

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. On the final plat tracing, a 25-foot building setback shall also be indicated to Woodlawn in addition to the utility easement.
- C. The applicant shall submit a signed subdivision application for this case.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- E. As required by the drainage plan for this subdivision, the applicant shall submit a cross-lot drainage agreement. This agreement shall specify that Lot 2 may continue to drain onto Lot 1.
- F. The plat's text shall be amended to indicate that the location of access openings to Woodlawn "shall be determined by the appropriate engineer".
- G. The plat tracing shall indicate a 35-foot building setback on each lot from Woodlawn.
- 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. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

JUNE 9, 1988

STAFF REPORT

CASE NUMBER: S/D 88-43 - J - J ACRES SECOND

OWNER/APPLICANT: Dwayne and Myrna Howard, 5227 S. Woodlawn,
Derby, KS 67037

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: On the west side of Woodlawn, in an area south of 47th
Street South.

SITE SIZE: 10.61 Acres

NUMBER OF LOTS:

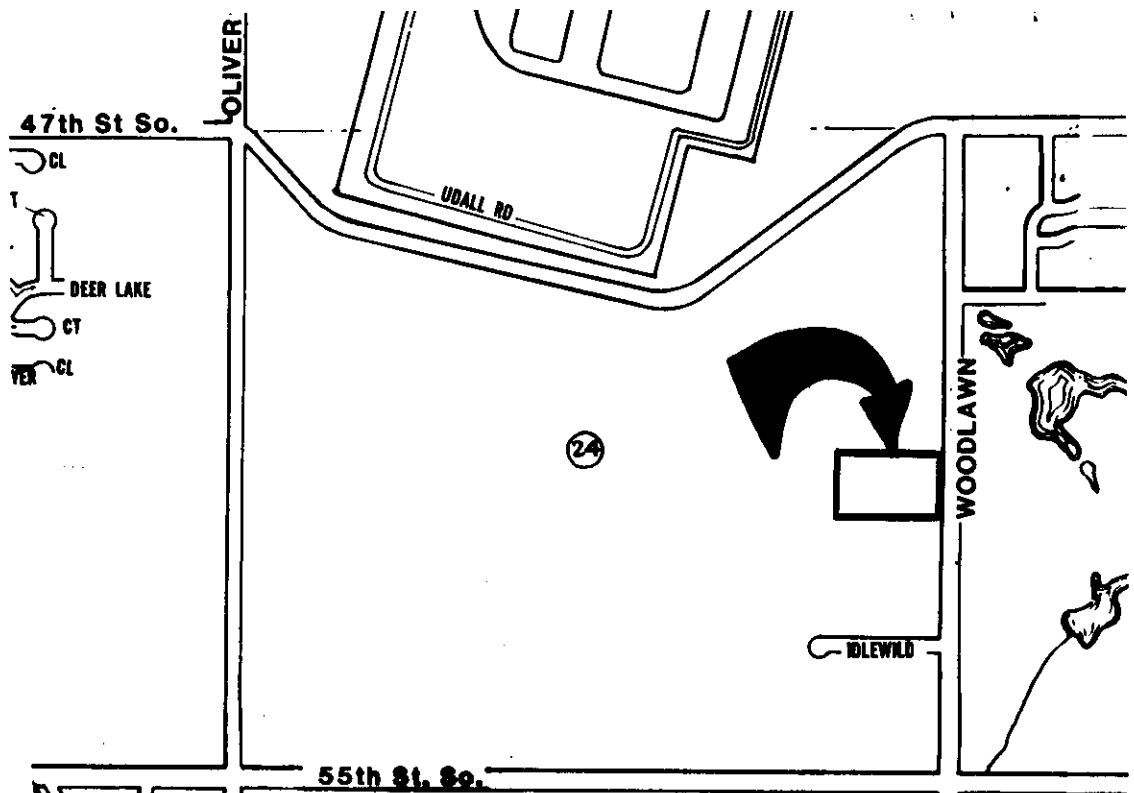
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 217,900 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:

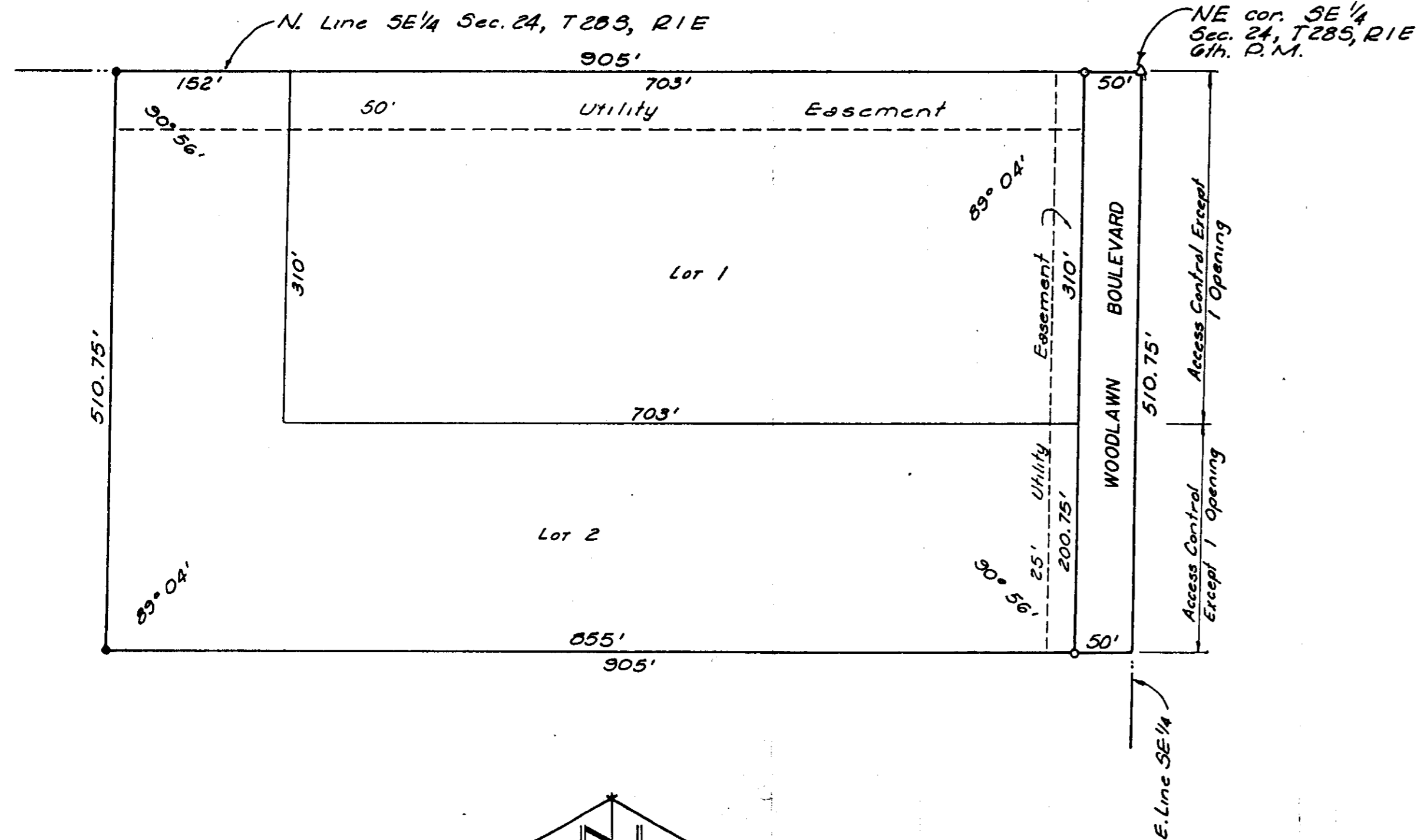


THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/2/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/3/88

"J-J ACRES SECOND"
SEDGWICK COUNTY, KANSAS

SOUTHWEST QUARTER SECTION 24, TOWNSHIP 28 SOUTH, RANGE 1 EAST

OFFICE COPY
DO NOT REMOVE



Scale: 1" = 100'
o = Existing Corners
• = Set #4 Rebar with cap "TTL51 CL322"

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1988.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN
MARK F. SCHROEDER
_____, CHAIRMAN PRO TEM
BILLY Q. McCRAY
_____, COMMISSIONER
DAVID BAYOUTH
_____, COMMISSIONER
TOM SCOTT
_____, COMMISSIONER
BERNARD A. HENTZEN

ATTEST: _____, COUNTY CLERK
DON WRIGHT

STATE OF KANSAS) ss
SEDGWICK COUNTY)
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1988, AT _____ O'CLOCK _____ M.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK
DON WRIGHT

EUREKA FEDERAL SAVINGS AND LOAN ASSOCIATION, MORTGAGEE ON PART OF THE LAND BEING PLATTED HEREIN, DOES HEREBY CONSENT TO THIS PLAT OF "J-J ACRES SECOND", SEDGWICK COUNTY, KANSAS.

EUREKA FEDERAL SAVINGS AND LOAN ASSOCIATION

_____, VICE-PRESIDENT
LEONARD C. CAHOJ

STATE OF KANSAS)
GREENWOOD COUNTY) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988 BY LEONARD C. CAHOJ, VICE-PRESIDENT OF EUREKA FEDERAL SAVINGS AND LOAN ASSOCIATION, ON BEHALF OF THE ASSOCIATION.

_____, NOTARY PUBLIC
REBECCA STEVER

MY COMMISSION EXPIRES: JULY 13, 1991

THIS PLAT OF "J-J ACRES SECOND", SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1988.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
ELTON PARSONS
_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1988.

WICHITA CITY COUNCIL
_____, MAYOR
SHELDON KAMEN

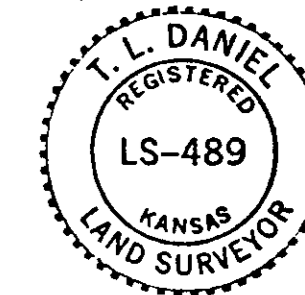
_____, DEPUTY CITY CLERK
DALE E. REA

STATE OF KANSAS)
SEDGWICK COUNTY) ss

TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "J-J ACRES SECOND", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:

ALL OF "J-J ACRES", SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE WEST 425 FEET OF THE EAST 905 FEET OF THE NORTH 510.75 FEET OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ON THE NORTH LINE OF SAID QUARTER SECTION 905 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 510.75 FEET; THENCE EAST, PARALLEL WITH SAID NORTH LINE, 905 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ON SAID EAST LINE 510.75 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.61 ACRES, MORE OR LESS.



TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL LS#489 DATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, DWAYNE E. HOWARD AND MYRNA E. HOWARD, HUSBAND AND WIFE, OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND A STREET TO BE KNOWN AS "J-J ACRES SECOND", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN ON THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM WOODLAWN BOULEVARD OVER AND ACROSS THE EAST LINE OF LOTS 1 AND 2 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED, HOWEVER, THAT LOTS 1 AND 2 SHALL EACH HAVE ACCESS TO WOODLAWN BOULEVARD AT ONE LOCATION AS SHALL BE DETERMINED BY THE APPROPRIATE GOVERNING BODY.

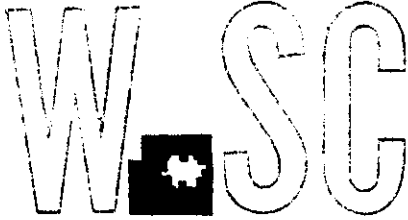
DWAYNE E. HOWARD MYRNA E. HOWARD

STATE OF KANSAS) ss
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988, BY DWAYNE E. HOWARD AND MYRNA E. HOWARD, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 266-4561

June 9, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 88-43 - J - J ACRES SECOND

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 9, 1988, 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 June 3, 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 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 platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid. *Sec Binder*

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dik

cc: Dwayne and Myrna Howard, 5227 S. Woodlawn, Derby, KS 67037

FILE COPY