SEDGWICK COUNTY

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

July 7, 1989

Michele R. Hall
c/o Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: S/D 89-40 BOBWHITE ADDITION

Dear Ms. Hall:
At the regular meeting of the Metropolitan Area Planning Commission on July 6, 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 July 3, 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 the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

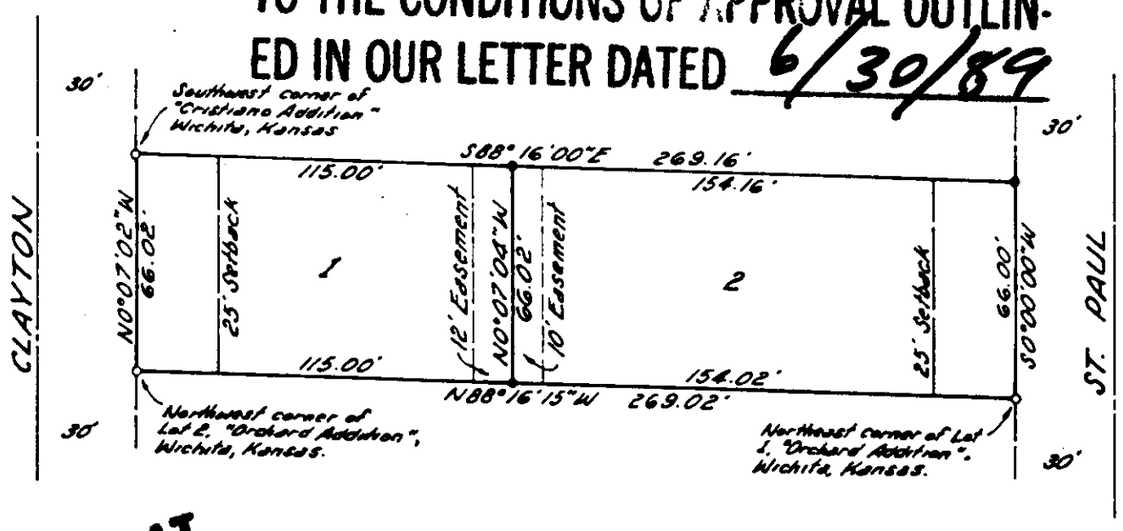
RTB:sm
cc: Charles & Norma Dennis, 1807 N. St. Paul, Wichita, KS 67203
Mike Bianco, 447 Westfield Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

BOBWHITE ADDITION
TO WICHITA, KANSAS

(NE 1/4 SEC. 12, T27S, R1W)

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/29/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/30/89



FINAL PLAT
OFFICE COPY
DO NOT REMOVE

SCALE: 1"=50'
o= IRON PIPE FOUND
•= ½" REBAR WITH I.D. CAP SET
BEARING BASIS ASSUMED

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

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 "BOBWHITE ADDITION", TO WICHITA, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, BEING A REPLAT OF PROPERTIES DESCRIBED AS:

LOT 8, EXCEPT THE NORTH 66 FEET THEREOF, AND EXCEPT THE SOUTH 72 FEET THEREOF, AND EXCEPT THE WEST 30 FEET THEREOF, BLOCK C, "SHERIDAN ACRES", SEDGWICK COUNTY, KANSAS.

TERRA TECH LAND SURVEYING, INC.

_____ _____

MICHELE R. HALL LS#958

MICHELE R. HALL REGISTERED LS-958 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO LOTS TO BE KNOWN AS "BOBWHITE ADDITION", TO WICHITA, KANSAS. THE EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

_____ _____

CHARLES L. DENNIS NORMA R. DENNIS

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1989, BY CHARLES L. DENNIS AND NORMA R. DENNIS, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MICHELE R. HALL

MY COMMISSION EXPIRES: 25 AUGUST, 1992

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

DATED THIS _____ DAY OF _____, 1989.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, 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, THIS _____ DAY OF _____, 1989.

WICHITA CITY COUNCIL

_____, MAYOR

ROBERT G. KNIGHT

_____, CITY CLERK

JOHN MOIR

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 _____, 1989, AT _____ O'CLOCK ____.M.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989.

_____, COUNTY CLERK

DON WRIGHT

STAFF COMMENTS:

A. Street right-of-way for Clayton has been acquired by separate instrument. The final plat tracing shall indicate the recording information for this separate acquisition.

B. Unless the K.G.&E. easement along the west line of lot 2 has been released, the final plat tracing shall also indicate the recording information for this easement in addition to the easement being granted.

C. On the final plat tracing the Mayor's signature block shall be amended to indicate Bob Knight.

D. 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.

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

G. 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

July 6, 1989

STAFF REPORT
(Final Plat Approved 6/29/89)

CASE NUMBER:	S/D 89-40 - BOBWHITE ADDITION
OWNER/APPLICANT:	Charles L. Dennis, etux, 1807 N. St. Paul, Wichita, KS 67203
SURVEYOR/ENGINEER:	Terra Tech Land Surveying, Inc.
LOCATION:	North of 17th St. No. between Clayton & St. Paul
SITE SIZE:	17,754 sq. ft.
NUMBER OF LOTS	2
Residential:	
Office:	
Commercial:	
Industrial:	
Total:	2
MINIMUM LOT AREA:	7,589 sq. ft.
CURRENT ZONING:	(one-family)

VICINITY MAP:

