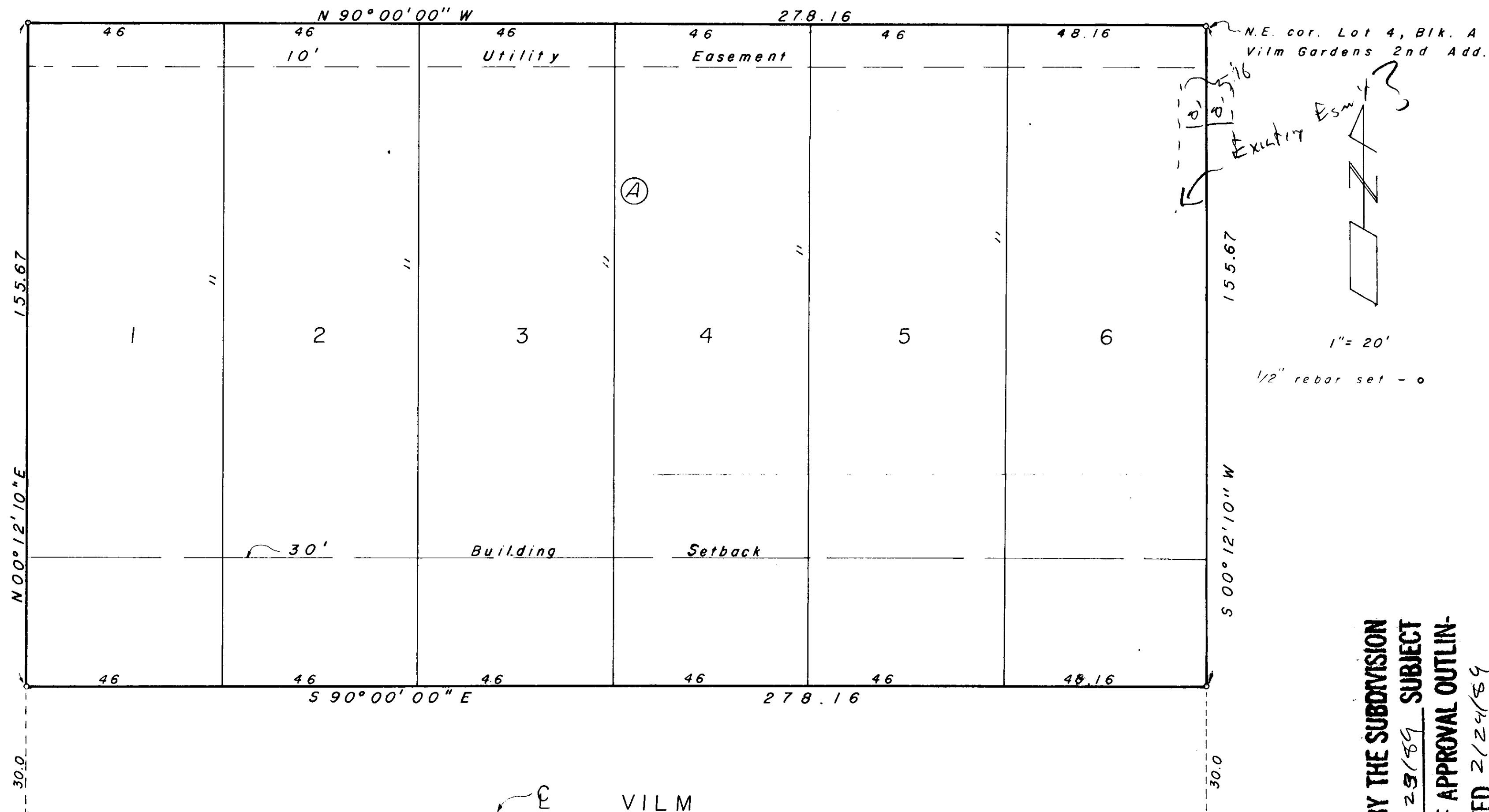


SARA NETT ADDITION

TO WICHITA, KANSAS



FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/23/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 2/24/89

OFFICE COPY
DO NOT REMOVE

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a Block to be known as "SARA NETT ADDITION" to Wichita, Kansas. The utility easement is hereby granted for the construction and maintenance of all public utilities.

Gaylan W. Nett Sr. Linda S. Nett Gaylan W. Nett Jr.

Melody L. Nett Cindy Love

State of Kansas)
County of Sedgwick) SS

Be it remembered that on this _____ day of _____, 1989, before me, a Notary Public in aforesaid state and county, came Gaylan W. Nett Sr., Linda S. Nett, Gaylan W. Nett Jr., Melody L. Nett, and Cindy Love, 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: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1989.

_____, Chairman
Sue Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1989.

_____, Mayor
Sheldon Kamen

_____, Deputy City Clerk
John Moir

Entered on transfer record the _____ day of _____, 1989.

_____, 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 _____, 1989, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

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 _____, 1989, I have surveyed and platted "SARA NETT ADDITION" to Wichita, Kansas, into lots and a block, the same being described as: Lot 5 Except the west 18 feet thereof and all of lot 4, Block A, Vilm Gardens Second Addition to Wichita, Kansas.

DONALD C. ARMSTRONG R.L.S. #780

- KSA 12-512 B comments, lots, angles, block stakes (Not Signed)

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1989

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

Re: S/D 89-2 - SARA NETT ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 24, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus

RTB:svm

cc: Gaylan Nett

1650 S. Meridian, Suite 7
Wichita, KS 67213

Mike Lindebak, City Engineer

FILE COPY

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

March 2, 1989

STAFF REPORT

(Final Plat Approved 2/23/89; Preliminary Plat Approved 1/26/89)

CASE NUMBER: S/D 89-2 - SARA NETT ADDITION

OWNER/APPLICANT: Gaylan Nett, etal, 1650 S. Meridian, Suite 7,
Wichita, KS 67213

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A.

LOCATION: In an area east of Elizabeth and north of
Vilm.

SITE SIZE: 0.99 acres

NUMBER OF LOTS

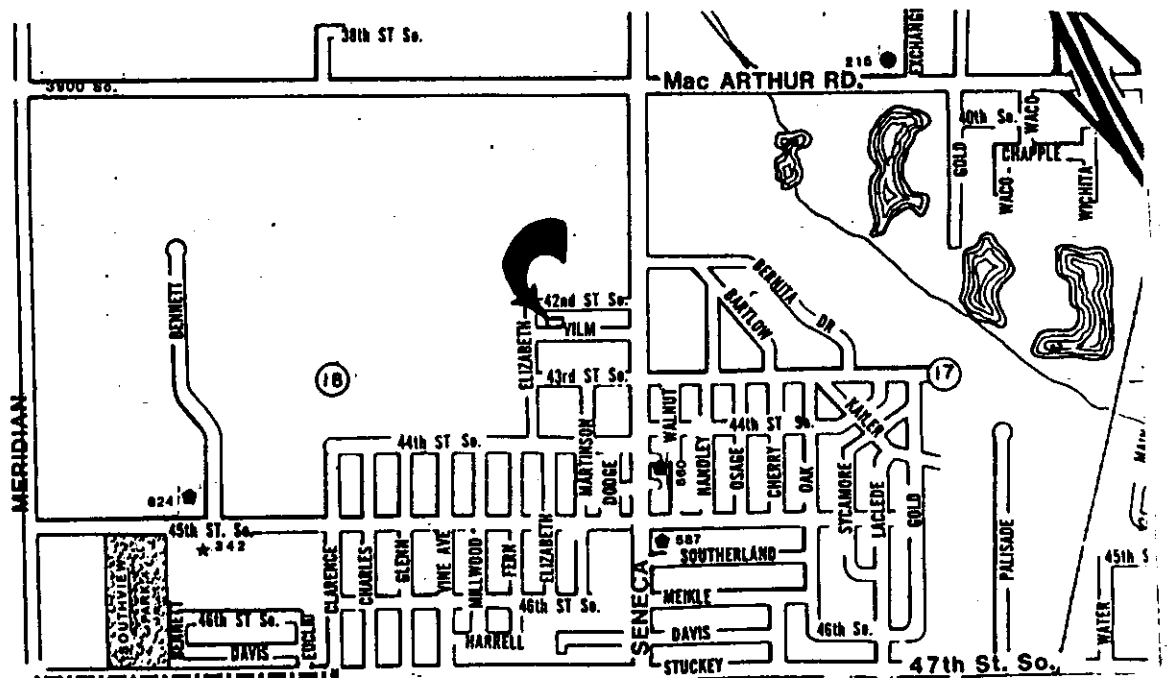
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 7,153 sq. ft.

CURRENT ZONING: "R-5" General Residence District

PROPOSED ZONING: "AA" one Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. Since this property is being platted for the development of single-family homes and is being platted for narrow lot development, the applicant shall request that this property be down-zoned to the "AA" (One Family Dwelling) zoning district. This plat will not be scheduled for City Council review until the zone change has been approved.
- B. The applicant shall contact the City Water Department and provide them with four (4) drawings showing the location of the two existing water meters as they relate to the new lot lines.
- C. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204(D) (1).
- D. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- E. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments may be redistributed.
- F. On the final plat tracing, the surveyor's text shall be amended to indicate in the legal description, that this is a "replat" of Lot 5, etc. of the Vilm Gardens Second Addition.
- G. On the preliminary plat an existing utility easement was indicated along the east line of Lot 6. If this easement is now being proposed for vacation by this plat, the surveyor's text shall make reference to this vacation by virtue of K.S.A. 12-512(b).
- H. On the final plat tracing, the City's Signature block shall be amended by deleting "Deputy" from the City Clerk's signature.
- 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. 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.