

JACOB'S 2ND ADDITION
Wichita, Sedgwick County, Kansas

final tracing
red 2-25-88



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CRAIG MOEHRING, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "JACOB'S 2ND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED, DESCRIBED AS A REPLAT OF LOT 1, JACOB'S ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH A TRACT DESCRIBED AS BEGINNING AT A POINT 80 FEET WEST OF THE SOUTHEAST CORNER OF LOT 2, CENTRAL PLACE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE NORTH 326.7 FEET; THENCE WEST 107.15 FEET; THENCE SOUTH 326.7 FEET; THENCE EAST 107.15 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 100 FEET OF THE SOUTH 210 FEET THEREOF.

EXISTING PUBLIC DEDICATIONS AND EASEMENTS BEING VACATED BY VIRTUE OF K.S.A. 12-512(b).

Craig Moehring
CRAIG MOEHRING

LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED HAVE CAUSED THE LAND IN THE SURVEYORS CERTIFICATE TO BE PLATTED INTO A LOT, A BLOCK AND A STREET, TO BE KNOWN AS "JACOB'S 2ND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AS INDICATED ON THE ACCOMPANYING PLAT, ARE HEREBY GRANTED. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM CENTRAL AVENUE OVER AND ACROSS THE SOUTH LINE OF LOT 1 ARE GRANTED TO THE CITY OF WICHITA, KANSAS PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO CENTRAL AVENUE AT ONE LOCATION AS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

HENRY J. JACOBS, TRUSTEE, PURSUANT TO A CERTAIN TRUST AGREEMENT DATED THE 30TH DAY OF OCTOBER, 1990.

Henry J. Jacobs
HENRY J. JACOBS

TRUSTEE

LEROY J. JACOBS & DAVID R. JACOBS, CO-TRUSTEES, PURSUANT TO A CERTAIN TRUST AGREEMENT DATED THE 30TH DAY OF OCTOBER, 1990.

Leroy J. Jacobs
LEROY J. JACOBS

CO-TRUSTEE

David R. Jacobs
DAVID R. JACOBS

CO-TRUSTEE

HENRY J. JACOBS, TRUSTEE OF THE HENRY J. JACOBS LIVING TRUST

Henry J. Jacobs
HENRY J. JACOBS

TRUSTEE

LEROY J. JACOBS & DAVID R. JACOBS, CO-TRUSTEES OF THE MADELINE M. JACOBS LIVING TRUST.

Leroy J. Jacobs
LEROY J. JACOBS

CO-TRUSTEE

David R. Jacobs
DAVID R. JACOBS

CO-TRUSTEE

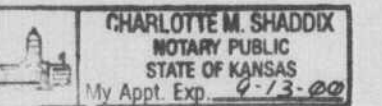
STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 1998, BY HENRY J. JACOBS, TRUSTEE, PURSUANT TO A CERTAIN TRUST AGREEMENT DATED THE 30TH OF OCTOBER, 1990, AND AS TRUSTEE OF THE HENRY J. JACOBS LIVING TRUST, AND ALSO BY LEROY J. JACOBS AND DAVID R. JACOBS, AS CO-TRUSTEES, PURSUANT TO A CERTAIN TRUST AGREEMENT DATED THE 30TH OF OCTOBER, 1990, AND AS CO-TRUSTEES OF THE MADELINE M. JACOBS LIVING TRUST, ON BEHALF OF SAID TRUSTS.

Charlotte M. Shaddix
NOTARY PUBLIC

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 9-13-00



THIS PLAT OF "JACOB'S 2ND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS DAY OF , 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

RICHARD LOPEZ

CHAIRMAN

MARVIN S. KROUT

SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS DAY OF , 1998.

BOB KNIGHT

MAYOR

PAT BURNETT

CITY CLERK

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, THIS DAY OF , 1998, AT O'CLOCK M; AND IS DULY RECORDED.

LARRY CONSOLVER

REGISTER OF DEEDS

MICHAEL D. HURTT

DEPUTY

ENTERED ON TRANSFER RECORD THIS DAY OF , 1998

JAMES ALFORD

COUNTY CLERK

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
(316) 268-4421
FAX (316) 268-4390

January 15, 1998

FILE COPY

Moehring & Associates
433 S. Hydraulic
Wichita KS 67211

Re: S/D 97-98 -- One-Step Final Plat of JACOBS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 15, 1998, 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 January 9, 1998.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

Sincerely,

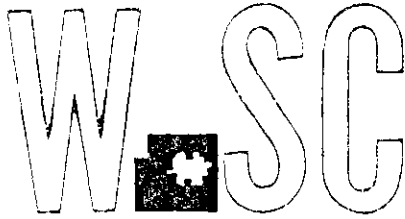
Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

CC: Henry J. Jacobs Trust, Madeline M. Jacobs Trust, 9314 Harvest Lane, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 9, 1998

FILE COPY

Moehring & Associates
433 S. Hydraulic
Wichita KS 67211

Re: S/D 97-98 -- One-Step Final Plat of JACOBS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 8, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. ☒ City Engineering needs to indicate if guarantees are required for municipal services. No guarantees are required as the site is currently served with sewer and water.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- D. ☒ City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property. The drainage plan is approved. An off-site drainage easement from the property to the east will need to be obtained. recorded separately
- E. ☒ The face of the final plat should denote the dedication of right-of-way.
- F. ☒ On the final plat tracing the Chair of the MAPC should read Richard Lopez.
- G. The applicant is reminded that a platting binder is required with the final plat.
- H. Traffic Engineering needs to comment on any traffic improvements to Central that should be

provided in addition to the acceptability of the access controls. *Traffic Engineering has not requested any improvements to Central.*

- I. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

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

Re: S/D 97-98 -- One-Step Final Plat of JACOBS 2ND ADDITION

January 9, 1998 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 15, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Henry J. Jacobs Trust, Madeline M. Jacobs Trust, 9314 Harvest Lane, Wichita, KS 67212
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S.
Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **1-10**

January 15, 1998

STAFF REPORT

(One-Step Final Plat-Approved 01/08/98)

CASE NUMBER: S/D 97-98 - JACOBS 2ND ADDITION

OWNER/APPLICANT: Henry J. Jacobs Trust, Madeline M. Jacobs Trust, 9314 Harvest Lane, Wichita, KS 67212

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: North of Central, West of West Street

SITE SIZE: .98 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

1

Industrial:

=

Total:

1

MINIMUM LOT AREA: 42,529 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



FILE COPY

Notes: This is a replat of Lot 1 of the Jacobs Addition.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services. No guarantees are required as the site is currently served with sewer and water.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property. The drainage plan is approved. An off-site drainage easement from the property to the east will need to be obtained.
- E. The face of the final plat should denote the dedication of right-of-way.
- F. On the final plat tracing the Chair of the MAPC should read Richard Lopez.
- G. The applicant is reminded that a platting binder is required with the final plat.
- H. Traffic Engineering needs to comment on any traffic improvements to Central that should be provided in addition to the acceptability of the access controls. Traffic Engineering has not requested any improvements to Central.
- I. The final plat shall meet the requirements of Part 4, Article 5 of the MAPC Subdivision regulations.
- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of

the Fire Department.)

- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.