



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

October 13, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-65 - JANET WHITE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, 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 October 6, 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.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB

cc: Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/5/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/6/89

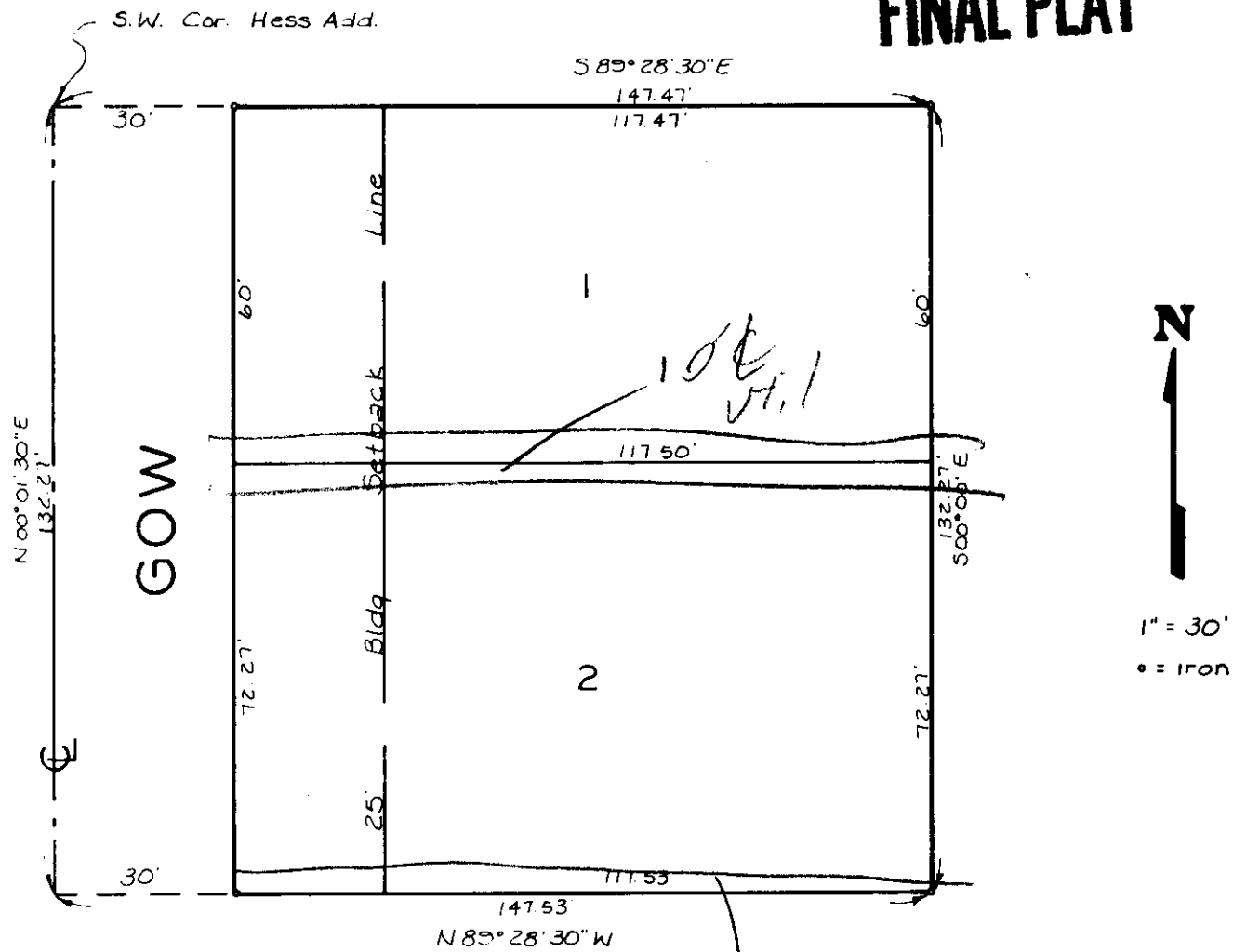
JANET WHITE ADDITION

OFFICE COPY

DO NOT REMOVE

WICHITA, KANSAS

FINAL PLAT



State of Kansas }
Sedgwick County } ss. We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "JANET WHITE ADDITION," Wichita, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed described as beginning 300 feet north of the
southeast corner of the S.W. 1/4 Sec. 12, Twp. 27-S, R-1-W of the
6th P.M.; thence north 132.27 feet; thence west 329.33 feet;
thence south 132.27 feet; thence east 329.33 feet to the place of
beginning, in Sedgwick County, Kansas; except the east 181 feet
thereof.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots and a street to be known as
"JANET WHITE ADDITION," Wichita, Kansas. The street is hereby
dedicated to and for the use of the public. Util. Eas.

Rick Thompson Construction, Inc.

Richard P. Thompson President

This plat of "JANET WHITE ADDITION,"
Wichita, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this _____ day of _____, 1989.

Wayne L. Brinegar Chairman
Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wich-
ita, Kansas, this _____ day of _____, 1989.

Bob Knight Mayor
John Moir City Clerk

Entered on transfer record this _____
day of _____, 1989.

Don Wright County Clerk

State of Kansas }
Sedgwick County } ss. This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____
day of _____, 1989, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler Register of Deeds
Ed Resa Deputy

State of Kansas }
Sedgwick County } ss. The foregoing instrument was acknowledged
before me this _____ day of _____, 1989, by Richard P.
Thompson, President of Rick Thompson Construction, Inc., on behalf
of the corporation.

My Appt Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat
of "JANET WHITE ADDITION," Wichita, Kansas.

Kansas State Bank and Trust

State of Kansas }
Sedgwick County } ss. The foregoing instrument was acknowledged
before me this _____ day of _____, 1989, by _____
of Kansas State Bank and Trust, on
behalf of the corporation.

My Appt Exp. _____ Notary Public

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid petition for the paving of Gow from the south line of this plat, northward to existing pavement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to scheduling this case before the City Council, the fence which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the fence has been removed, a letter so stating shall be submitted from the platting engineer.
- E. The applicant shall dedicate by separate instrument, 4-feet of additional utility easement, off-site along the east line of this plat adjacent to the existing sanitary sewer line and easement.
- F. The final plat tracing shall indicate the utility easements requested by K.G. & E.; described as a 10-foot center line between Lots 1 and 2 and the south 5-feet of Lot 2. The platting engineer's text shall reference these utility easements as being dedicated to and for the public.
- G. 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.
- H. 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.
- I. 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.
- 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. 2-8

October 12, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 9/21/89)

CASE NUMBER: S/D 89-65 - JANET WHITE ADDITION

OWNER/APPLICANT: Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of Gow in an area north of 13th St. North

SITE SIZE: .45 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 7,209 sq. ft.

CURRENT ZONING: "AA" One family dwelling

VICINITY MAP:

