

NOTE: This site is outside the 3-mile ring of Wichita. The 4 lots each consist of 5 acres.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer are 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. The applicant is advised that the Sedgwick County Soil Conservation Dept. is offering recommendations due to the size of the site and in order to minimize any negative impacts.
- C. On the final plat tracing, "access control except for two openings per lot" shall be shown along 45th Street North.
- D. A contingent dedication of 35 feet of half street of right-of-way along the east line of the plat is being provided for future development. This document should be submitted by separate instrument to the Planning Department for recording along with the plat. This separate instrument shall indicate the dedication is contingent upon the property to the east platting and dedicating the remaining half street of right-of-way.
- E. On the final plat tracing, the signature block for the order of the Board of County Commissioners shall be amended to show: Billy Q. McCray, Chairman; Betsy Gwin, Chairman Pro-tem; Mark F. Schroeder, Bernard A. Hentzen, and Paul W. Hancock.
- F. 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.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-3

March 14, 1991

STAFF REPORT

(Final Plat Approved 3/7/91, Preliminary Plat Approved 2/7/91)

CASE NUMBER: S/D 91-9 - TANNENBAUM ADDITION

OWNER/APPLICANT: WKP Enterprises, Box 421, Colwich, KS 67030;
Daniel T. Seiler, 4040 N. 167th St. W.,
Wichita, KS 67030

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Suite
6, Wichita, KS 67211

LOCATION: South of 45th Street North and east of 167th
Street West.

SITE SIZE: 26.9 Acres

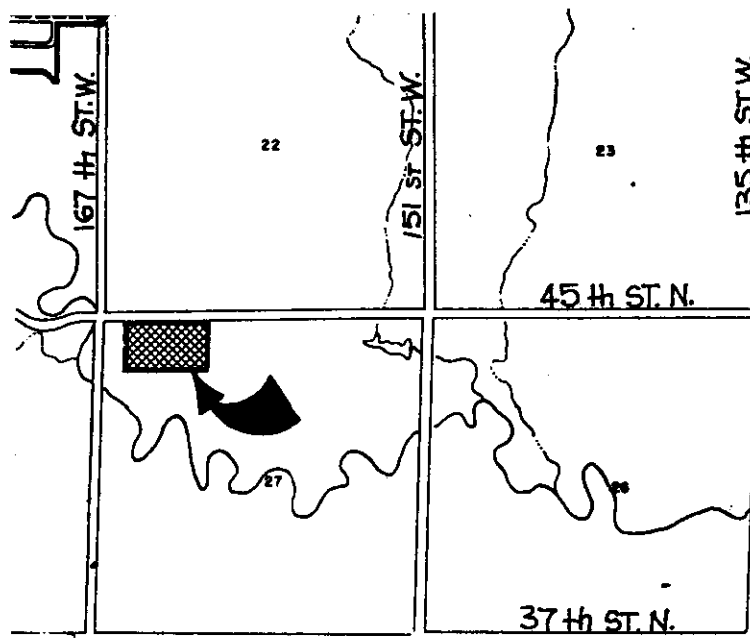
NUMBER OF LOTS

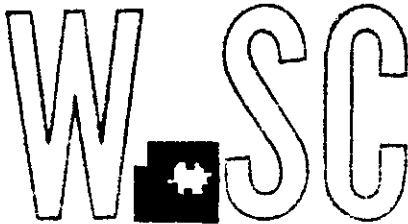
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 217,800 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 15, 1991

Don Armstrong
Armstrong Land Survey
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 91-9 Tannenbaum Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, 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 March 8, 1991.

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

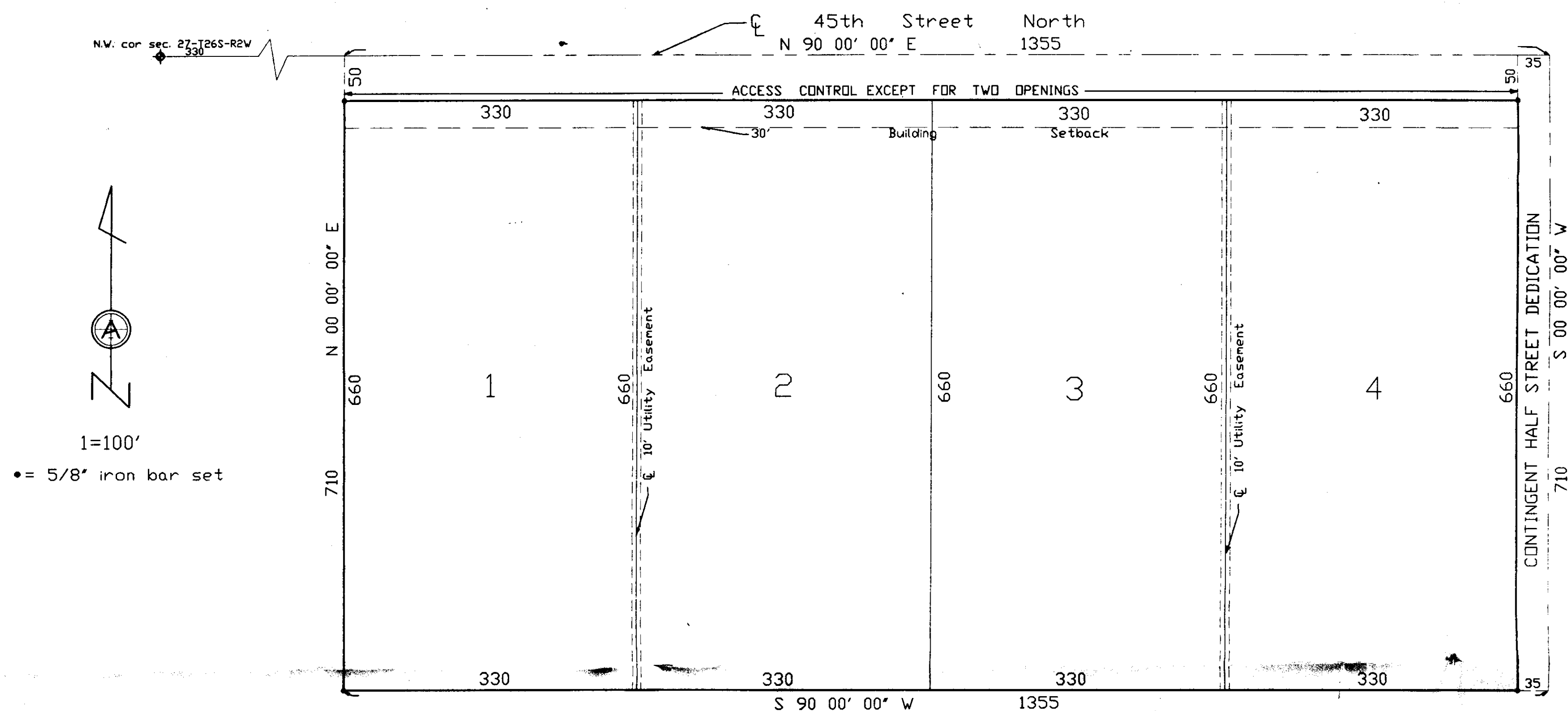
KJ:sm

cc: WKP Enterprises, Box 421, Colwich, Ks 67030
Daniel T. Seiler, 4040 N. 167th St. W., Wichita, KS 67211
Mike Lindebak, City Engineer

FILE COPY

TANNENBAUM ADDITION

TO SEDGWICK COUNTY, KANSAS



State of Kansas)
County of Sedgwick) ss

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 1991 I have surveyed and platted a lot and block known as "TANNENBAUM ADDITION" to Sedgwick County, Kansas, the same being described as: THAT PART OF THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER 330 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N 90 DEGREES 00' 00" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1355 FEET; THENCE S 00 DEGREES 00' 00" W, 710 FEET; THENCE S 90 DEGREES 00' 00" W, 1355 FEET; THENCE N 00 DEGREES 00' 00" E, 710 FEET TO THE POINT OF BEGINNING.

DONALD C. ARMSTRONG L.S.#780

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1990.

_____, Chairman
George Sherman (acting chairman)

_____, Secretary
Harvin S. Kront

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1991.

_____, Chairman
Mark F. Schroeder
_____, Chairman Pro-tem
David Bayouth
_____, Commissioner
Paul W. Hancock
_____, Commissioner
Bernard A. Hentzen
_____, Commissioner
Billy Q. McCray
_____, County Clerk
Don Wright

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "TANNENBAUM ADDITION" to Sedgwick County, Kansas. The easements, are indicated, for construction and maintenance of public utilities is hereby granted. The street is hereby dedicated to and for the use of the public. All abutters' rights of access to and from 45th street North over and across the north line of lots 1 through 4 is hereby granted to the appropriate governing body, provided however that each shall have access to 45th street North at two openings for each lot to be determined by the appropriate engineer. The contingent street dedication as shown on the plat has been created by a separate instrument.

Owners:

Daniel Seiler

Maria Seiler

State of Kansas)
County of Sedgwick) ss

Be it remembered that on this _____ day of _____, 1991, before me, a Notary Public in aforesaid state and county, came Daniel and Maria Seiler, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

Entered on transfer record the _____ day of _____, 1991.

_____, County Clerk
Don Wright

State of Kansas)
County of Sedgwick) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1991, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa

This plat approved and all dedications shown hereon are accepted by the city commission of the city of Wichita, Kansas. Dated this _____ day of _____, 1991.

_____, mayor
Bob Knight
_____, deputy
Pat Burnett
_____, city clerk