon accepted by the City Council  
of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_.

\_\_\_\_\_  
Sheldon Kamen Mayor  
\_\_\_\_\_  
John Mair City Clerk

This plat approved and all dedica-  
tions shown hereon accepted by the Board of Com-  
missioners, 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 }  
Sedgwick County } S.S. 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 Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

OFFICE COPY  
DO NOT REMOVE



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 288-4561

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