Final Plat
SUBDIVISION REPORT

S' DIVISION COMMITTEE
ME ROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-36 Name: ALDON ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/21/87

DESCRIPTION

General Location: Southwest corner of Maize and McCormick.
Owner: Alvin Nagel, 7701 Dublin, Wichita, KS 67206
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey, Wichita, KS 67202

1. Gross Acreage of Plat: 1.38
2. Number of Lots:
   - Residential: 1
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 43,450 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

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

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

D. On the final plat tracing, a 25-foot building setback shall be indicated from Maize Road and McCormick Street.

E. On the final plat tracing, the centerline of Maize Road shall be labeled.

F. The text of the final plat tracing shall be corrected to indicate approval by the "City Council" and not the Board of City Commissioners.

G. If the platting of this property requires the establishment of a minimum building pad elevation, the elevation shall be expressed in both Mean Sea Level and City Datum. The platting of the minimum building pad shall be referenced on the face of the plat and in the plattor's text.

H. If the platting of this property requires the establishment of a floodway, the standard floodway language shall be referenced in the plattor's text.

I. On the final plat, the street to the north shall be named McCormick. The existing half-street right-of-way for this street shall be indicated along with the centerline of the street.

J. On the final plat tracing, the access control wording in the plattor's text shall be amended to reference that the controls are granted to "the City of Wichita" rather than the appropriate governing body.

K. 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.

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

M. Recording of the plat within 30 days after approval by the City Council.

N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

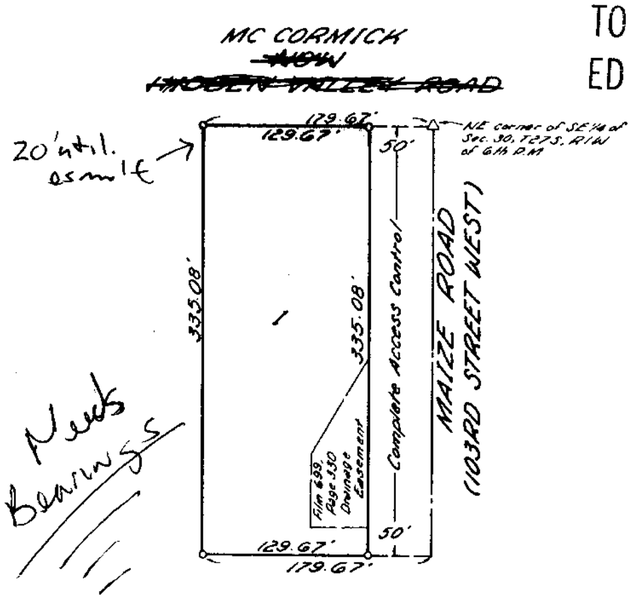
O. Both representatives of the City Engineer's office and of the utility companies should be prepared to comment on the need for utility easements.

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

ALDON ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

SE 1/4 SEC. 30, T27S, R1W

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/21/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/21/87



SCALE: 1"=100'
○ - IRON

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT OF "ALDON ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS_____DAY OF_____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
JOHN TERRY MOORE

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS_____DAY OF_____, 1987.

City Council
~~BOARD OF CITY COMMISSIONERS~~

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "ALDON ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, DESCRIBED AS FOLLOWS:

THE EAST 179.67 FEET OF THE NORTH 335.08 FEET OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 50 FEET THEREOF, FOR ROADWAY PURPOSES.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL REGISTERED LS-489 KANSAS LAND SURVEYOR

T. L. DANIEL LS#489 DATE

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 PLATTED INTO A LOT TO BE KNOWN AS "ALDON ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. COMPLETE ACCESS CONTROL TO MAIZE ROAD OVER AND ACROSS THE EAST LINE OF LOT 1 IS HEREBY GRANTED TO THE ~~APPROPRIATE GOVERNING BODY~~ City of Wichita.

ALVIN W. E. NAGEL

DOLLY P. NAGEL

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____1987, BY ALVIN W. E. NAGEL AND DOLLY P. NAGEL, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES:_____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT____O'CLOCK ____.M., ON THE_____DAY OF_____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS_____DAY OF_____, 1987.

_____, COUNTY CLERK
DON WRIGHT

H. Since the platting of this property requires the establishment of a floodway, the standard floodway language shall be referenced in the plattor's text.

I. On the final plat, the street to the north shall be named McCormick. The existing half-street right-of-way for this street shall be indicated along with the centerline of the street.

J. On the final plat tracing, the access control wording in the plattor's text shall be amended to reference that the controls are granted to "the City of Wichita" rather than the appropriate governing body.

K. The final plat tracing shall indicate a 20-foot utility easement adjacent to the north line of the lot.

L. The final plat tracing shall indicate an appropriately sized utility easement to cover the existing electrical lines on this property.

M. 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.

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

O. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 28, 1987. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Alvin Nagel, 7701 Dublin, Wichita, KS 67206
Mike Lindebak, City Engineer

May 21, 1987

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-36 - ALDON ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 21, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. See 5/20/87 memo from J. Brown.

B. The applicant shall petition for the extension of a water line to serve this property. This petition will be held until it can be combined with other petitions in this general area. Submitted

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. Submitted 6/1

D. On the final plat tracing, a 25-foot building setback shall be indicated from Maize Road and McCormick Street. Shown

E. On the final plat tracing, the centerline of Maize Road shall be labeled. Shown

F. The text of the final plat tracing shall be corrected to indicate approval by the "City Council" and not the Board of City Commissioners. changed

G. Since the platting of this property requires the establishment of a minimum building pad elevation, the elevation shall be expressed in both Mean Sea Level and City Datum. The platting of the minimum building pad shall be referenced on the face of the plat and in the plattor's text. 130 City Datum.