

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 26, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-33 - EARLINE'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 25, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 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 first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:jcm

cc: Earline & S.E. Simpson, 100 N. Westfield, 67212
Jack Brown, Health Department
Mike Lindebak, City Engineer

EARLINE'S ADDITION

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/18/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/19/89

State of Kansas }
Sedgwick County } ss. We, Baughman Company, P.A., Survey-
ors in aforesaid county and state do hereby certify that we
have surveyed and platted "EARLINE'S ADDITION," Wichita,
Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed described as and being a
replat of the west 180 feet of the south 214 feet of Lot 19,
in Westfield Acres, Sedgwick County, Kansas.

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 to be known as "EARLINE'S
ADDITION," Wichita, Kansas. The utility easement is hereby
granted as indicated for the construction and maintenance of
all public utilities.

S.E. Simpson

Earline J. Simpson

State of Kansas }
Sedgwick County } ss. The foregoing instrument was acknowledged
before me on this _____ day of _____, 198____, by S.E.
Simpson and Earline J. Simpson, his wife.

My App't Exp. _____ Notary Public

We, the undersigned, holders of a mort-
gage on the above described property do hereby consent to
this plat of "EARLINE'S ADDITION," Wichita, Kansas.
Fidelity Savings Association of Kansas

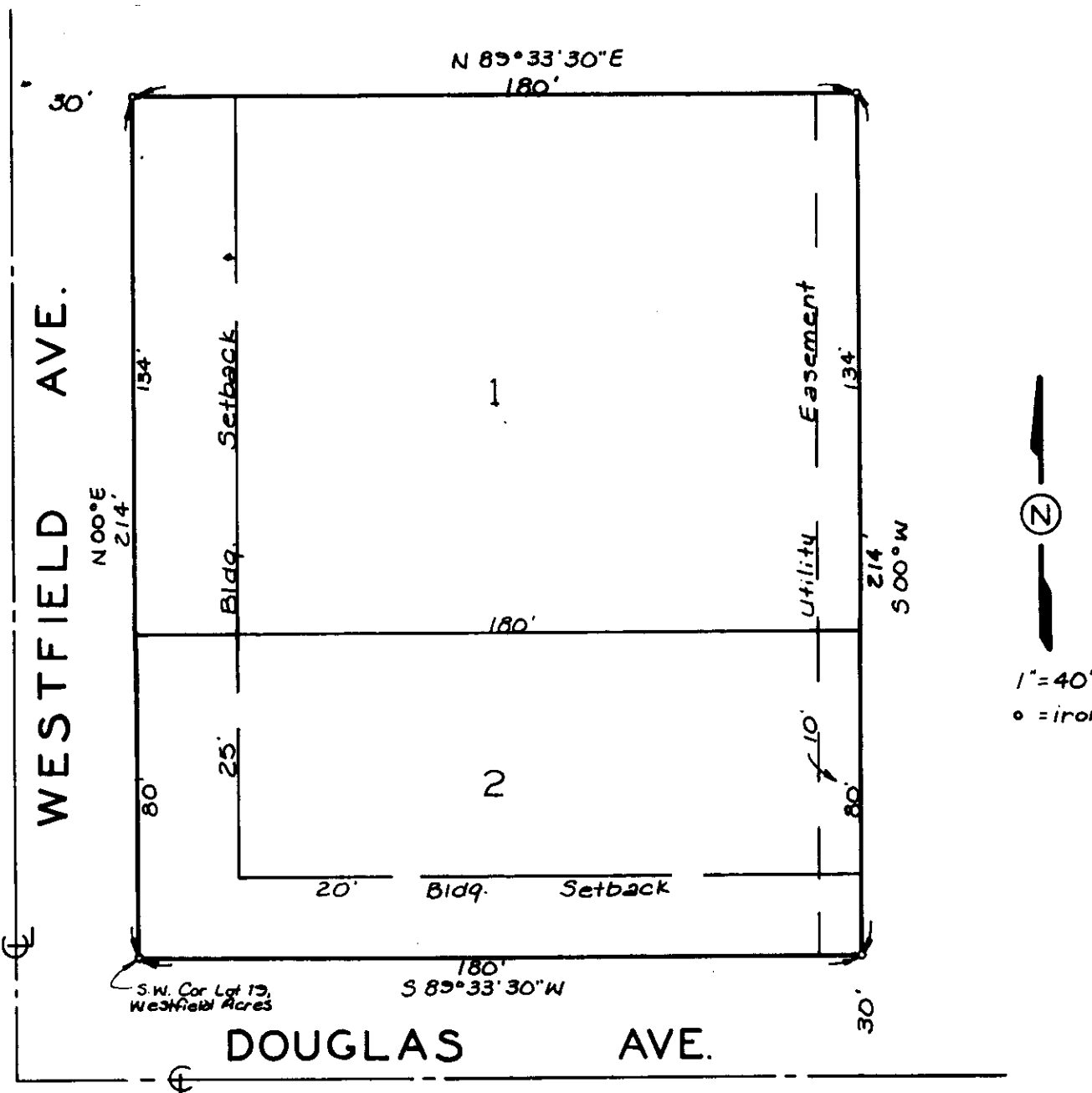
State of Kansas }
Sedgwick County } ss. The foregoing instrument was acknowledged
ed before me this _____ day of _____, 198____, by
_____, of Fidelity Savings
Association of Kansas, on behalf of the Association.

Notary Public

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 _____, 198____, at _____ o'clock, _____ M.; and is
duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



This plat of "EARLINE'S ADDITION,"
Wichita, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.

Dated this _____ day of _____, 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 198____.

Bob Knight Mayor

John Moir City Clerk

Entered on transfer record, this _____
day of _____, 198____.

Don Wright County Clerk

STAFF COMMENTS:

- A. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that at the time of site development the approved drainage plan requires grading improvements for Lot 2.
- D. As requested by City Engineering, the applicant shall establish a private 10-foot drainage easement across Lot 2 to serve Lot 1. The final plat tracing shall show said easement on the face of the plat with recording information. A copy of the recorded instrument shall be submitted to the Planning Department.
- E. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- F. On the approved transportation plan, Westfield at this location is indicated as a collector. The final plat tracing shall therefore indicate additional right-of-way so as to provide 33-feet of half street right-of-way adjacent to the two lots being platted. The plat's text shall be amended to reference the dedication of this street right-of-way.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 2-5

STAFF REPORT
(Final Plat)

VICINITY MAP:

