

November 23, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-110 - CRAIG ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 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 November 19, 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 platlor.
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

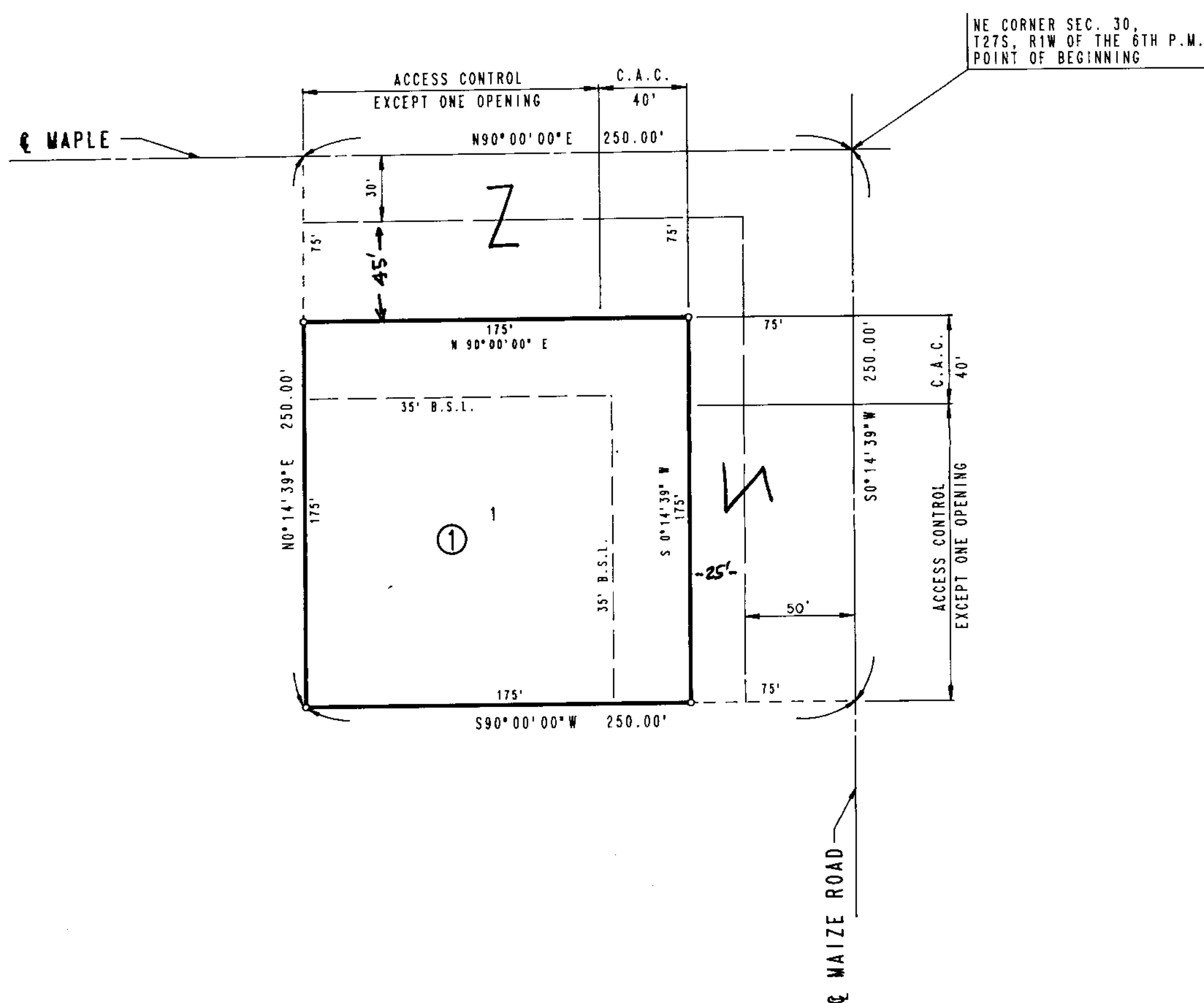
DL:dlk

cc: Thomas A. Craig, 736 Edgewater, Wichita, KS 67230

FILE COPY

OFFICE COPY
DO NOT REMOVE

T.A. CRAIG ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



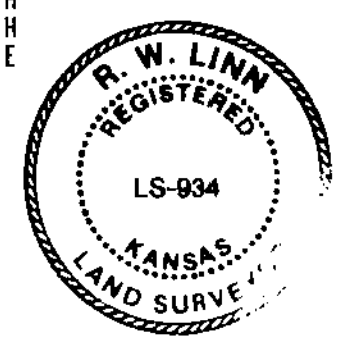
SCALE: 1" = 50'
 ○ = IRON SET
 B.S.L. = BUILDING SETBACK LINE
 C.A.C. = COMPLETE ACCESS CONTROL
 B.M. - STD. DISC 43.5 FT. SOUTH AND 52.7 FT. EAST
 OF INTERSECTION OF CENTERLINES OF MAIZE
 ROAD AND MAPLE.
 ELEV. = 133.195 CITY DATUM

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 30th DAY OF December, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF T.A. CRAIG ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS, THE SAME BEING A TRACT OF LAND DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°14'39"W ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 250.00 FEET; THENCE BEARING S90°00'00"W PARALLEL WITH THE NORTH LINE SAID SECTION 30, A DISTANCE OF 250.00 FEET; THENCE BEARING N0°14'39"E A DISTANCE OF 250.00 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 30; THENCE BEARING N90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET AND EXCEPT THE EAST 50 FEET THEREOF.

R.W. LINN, P.E., LIC. #3684, R.L.S. #934
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK, AND STREETS, THE SAME TO BE KNOWN AS T.A. CRAIG ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS RIGHT OF ACCESS TO AND FROM MAPLE AND MAIZE ROAD OVER AND ACROSS THE NORTH AND EAST LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO MAPLE AT ONE (1) LOCATION, AND SHALL HAVE ACCESS TO MAIZE ROAD AT ONE (1) LOCATION, AS SHOWN; SAID LOCATIONS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: THOMAS A. CRAIG, TRUSTEE OF THE EDWARD CRAIG TRUST AND THE RUTH M. CRAIG TRUST
Thomas A. Craig
 THOMAS A. CRAIG, TRUSTEE

BE IT REMEMBERED THAT ON THIS 24th DAY OF December, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THOMAS A. CRAIG, TRUSTEE OF THE EDWARD CRAIG TRUST AND THE RUTH M. CRAIG TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THIS VOLUNTARY ACT AND DEED OF SAID TRUST. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Charlene A. Stilwell, NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 30, 1991

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 23rd DAY OF November, 1987.

Elton Parsons ELTON PARSONS, CHAIRMAN
Marvin S. Krout MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS 16th DAY OF February, 1988.

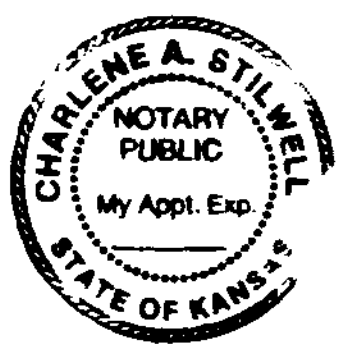
Robert G. Knight ROBERT G. KNIGHT, MAYOR
Dale E. Rea DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS 29 DAY OF Feb, 1988.

Ronald G. Miller FOR DON WRIGHT, COUNTY CLERK
 Ronald G. Miller

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 1:40 P.M. ON THIS 29th DAY OF FEBRUARY, 1988.

Pat Kettler PAT KETTLER, REGISTER OF DEEDS
Ed Resa ED RESA, DEPUTY



STAFF COMMENTS:

NOTE: This plat was a portion of an overall preliminary plat of Summerfield III approved by the Subdivision Committee on 7/2/87. The property has been sold to a new owner and is no longer under the control of the platlor of Summerfield III.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall petition for a free flow right turn lane for the Maple/Maize Road intersection. This petition will be held until it can be combined with future petitions to the west and south.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If minimum building pad elevations are required for this plat, the elevation shall be noted on the face of the plat as well as in the platlor's text.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and if an easement is needed for sanitary sewer.

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

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-110- CRAIG ADDITION

OWNER/APPLICANT: Thomas A. Craig

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Southwest corner of Maple and Maize Road.

SITE SIZE: 46,000 Sq. Ft.

NUMBER OF LOTS:

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 30,625 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:

