SEDGWICK COUNTY

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

January 5, 1990

Armstrong Land Survey, P.A.
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 89-28 - HINKLE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 4, 1990, 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 29, 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 1988 and all prior years have been paid.

last 1/2 unpaid

Please call if you have any questions.

Sincerely,

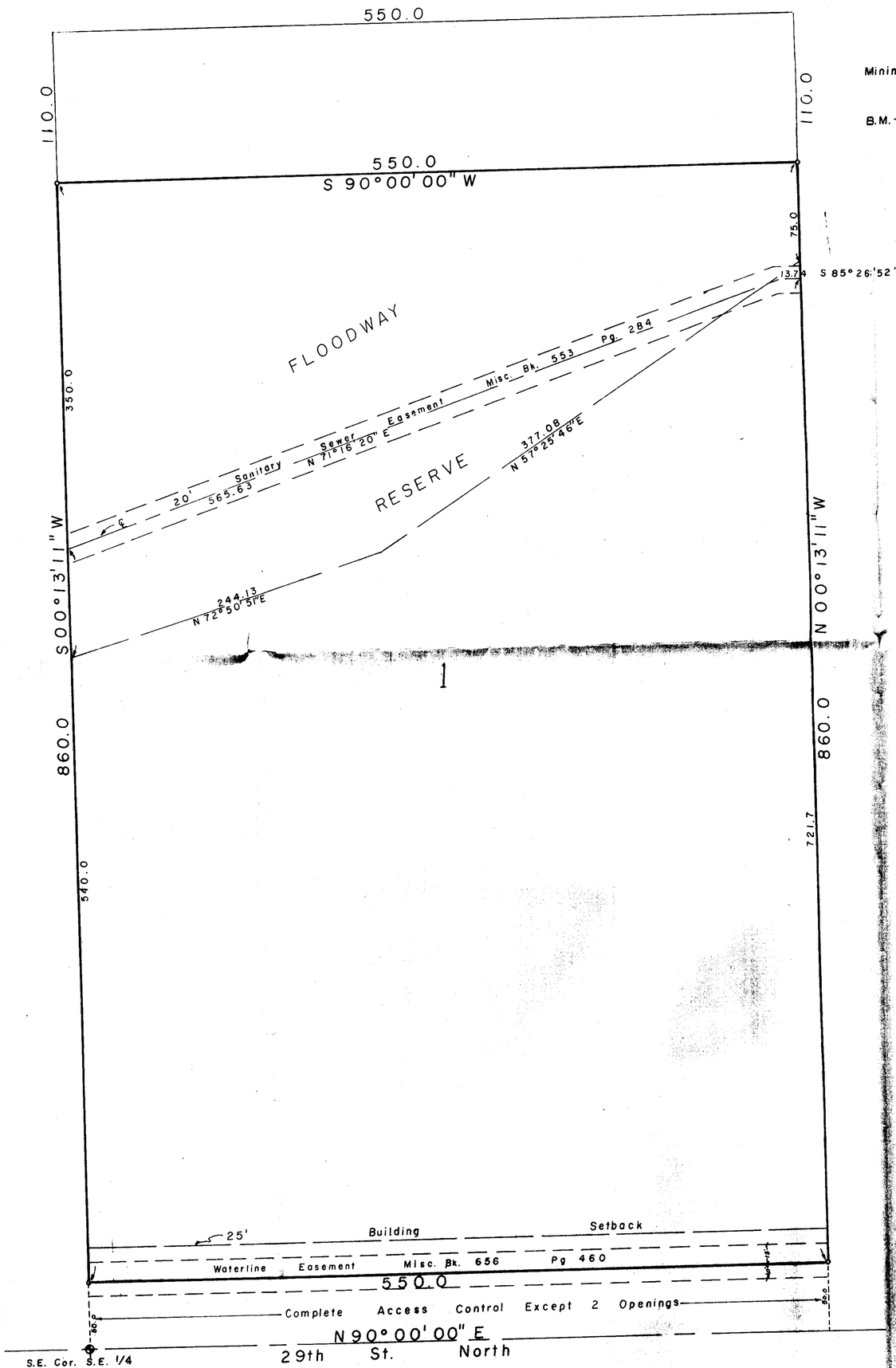
R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main, Wichita, KS 67202
Southern Skies Corp., 5610 E. 29th St. N., Wichita, KS 67220
Richard A. Lloyd, Suite 400, 150 N. Main, Wichita, KS 67202
Frank E. Smith, Director of Parks Department
Mike Lindebak, City Engineer

FILE COPY

HINKLE ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



Minimum PAD= 1353.6 m.s.l.
166.20 C.O.W.

B.M.- City of Wichita Disc
5.5' East & 37' North
of S.E. cor. S.E. 1/4
Sec. 36-T26S-R1E
Elev.-172.38 C.O.W.

State of Kansas)
) SS
County of Sedgwick)

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 1990, I have surveyed and platted a lot and block known as "HINKLE ADDITION" TO WICHITA, SEDGWICK COUNTY, KANSAS, the same being described as: The West 550 feet of the South 970 feet of the South Half of the Southeast Quarter of Section 36, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the North 110 feet thereof.

DONALD C. ARMSTRONG L.S. #780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to platted into a Lot to be known as " HINKLE ADDITION " to Wichita, Sedgwick County, Kansas. The street is hereby dedicated for the use of the public. All abutters' rights of access to or from 29th Street North over and across the north line of Lot 1 are hereby granted to Sedgwick County, provided however, that Lot 1 shall have access to 29th Street North at two locations to be determined by the City Engineer. The designated Floodway Reserve shall be part of the floodway and shall be the responsibility of the property owner until such time as the governing body exercising jurisdiction assumes the responsibility for maintenance and improvement of the drainage, provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office or their successors of office. A Minimum PAD elevation of 166.70 city datum, (1353.60 m.s.l.) is required.

Owner:

Jack B. Hinkle, trustee of the Eva J. Hinkle Living Trust.

State of Kansas)
) SS
County of Sedgwick)

Be it remembered that on this _____ day of _____, 1990, before me, a Notary Public in aforesaid state and county, came Jack B. Hinkle, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichtia-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1990.

_____, Chairman
Sue Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1990.

_____, 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 _____, 1990.

_____, Chairman
Paul W. Hancock

_____, Chairman Pro-tem
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroeder

_____, Commissioner
Billy Q. McCray

_____, Commissioner
David Bayouth

Entered on transfer record the _____ day of _____, 1990.

_____, County Clerk
Don Wright

State of Kansas)
) SS
County of Sedgwick)

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1990, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

L. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

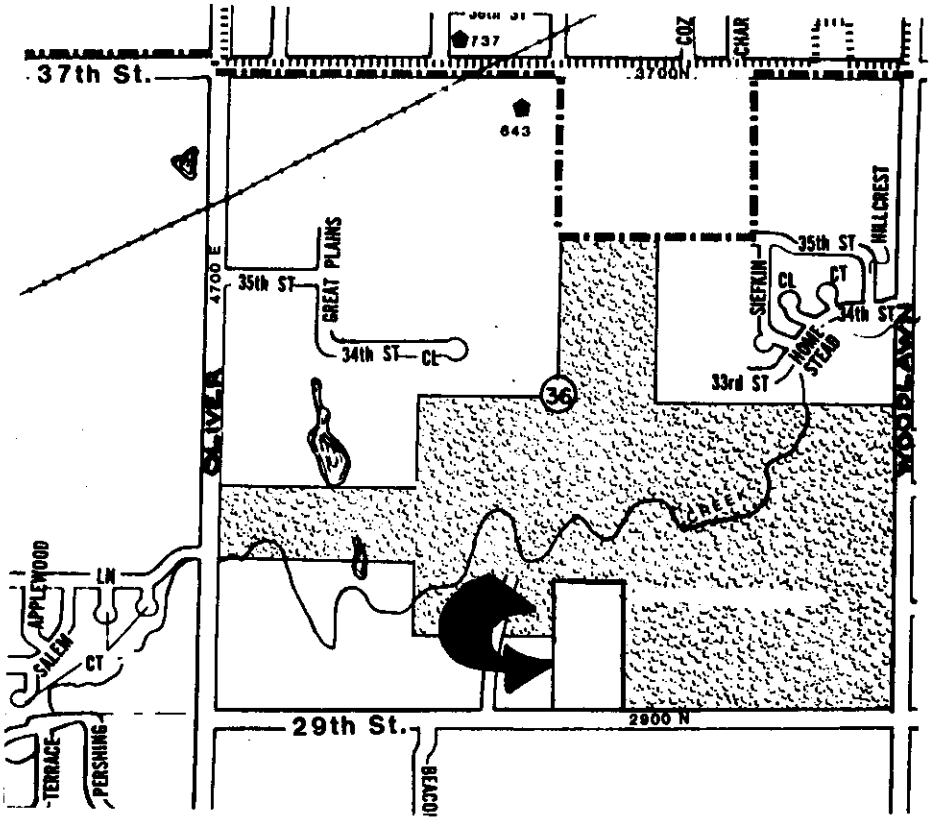
AGENDA ITEM NO. 1-3

January 4, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved, May 4, 1989)

CASE NUMBER:	**S/D 89-28 - HINKLE ADDITION**
OWNER/APPLICANT:	Hinkle Trust Fund, c/o Hinkle Oil Co., 150 N. Main, Wichita, KS 67202
SURVEYOR/ENGINEER:	Armstrong Land Survey, P.A.
LOCATION:	1/2 mile west of Woodlawn, north of 29th St. North
SITE SIZE:	12.36 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	12.36 Acres
CURRENT ZONING:	"AA" Single Family

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall petition for the extension of municipal water across the front of these lots. These petitions will be held until it can be combined with other petitions in the area.

B. The applicant shall guarantee the extension of sanitary sewer, from the sewer main in 29th Street North, to serve the lots being platted.

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

D. Since this plat shows a connection to an existing Bel Aire sanitary sewer line, but no record exists authorizing such a connection, the applicant shall submit a letter to the Planning Department, from Bel Aire, indicating Bel Aire's acceptance to allow the continued use of this connection.

E. If this plat is dedicating any street right-of-way for 29th Street North, it shall be clearly indicated as such on the final plat tracing. This is in addition to any existing right-of-way.

F. The applicant shall submit a drainage plan to City Engineering prior to the plat being forwarded to the City Council.

G. On the face of the plat; the word "Complete" shall be deleted from the line indicating Access Control Except 2 Openings, the center line ("CL") shall be labeled for 29th Street North, and the designation "Lot 1, Block 1" placed within the lot.

H. In the plattor's text, the following corrections shall be made; the word "be" added at the end of the second line ie. . . . certificate to be, at the start of the 7th line north should be changed to south line of Lot 1 and the access control is to be granted to the "City of Wichita" since this plat is within Wichita. The last line shall also indicate if the minimum building pad elevation involves "the lowest level" or "lowest opening."

I. The Planning Commission's signature block shall be amended to indicate Wayne L. Brinegar as Chairman of the Metropolitan Area Planning Commission.

J. This site is within Wichita's City Limits and County review is not required. The County's signature block should therefore be deleted.

K. 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.