

Plat NO. 73-47 Name TRIPLE "J" ADDITION
Date Application Rec'd. 4-9-73 Preliminary Approval
Scheduled S/D Meeting 4-19-73

DESCRIPTION

General Location At the northeast corner of Harry and Rock Road.

Owner James C. Thompson, et al
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

Gross Acreage of Plat 6.07
Number of Lots:
Residential _____
Commercial 4
Industrial _____
Other _____
Total Number of Lots 4
Minimum Lot Frontage 136 ft.
Minimum Lot Area 37,944 sq. ft.
Existing Zoning B & LC
Proposed Zoning B & LC

7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL None ft.

8. Sidewalk adjacent to all streets? yes no

Public Water Supply Yes (Yes-No), Name City of Wichita
Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
Health Department Approval (where applicable) _____ (Yes-No)
City of Wichita X : Three-Mile Area _____

OFF COMMENTS:

Access control not to exceed two points should be indicated for the entire frontage along Rock Road.
The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Rock Road; the total estimated construction cost to be determined upon submission of the final plat.
The applicant shall submit an Avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize noise pollution within all habitable structures to be built on subject property.
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.
Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

ext Sewer

S/D NO. 73-47 Name TRIPLE J ADDITION
Date Application Rec'd. 4-9-73 Preliminary Approval _____
Scheduled S/D Meeting 6-21-73

DESCRIPTION

General Location At the northeast corner of Harry and Rock Road

Owner James C. Thompson, et. al.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

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|--|--|
| 1. Gross Acreage of Plat <u>6.07</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>4</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>4</u> | TOTAL <u> </u> None ft. |
| 3. Minimum Lot Frontage <u>136</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>37,944</u> sq. ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>B & LC</u> | |
| 6. Proposed Zoning <u>B & LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u> </u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. It is noted that the south 25 feet of the 80 foot drainage dedication is now being included as a part of the exception.
- B. The applicant shall be prepared to discuss further with the Subdivision Committee the access controls to Rock Road.
- C. The 35 foot building setback line shall be adjusted to conform to the 10 foot jog on Lot 4 as was shown on the approved preliminary plat.
- D. The plat's text shall be amended to read "...platted into lots and a drainage dedication...".
- E. The Mayor's name shall be changed to read as "James M. Donnell".
- F. The applicant shall guarantee the extension of sanitary sewer to serve all lots within the subdivision.
- G. The applicants surveyor shall contact M. S. Mitchell of Maintenance-Flood Control Office relative to some of the dimensions shown on the plat.
- H. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Rock Road, the total estimated construction cost to be in the amount of \$1,945.
- I. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk is required as a condition of plat approval.
- J. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

EASEMENT DEDICATION

IN CONSIDERATION of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned owners of the following described property, do hereby grant, bargain, sell and dedicate:

The South 25 feet of Lot 3, TRIPLE J ADDITION,
Wichita, Sedgwick County, Kansas

as a Joint Access and Utility Easement, for the benefit of the following described property:

Lots 3, 4, and 5, TRIPLE J ADDITION,
Wichita, Sedgwick County, Kansas.

This Easement Dedication shall be binding upon the undersigned, their heirs, successors and assigns, and shall run with the encumbered land.

Executed this 23 day of March, 1978.

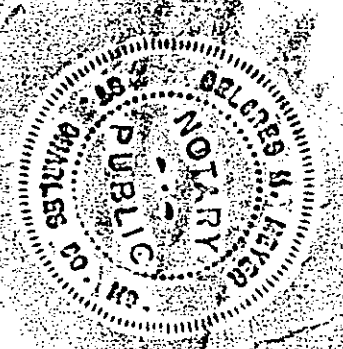
George E. Middleton
George E. Middleton
Emma L. Middleton
Emma L. Middleton

STATE OF MISSOURI)
COUNTY OF St Louis) ss.

BE IT REMEMBERED, that on this 23 day of March, A.D., 1978, before me the undersigned, a Notary Public in and for the County and State aforesaid, came George E. Middleton and Emma L. Middleton, husband and wife, who are personally known to me to be the same person s who executed the within instrument of writing and such person s duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I Have hereunto set my hand and affixed my Official seal the day and year above written.

Term expires 6-4-81, 19 Delores M. Meyer
Notary Public



STATE OF KANSAS
SEDGWICK COUNTY }
FILED FOR RECORD AT
4:08 P.M.

MAR 27 1978

NO. 3 76968
BETTE F. McCART
REGISTER OF DEEDS

Pat Kettler
Deputy