

to indicate streets being platted as private facilities.

- I. 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.
- J. 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.
- K. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. As requested by County Engineering, prior to this plat being scheduled for City Council review the applicant shall submit additional drainage information in order to obtain approval of the drainage plan.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

July 16, 1992

STAFF REPORT
(Final Plat Approved 7/9/92)

CASE NUMBER: S/D 92-29 - LEO'S FIRST ADDITION

OWNER/APPLICANT: Leo J. and Debra J. Gunzelman, 631 S. Vassar,
Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 69th Street North and west of
Hillside

SITE SIZE: 5.0 Acres

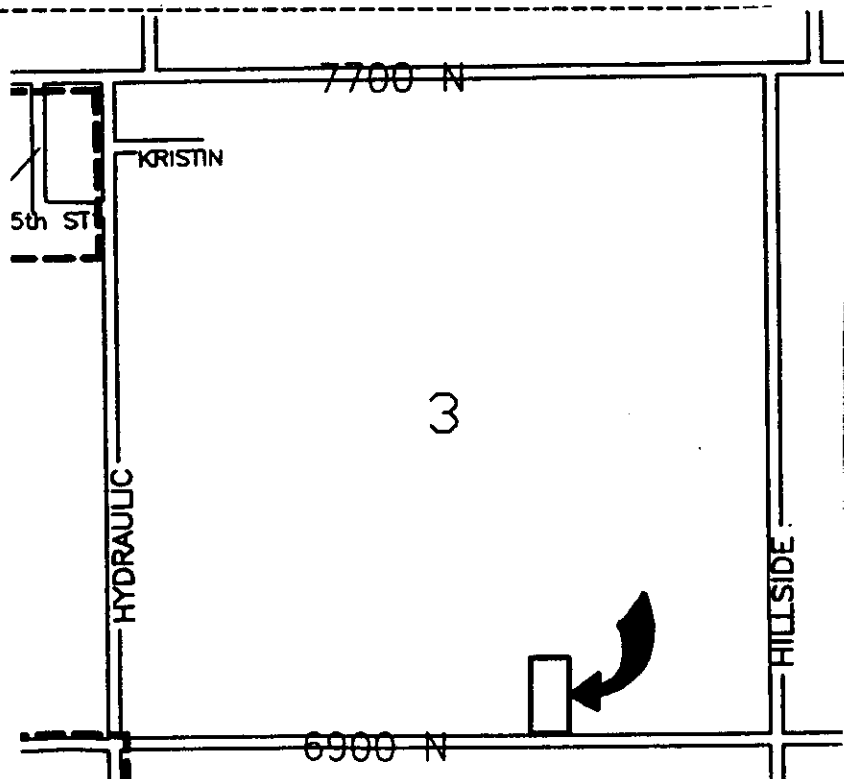
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.6 Acres

CURRENT ZONING: R-1 Suburban Residential District

VICINITY MAP:

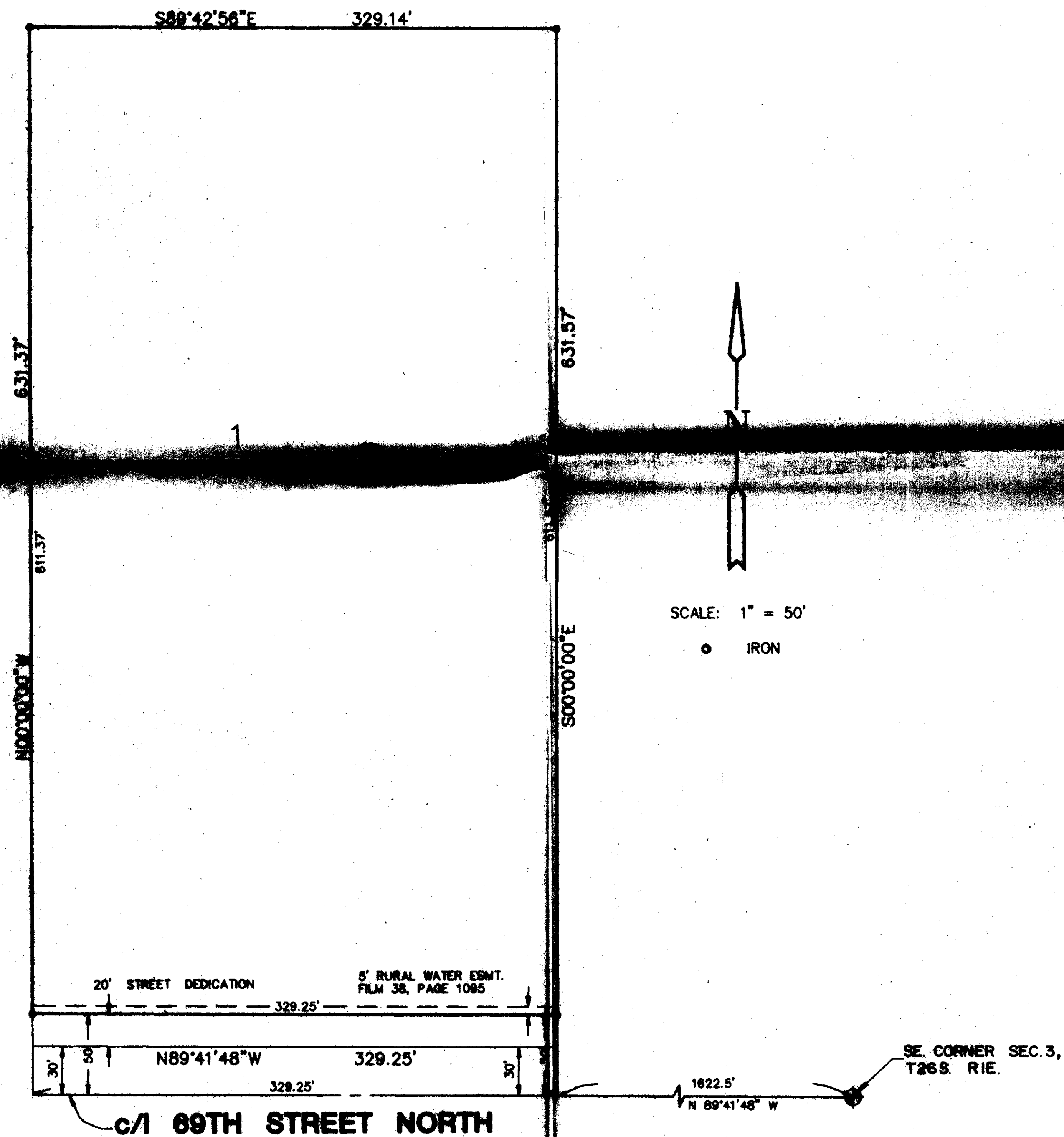


STAFF COMMENTS:

- 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. This site, exclusive of street right-of-way, is just over 4.6 acres. The use of a lagoon, however, for on-site sanitary sewer requires a lot size of 5 acres. For an individual residential lot, a plat of not less than 4.5 acres can be approved, providing that the applicant is unable to obtain additional land to meet the 5-acre requirement. According to the platting binder, the applicant owns property over 1,322 feet deep from 69th St. North while this plat is only indicating the platting of 631 feet of this site. Consequently, unless the applicant anticipates that the site can be approved for a septic system, the applicant's final plat tracing shall indicate a site of at least 5-acres.
- C. On the final plat tracing, the face of the plat and the platlor's text shall indicate the dedication of access control, except for two openings, to 69th St. North.
- D. The applicant is advised that the portion of the applicant's property to the north not being included within this plat will be landlocked, with no apparent means of public access to the property. Consequently, no future development of that property can be expected unless public right-of-way to provide a street is acquired.
- E. The applicant's agent shall confirm that this site is not encumbered by a pipeline easement. The platting binder indicates that a blanket pipeline easement may have originally effected this site but was subsequently confined to a 50-foot easement. The applicant needs to verify that such easements do not now impact this site. If any such easement does encumber the site, the final plat tracing shall show such easement(s) and this site will be subject to the standard pipeline requirements of platting.
- F. The final plat tracing shall indicate the proper chairman, chair pro tem, and commissioner order for the County signature block.
- G. This site is within 3-miles of the City of Wichita and consequently must also be approved by the Wichita City Council. The final plat tracing shall include the appropriate signature block for the City of Wichita's approval of this plat.
- H. On the final plat tracing nonsolid lines shall be used to indicate the street right-of-way dedications for 69th St. North at the east and west ends of the plat. Solid lines are reserved

LEO'S FIRST ADDITION

AN ADDITION TO SEAGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and plotting of "MAN'S FIRST ABORTION", an addition to Sedgwick County, Kansas, into a lot, a block, and except the same being separately set forth in the accompanying plat and described therein:

Part of the South Half of the Southeast Quarter, Section 2, Township 28 South, Range 1 East of the 6th P.M., Southeast County, Kansas, was particularly described as follows:

[illegible]

I hereby certify that the contents of this list are correct to the best of my knowledge and belief this _____ day of _____ 1943.

Edward H. Hartman, P.E., R.L.S. PEES
Hartman Engineering Consultants, Inc.
3000 N. Rock Road, Building 2000
Olathe, KS

That all the persons possessing land or the usufruct or property interest of the land or claim set forth in the Civil Engineer's and Architect's Land Surveyor's Certificate, have caused the same to be surveyed and platted like a lot, a block, and a street the same to be known as "18th Street Addition", as addition to, Sedwick County, Kansas. The persons are hereby designated to aid for the use of the public. The reports for the construction and maintenance of public utilities and changes or extension of the surrounding plat, are hereby granted. All persons, rights of access to or from 18th Street, north, east and south from Block 1 and lot 1, Block 1, and Block 2, shall have access to 18th Street north at the crossings.

SECRET

UNITED STATES DEPARTMENT OF JUSTICE

REPORT OF MEMBERS;
REPORT OF COURT)

RE: IT is submitted, that on this _____ day of _____, 1961, before me the undersigned, a Notary Public in and for the County and State of Nevada, came Leo J. and Norma J. Thompson, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Library Public

My appointment expire

This plat of LEO'S FIRST ADDITION has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1960.

NICKERSON-CRAWFORD COUNTY MYTHOLOGY AND FLORA

~~SECRET~~

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FILE # _____ **SERIAL #** _____

Enter on transfer record this _____ day of _____, 19____

_____ COUNTY _____

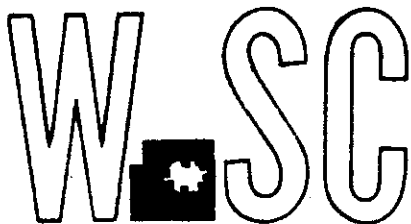
STATE OF KANSAS)
SEWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1972.

Fat Kettler, REGISTER OF DEEDS

Ed Rose

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 17, 1992

Mr. Greg Allison
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road #800
Wichita, KS 67226

Re: S/D 92-29 LEO'S FIRST ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1992, 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 July 10, 1992.

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 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

FILE COPY

DL:rh

cc: Leo J. and Debra J. Gunzelman, 631 S. Vassar, Wichita, KS
67218
Mike Lindebak, City Engineer

