Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-81 Name: THOMAS PARKER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: On the north side of MacArthur Road, between Clarence Avenue and Seneca.
Owner: Thomas A. Parker, 1915 W. MacArthur, Lot 86, Wichita, KS 67217
Surveyor/Engineer: Air Capitol Land Surveyors, 260 W. 21st Street, Wichita, KS 67203

1. Gross Acreage of Plat: 0.83
2. Number of Lots:
   - Residential: 2
   - Office:
   - Commercial:
   - Industrial:
   - Total: 2
3. Minimum Lot Area: 10,500 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. On the final plat tracing, the centerline of 38th Street South shall be labeled.

F. On the final plat tracing, the City Council signature block shall be amended to indicate that dedications are accepted by "the City Council of the City of Wichita, Kansas".

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.

L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

N. The representative from City Engineering should be prepared to comment on the amount of half-street right-of-way that is needed for MacArthur Road. When Blankenship Addition was platted at the northeast corner of MacArthur and Clarence, a total of 75 feet of half-street right-of-way was dedicated.

NOTE: This plat has been submitted in final form only.

September 3, 1987

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 87-81 - THOMAS PARKER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 3, 1987, 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 August 28, 1987.

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 1987 and all prior years have been paid.

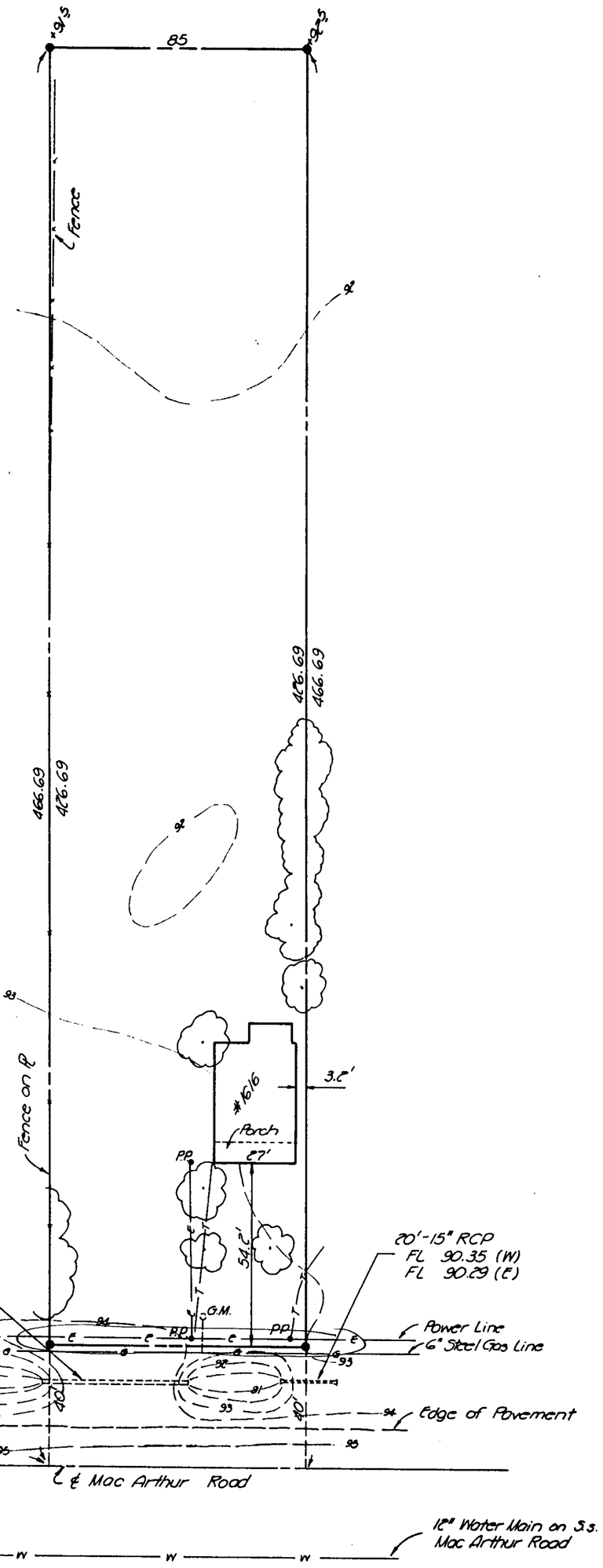
Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Thomas A. Parker, 1915 W. MacArthur, Lot 86, Wichita, KS 67217





Scale 1"=30'

LEGAL DESCRIPTION

A tract in the Southwest Quarter of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning 751.69 feet east of the Southwest corner of said Southwest Quarter; thence north parallel with the West line of said Southeast Quarter, a distance of 466.69 feet; thence east parallel with the South line of said Southeast Quarter, a distance of 85 feet; thence south parallel with the West line of Southeast Quarter, a distance of 466.69 feet; thence west 85 feet to the point of beginning, except the south 40 feet thereof for road.

BM:
City of Wichita Benchmark Disk, 84' North and 42' West of the SW Cor. of the SE/4, Sec. 7, T28S, R1E.

LEGEND

PP	Power Pole	—E—	Electric
	Gas Meter	—W—	Water
	Trees	—G—	Gas
x—x	Fence	—T—	Telephone

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DO NOT REMOVE

SKETCH PLAN AND SURVEY
OF EXISTING CONDITIONS

THOMAS PARKER ADDITION

WICHITA , SEDGWICK COUNTY , KANSAS

AIR CAPITOL LAND SURVEYORS
1987

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