

WALNUT GROVE FIFTH ADDITION

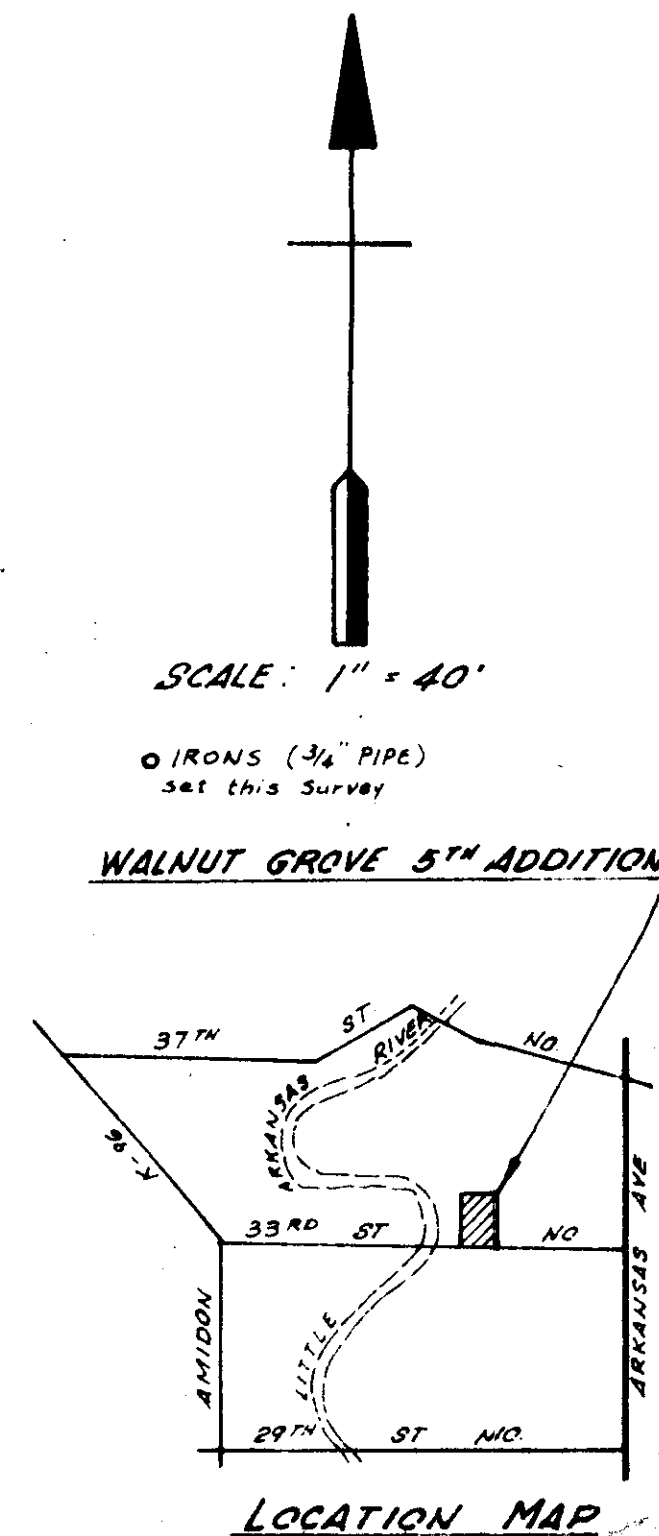
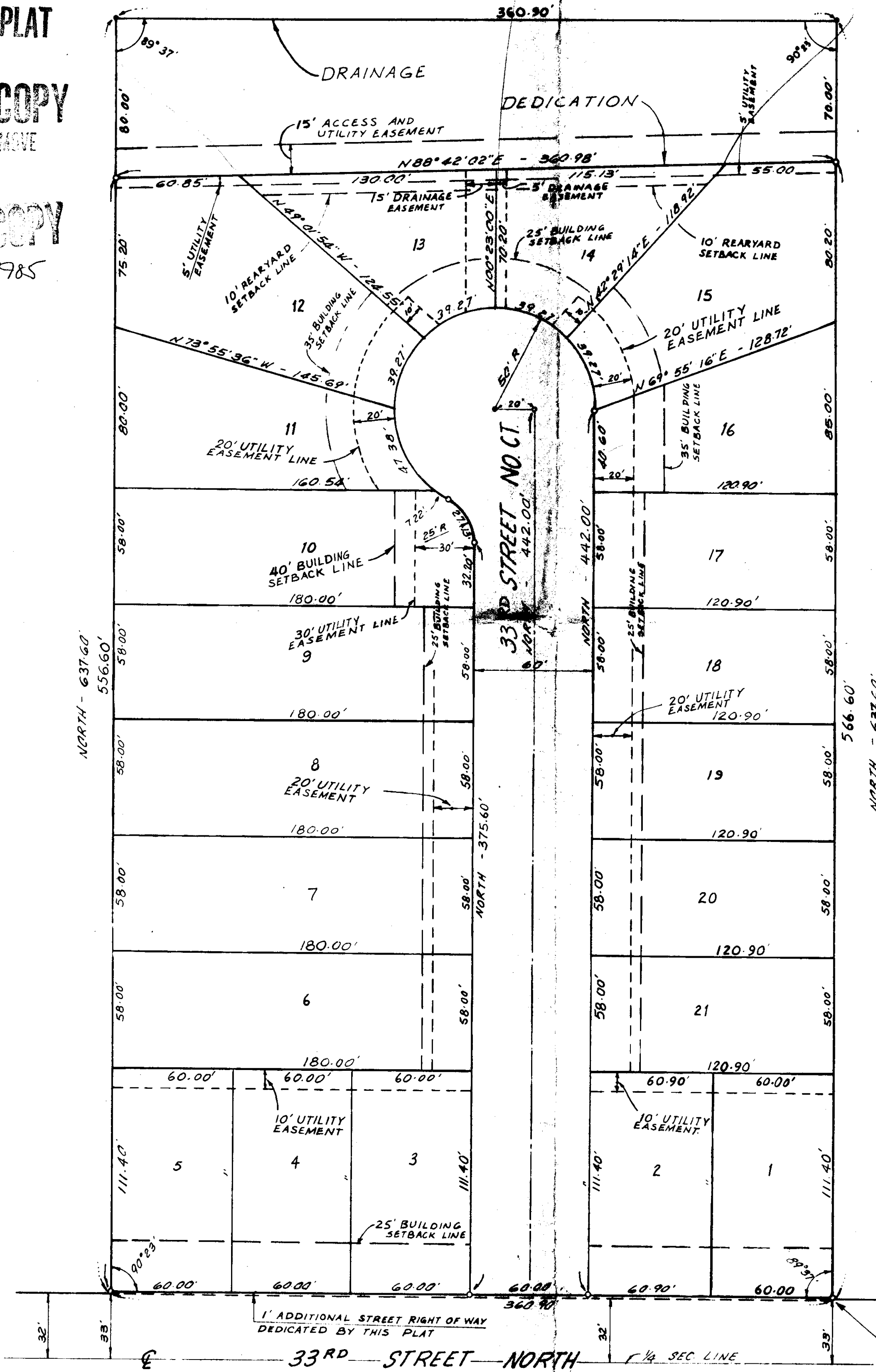
WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/14/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/15/85

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

OFFICE COPY
February 1985



NOTE: THE MINIMUM BUILDING PAD ELEVATION OF ALL LOTS IN BLOCK B SHALL BE 1312.0 MEAN SEA LEVEL (123.4 CITY DATUM)

THIS PLAT OF "WALNUT GROVE FIFTH ADDITION", WICHITA, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1985.

WICHITA -- SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

CHAIRMAN

SECRETARY

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1985.

MAYOR

CITY CLERK

DOROTHY K. WHITE

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1985.

CHAIRMAN

COMMISSIONER

COMMISSIONER

COUNTY CLERK

DOROTHY K. WHITE

STATE OF KANSAS)
SEDGWICK COUNTY)
WE, FIRESIDE ENGINEERING COMPANY, REGISTERED ENGINEERS IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WE HAVE SURVEYED A PLAT OF "WALNUT GROVE FIFTH ADDITION", WICHITA, KANSAS, AND THAT THE SAID PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED, LEGALLY DESCRIBED AS AND BEING A PORTION OF THE 360.9 FEET OF THAT PART OF LOT 21 LYING BETWEEN LOT 16 EXCEPT ROAD, WALNUT GROVE, SEDGWICK COUNTY, KANSAS; MORE FULLY DESCRIBED AS:
STARTING AT A POINT THIRTY TWO (32.0) FEET NORTH AND ONE THOUSAND THREE HUNDRED AND TWENTY TWO (1322.0) FEET WEST OF THE CENTER POINT OF SECTION 32, TOWNSHIP 26 SOUTH, AND RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, A1C11A, SEDGWICK COUNTY, KANSAS; THENCE NORTH A DISTANCE OF SIX HUNDRED AND THIRTY SEVEN AND SIX TENTHS (637.6) FEET AT AN ANGLE OF 89° 37' TO THE HALF SECTION LINE OF THE SAID SECTION 32; THENCE WEST A DISTANCE OF THREE HUNDRED AND SIXTY AND NINE TENTHS (360.9) FEET ALONG A LINE PARALLEL TO THE SAID HALF SECTION LINE; THENCE SOUTH AT AN ANGLE OF 89° 37' A DISTANCE OF SIX HUNDRED AND THIRTY SEVEN AND SIX TENTHS (637.6) FEET; THENCE EAST A DISTANCE OF THREE HUNDRED AND SIXTY AND NINE TENTHS (360.9) FEET ALONG A LINE PARALLEL TO ALIEN THIRTY TWO (32.0) FEET NORTH OF THE SAID HALF SECTION LINE, TO THE POINT OF BEGINNING.

DATE

FIRESIDE ENGINEERING COMPANY, WICHITA, KANSAS

REGISTERED ENGINEER

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SAID PLAT TO BE PLATTED INTO LOTS, BLOCKS, STREETS, AND A DRAINAGE DEDICATION TO BE KNOWN AS "WALNUT GROVE FIFTH ADDITION", WICHITA, KANSAS. EASEMENTS ARE HEREBY GRANTED AS INDICATED ON THE CONVEYANCE AND MAINTENANCE OF ALL PUBLIC UTILITIES, INCLUDING STORM SEWER, THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE DEDICATION IS HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF A CHANNEL OF CONVEYANCE OF MAJOR PUBLIC UTILITIES, FIFTEEN (15) FEET ACCESS EASEMENT IS HEREBY GRANTED FOR ACCESS NEEDED FOR MAINTENANCE OF THE PLAT AND FOR FENCES OR OTHER FENCELESS STRUCTURES AND ERECTIONS IN THIS EASEMENT.

ALFRED W. SEIBEL

LAND SURVEYOR

NICOLAS G SANDOVAL

STATE OF KANSAS)
SEDGWICK COUNTY)
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1985, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME VASILE D. DINAL AND VASILE D. DINAL AND VASILE D. DINAL, AND WIFE AND ALFRED W. SEIBEL, AND NICOLAS G SANDOVAL, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSONS DO ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE 12th DAY OF _____, 1985.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1985.

STATE OF KANSAS)
SEDGWICK COUNTY)
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1985, AT _____ O'CLOCK, _____, AND AT _____ RECORDED.

RETI E. MC CART

PAT KETTLER

32' NORTH AND 1324.44' WEST OF CENTER OF SECTION 32, T-26-S, R-1-E.

February 22, 1985

Mr. Gerald Seibel
4502 Whitehall
Wichita, KS 67212

Re.: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 1985, 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 February 14, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 plat.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson AZ 85719
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204
Mike Lindebak, City Engineer

February 14, 1985

Mr. Gerald Seibel
4502 Whitehall
Wichita, KS 67212

Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- % A. The applicant shall guarantee, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- % // B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- % / C. The applicant shall guarantee the pavement of 33rd Street North Court.
- % / D. If improvements are guaranteed by petition, a notarized certificate listing the petition shall be submitted to the Planning Department for recording. *Submitted FCN*
- % X The final plat tracing shall indicate a 15-foot building setback from 33rd Street North Court on Lots 2 and 3. *Shown*
- % / E. The final plat tracing shall indicate PAT KETTLER as the Register of Deeds and ED RESA as the Deputy. DON WRIGHT is the County Clerk.
- % / F. The final plat tracing shall indicate JAMES C. WILSON as M.A.P.C. Chairman, and ROBERT A. LAKIN as M.A.P.C. Secretary.

Mr. Gerald Seibel

Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

OK'ed
by
Mike
Lindebak
3.15.85
EB

- X. The final plat tracing shall indicate all utility easements required by the sanitary sewer layout plan for this property. Prior to submitting this plat for review by the City Commission, the applicant shall be certain that all necessary easements are correctly indicated.
- X. The final plat tracing shall reference the platting of a minimum building pad of 1312 Mean Sea Level and 124.6 City Datum. *Shown*
- X. Closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, February 21, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204
Mike Lindebak, City Engineer

Revised Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 83-56 Name: WALNUT GROVE 5TH ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: North of 33rd Street North, in an area west of
Arkansas Avenue.

Owner: Gerald Seibel, 4502 Whitehall, Wichita, KS 67212

Surveyor/Engineer: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719

1. Gross Acreage of Plat: 4.985 acres
 2. Number of Lots:
 - Residential: 21
 - Office:
 - Commercial:
 - Industrial:
 - Total: 21
 3. Minimum Lot Area: 6,100 Sq. Ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

NOTE: This revised final plat supercedes the final plat approved by
the Subdivision Committee on November 19, 1984.

- A. The applicant shall guarantee, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall guarantee the pavement of 33rd Street North Court.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petition shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate a 15-foot building setback from 33rd Street North Court on Lots 2 and 3.
- F. The final plat tracing shall indicate the County Commission signature block with the following order of Commissioners:
 1. DONALD E. GRAGG
 2. BERNARD A. HENTZEN
 3. TOM SCOTT
- G. The final plat tracing shall indicate PAT KETTLER as the Register of Deeds and ED RESA as the Deputy. DON WRIGHT is the County Clerk.
- H. The final plat tracing shall indicate JAMES C. WILSON as M.A.P.C. Chairman, and ROBERT A. LAKIN as M.A.P.C. Secretary.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's Office should be prepared to comment on the status of the drainage plan for this revised final plat. Specifically, is the proposed minimum building pad elevation of 1,312 Mean Sea Level (123.4 City Datum) correct?
- L. The representatives from the Utility Advisory Committee should be prepared to comment on the need for any side-lot line utility easements.