STAFF COMMENTS:

A. In order to more clearly identify the location of the 30-foot and 20-foot utility easements on this property, dimensions shall be provided from lot corners. Dimensions and bearings should also be provided along the 20-foot utility easement.

B. The applicant shall provide City Engineering with a square footage figure for this lot so that special assessments for existing water, sanitary sewer and street paving projects may be redefined for the addition in which this lot was originally platted in.

C. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

D. As required by Section 8-103(I), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.

E. 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.

F. 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.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

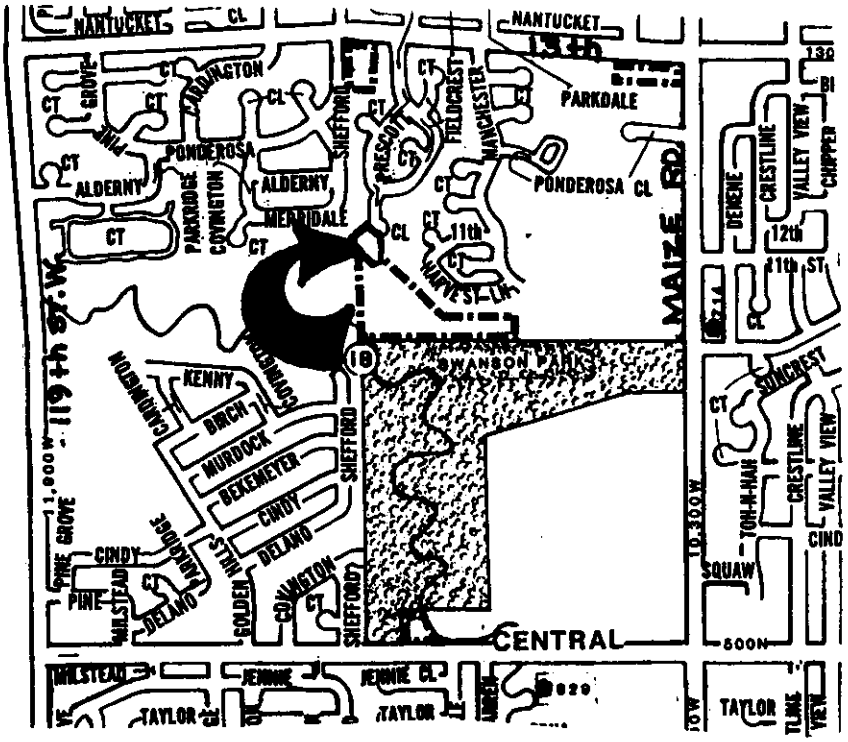
AGENDA ITEM # 1-3

JULY 21, 1988

STAFF REPORT
(Revised Final Plat; Final Approved 6/30/88)

CASE NUMBER:	S/D 88-51 - NEUBAUER ADDITION
OWNER/APPLICANT:	Carl Jaax, 1001 N. Maize Road, Wichita, KS 67212
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants, P.A.
LOCATION:	West of Prescott Circle, in an area south of 13th Street North.
SITE SIZE:	21,550 Sq. Ft.
NUMBER OF LOTS:	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	21,550 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA"

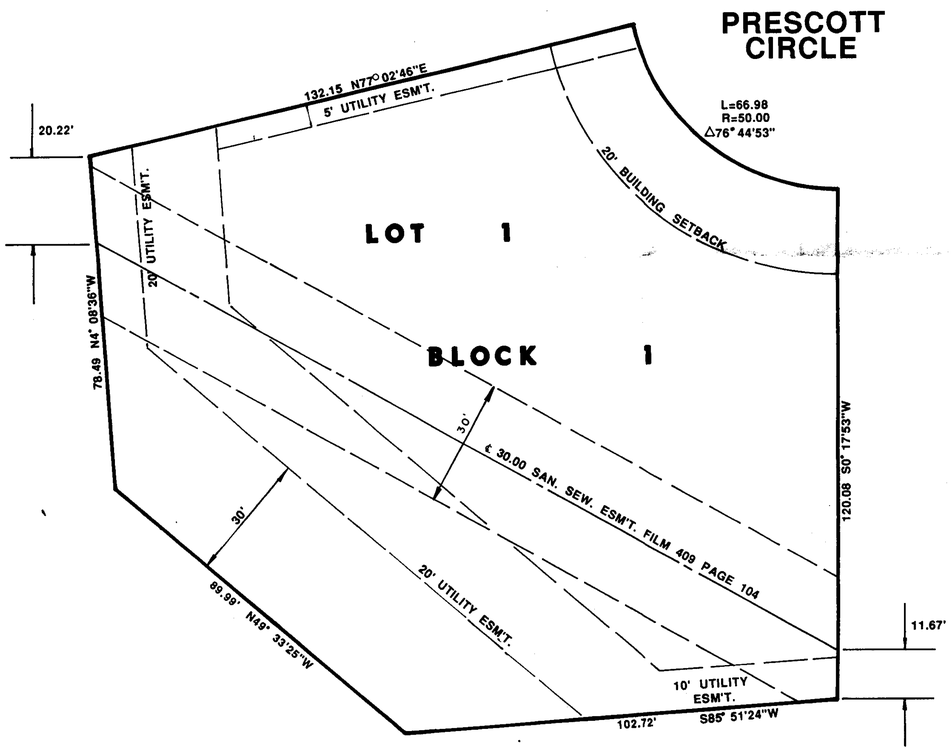
VICINITY MAP:



FINAL PLAT OF

NEWBAUER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE 1"=20'

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "NEWBAUER ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 10, Block 1, Huntington Place Second Addition, an addition to Wichita, Sedgwick County, Kansas, and also that part of the Northeast Quarter of Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning at the Southwesterly corner of said Lot 10, Block 1; thence Southeasterly along the Southwesterly line of said Lot 10, Block 1; thence Southwesterly perpendicular to the said Southwesterly line 30.00 feet; thence Northwesterly parallel to said Southwesterly line to a point on the West line of said Northeast Quarter; thence North along said West line to the point of beginning.

All Lots, Blocks, easements and setbacks within the above described property are vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1988.

_____
Kenneth H. Bengtson, P.E. R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

This plat of "NEWBAUER ADDITION" 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, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1988.

_____, Mayor
Sheldon Kamen

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this ___ day of _____, 1988.

_____, 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 this ____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as "NEWBAUER ADDITION", an addition to Wichita, Sedgwick County, Kansas. The easements are dedicated for the construction and maintenance of public utilities.

By: _____
Richard E. Newbauer

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Richard E. Newbauer to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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: _____

By: _____
Micheline R. Newbauer

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Micheline R. Newbauer to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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: _____

July 22, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, Kansas 67226

Re: Final Plat (Revised) S/D 88-51: NEW BAUER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 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 July 15, 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 plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Carl Jaax, 1001 North Maize Road, Wichita, Kansas 67212

FILE COPY