SEDGWICK COUNTY

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

April 28, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D - 89-21 THUNDERBIRD 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 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 April 21, 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: Good Shepherd Episcopal Church, c/o Father Robert Harvey, 2040 Westridge, Wichita, KS 67203
Thunderbird Realty Service, c/o Dave Entriken, 6700 W. Central #104, Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

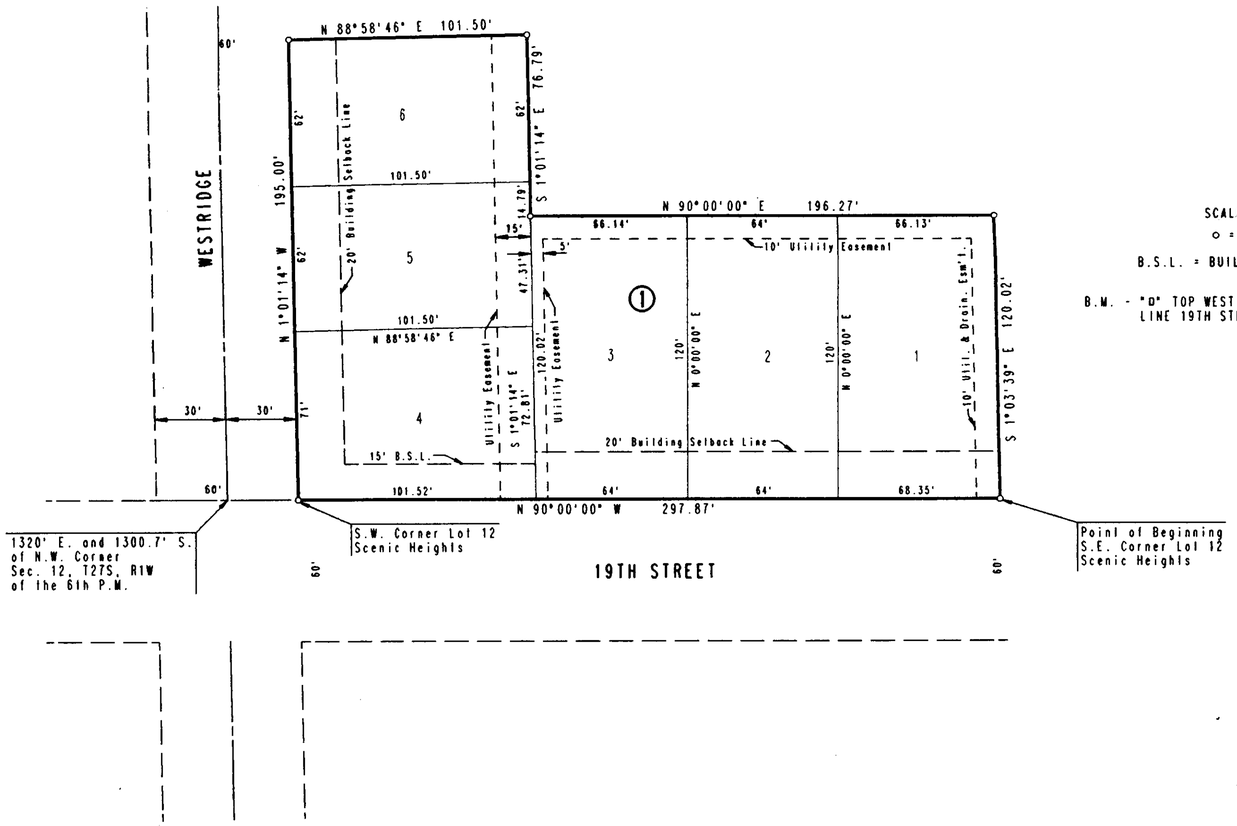
THUNDERBIRD 5TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/20/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/21/89

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



SCALE 1" = 40'

o = IRON SET

B.S.L. = BUILDING SETBACK LINE

B.M. - "D" TOP WEST CURVE WESTRIDGE AT SOUTH LINE 19TH STREET. ELEV.=130.45 CITY DATUM

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF THUNDERBIRD 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS AND A BLOCK THE SAME BEING A REPLAT OF PART OF LOT 12 IN SCENIC HEIGHTS, WICHITA, KANSAS AND DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 IN SAID SCENIC HEIGHTS, THENCE BEARING N90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 297.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE BEARING N1°01'14"W ALONG THE WEST LINE OF LOT 12 A DISTANCE OF 195.00 FEET; THENCE BEARING N88°58'46"E A DISTANCE OF 101.50 FEET; THENCE BEARING S1°01'14"E A DISTANCE OF 76.79 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 196.27 FEET TO THE EAST LINE OF SAID LOT 12; THENCE ALONG SAID EAST LINE BEARING S1°03'39"E A DISTANCE OF 120.02 TO THE POINT OF BEGINNING. CONTAINING 1.0 ACRES MORE OR LESS.

_____
R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
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 LOTS, AND A BLOCK THE SAME TO BE KNOWN AS THUNDERBIRD 5TH ADDITION TO SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THAT PORTION OF LOT 12 IN SCENIC HEIGHTS, WICHITA, KANSAS AS DESCRIBED IN THE SURVEYORS' CERTIFICATE IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: GOOD SHEPHERD EPISCOPAL CHURCH

BY: _____
THE VERY REV. ROBERT W. HARVEY

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THE VERY REVEREND ROBERT W. HARVEY OF GOOD SHEPHERD EPISCOPAL CHURCH, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID CHURCH, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITIAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

_____ CHAIRMAN
SUE L. CROCKETT

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

_____ MAYOR
ROBERT G. KNIGHT

_____ CITY CLERK
JOHN MOIR

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

D. On the final plat tracing, as is typical of existing additions in this area, 25-foot front yard building setbacks shall be indicated on all lots.

E. On the final plat, North shall be included in the street name for 19th Street.

F. The applicant shall obtain by separate instrument an off-site utility easement to serve these lots with sanitary sewer. This easement shall be submitted to the Planning Department for recording with the plat.

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. 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].

K. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-11

April 27, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 4/5/89)

CASE NUMBER:	S/D 89-21 - THUNDERBIRD 5TH ADDITION
OWNER/APPLICANT:	Thunderbird Realty Service, Inc., c/o Dave Entriken, 6700 W. Central #104, Wichita, KS 67212
SURVEYOR/ENGINEER:	Professional Engineering Consultants
LOCATION:	Northeast corner of 19th St. North and Westridge
SITE SIZE:	1 Acre
NUMBER OF LOTS	
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6
MINIMUM LOT AREA:	6,293 sq. ft.
CURRENT ZONING:	"AA" One-Family Dwelling District

VICINITY MAP:

