

- K. 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.
- L. 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.
- M. 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.
- 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.

September 27, 1990

STAFF REPORT
(Final Plat Approved 9/20/90)

CASE NUMBER: S/D 90-55 - PARKERSVILLE ADDITION

OWNER/APPLICANT: Thomas Parker, 1612 W. MacArthur, Wichita, KS 67217

SURVEYOR/ENGINEER: Air Capital Land Surveyors, Inc.

LOCATION: North side of MacArthur Road between Clarence and Seneca.

SITE SIZE: 1.73 Acres

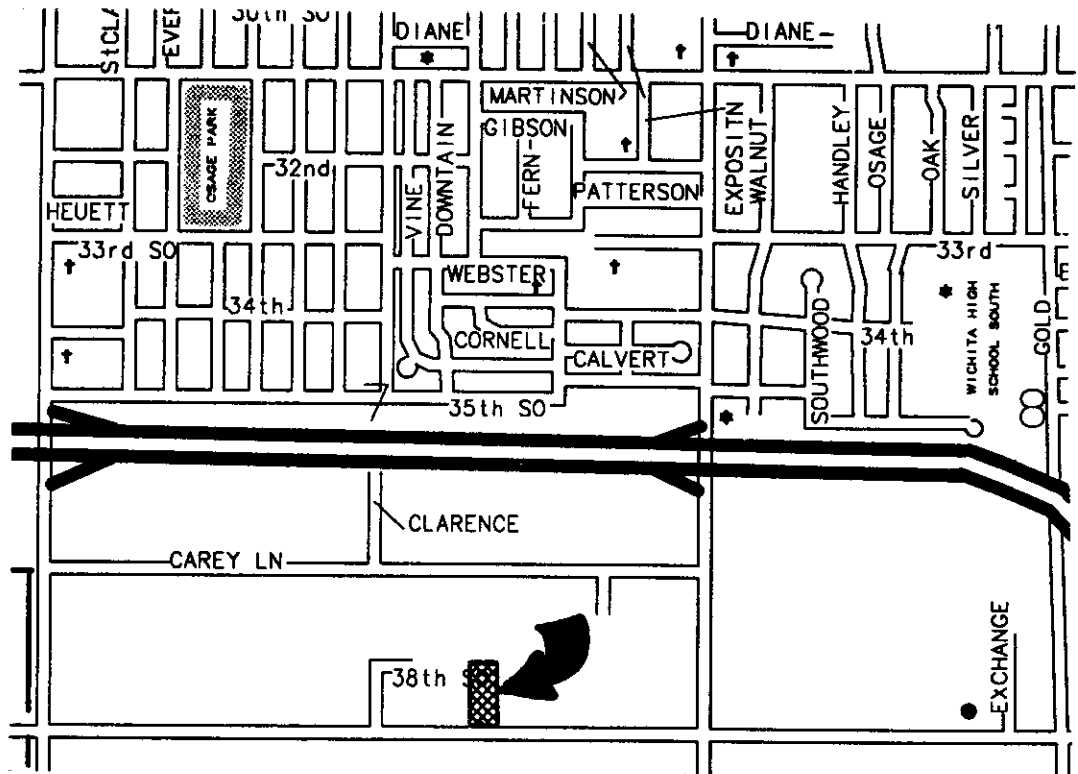
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 14,600 sq. ft.

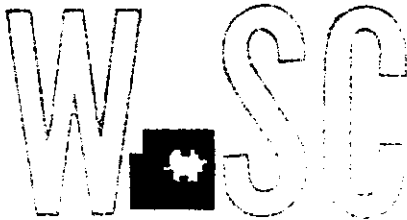
CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Petitions have been submitted to City Engineering for the extension of water. A notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- B. The applicant shall delineate a 32 foot utility and drainage easement across Lots 2 and 3 and along 38th Street South on the face of the plat and in the plat's text.
- C. The applicant shall indicate in the plat's text a private, temporary ingress-egress easement along 38th St. South. A copy of this easement shall be provided MAPD and the easement shall be delineated by the film and page number on the face of the plat. This private easement shall terminate at the time the northern half of 38th St. is dedicated.
- D. The applicant shall provide an affidavit or other instrument, of agreement to City Engineering for recording, indicating his willingness to participate in any future guarantees for the paving of both 38th Street South and Tami. This agreement shall specify that the agreement runs with the land and is binding on future owners and assigns. The dedication of right-of-way for 38th St. South will be contingent upon the future dedication of the northern half of 38th Street, and shall be granted on the face of the plat and in the plat's text.
- E. The final plat tracing shall show the new lot line between Lots 1 and 4, as well as the required 6 foot side yard setback.
- F. The applicant is advised that the platting of lots requiring access off of MacArthur Road may obligate these properties to participate in any future costs involved in improvements to MacArthur Road.
- G. On the face of the plat the word "Complete" shall be dropped from the area indicating "Access Control except for one opening per lot."
- H. On the final plat tracing the centerline of 38th St. S. shall be labeled.
- I. The applicant is advised that the MAPC will at its Sept. 27, 1990 meeting appoint new officers. The final plat tracing shall indicate the Chairman as appointed at that meeting.
- J. On the final plat tracing, the City's signature block shall be amended to indicate Bob Knight, Mayor and Pat Burnett, Deputy City Clerk.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 28, 1990

Air Capital Land Surveyors
Attn: Bob Previtera
2160 W. 21st St.
Wichita, KS 67203

Re: S/D 90-55 - Parkersville Addition

Dear Bob:

At the regular meeting of the Metropolitan Area Planning Commission on September 27, 1990, 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 September 21, 1990.

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.

Please call if you have any questions.

Sincerely,

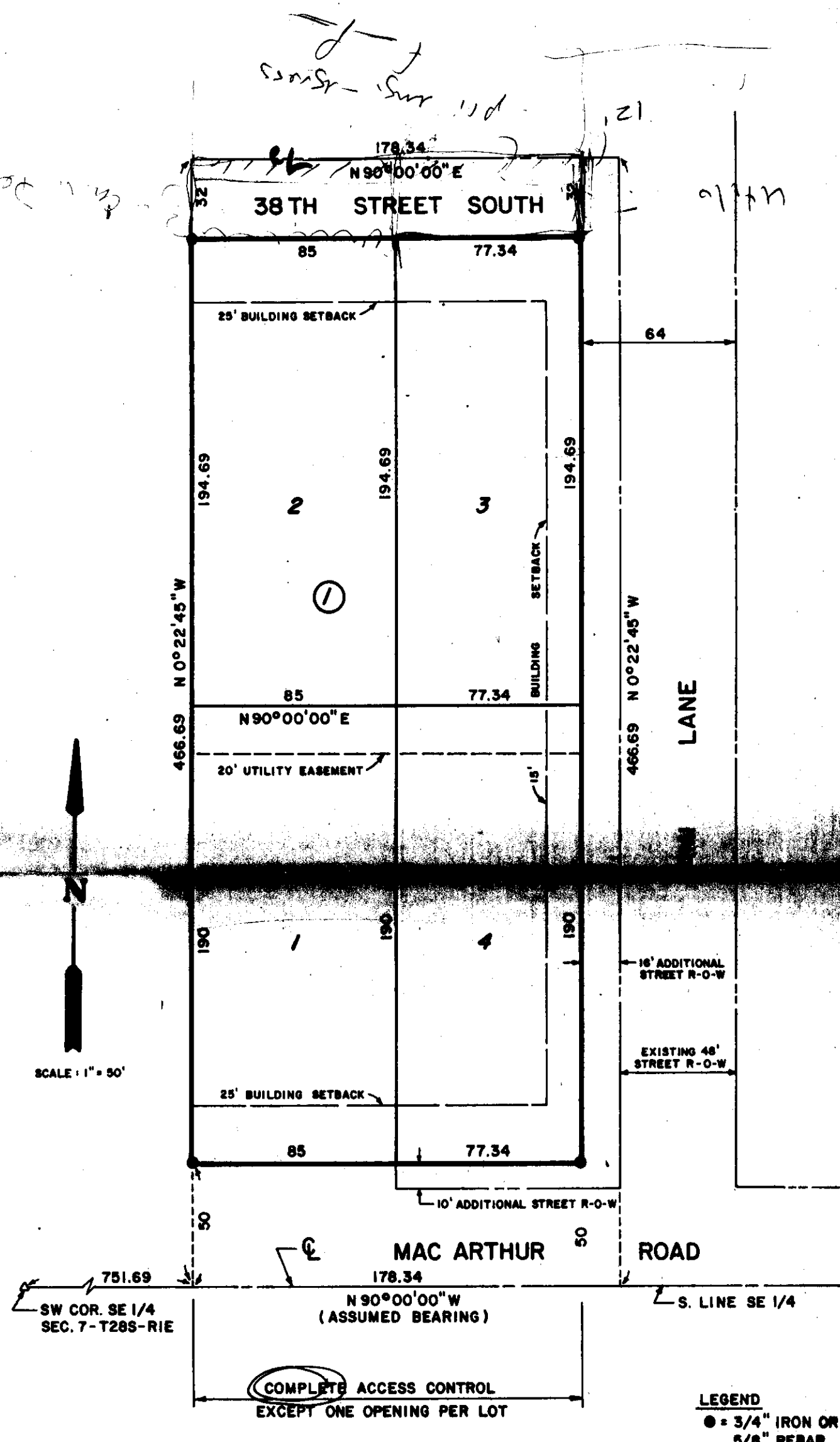
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sg

cc: Thomas Parker, 1612 W. MacArthur, Wichita, KS 67217
Mike Lindebak, City Engineer

FILE COPY



LEGAL DESCRIPTION

A replat of Thomas Parker Addition, Wichita, Sedgwick County, Kansas;

AND

A tract in the Southwest Quarter of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as: Beginning 836.69 feet East of the Southwest corner of said Southeast Quarter; thence North parallel with the West line of said Southeast Quarter, a distance of 466.69 feet; thence East parallel with the South line of said Southeast Quarter, a distance of 93.34 feet; thence South parallel with the West line of said Southeast Quarter, a distance of 466.69 feet; thence West 93.34 feet to the point of beginning, except the South 40 feet thereof for road. Said tract of land containing 1.73 acres, more or less.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available. Existing drainage and utility easements which lie within the boundary of this plat are hereby vacated by virtue of KSA 12-512b amended.

ADOLF E. REISS LS#77 DATE

Know all men by these presents that Thomas A. Parker and Patricia A. Parker, husband and wife, have caused the tract of land as set forth in the legal description to be surveyed and platted into lots, a block and streets to be known as Parkersville Addition, Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from MacArthur Road, over and across the south line of Lot One (1) and Lot Four (4), Block One (1) are hereby granted to the City of Wichita. Provided, however, that Lot One (1) and Lot Four (4), Block One (1), shall have access to MacArthur Road at one (1) location each, as shall be determined by the City Engineer.

PATRICIA A. PARKER

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1990 by Thomas A. Parker and Patricia A. Parker, husband and wife.

_____, Notary Public

My Appointment Expires: _____

We, Mercury Mortgage Co., Inc., holders of a mortgage on the above described property, do hereby consent to the plat of Parkersville Addition, Wichita, Sedgwick County, Kansas.

_____, Executive Vice-President

W. P. SAWYER

STATE OF OKLAHOMA)
COUNTY OF) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1990 by W. P. Sawyer, Executive Vice-President of Mercury Mortgage Co., Inc.

_____, Notary Public

My Appointment Expires: _____

This plat of Parkersville 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 _____, 1990.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
WAYNE L. BRINEGAR

_____, Secretary
MARVIN S. KROUT

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1990.

_____, Mayor
ROBERT G. KNIGHT

_____, City Clerk
JOHN MOIR

Entered on Transfer Record this _____ day of _____, 1990.

_____, County Clerk
DON WRIGHT

STATE OF KANSAS)
COUNTY OF SEDGWICK) 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 _____, 1990.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

FINAL PLAT

PARKERSVILLE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

AIR CAPITOL LAND SURVEYORS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/20/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/21/90

1990