

- 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.
- 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.

WICHITA/SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

March 29, 1990

STAFF REPORT
(Final Plat Approved 3/29/90)

CASE NUMBER: S/D 90-15 - BERBLINGER ADDITION

OWNER/APPLICANT: Jon Berblinger, 2723 Glacier Ct., Wichita, KS 67215

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: Southeast corner U.S. Highway 54 and 231st St. West

SITE SIZE: 17.25 Acres

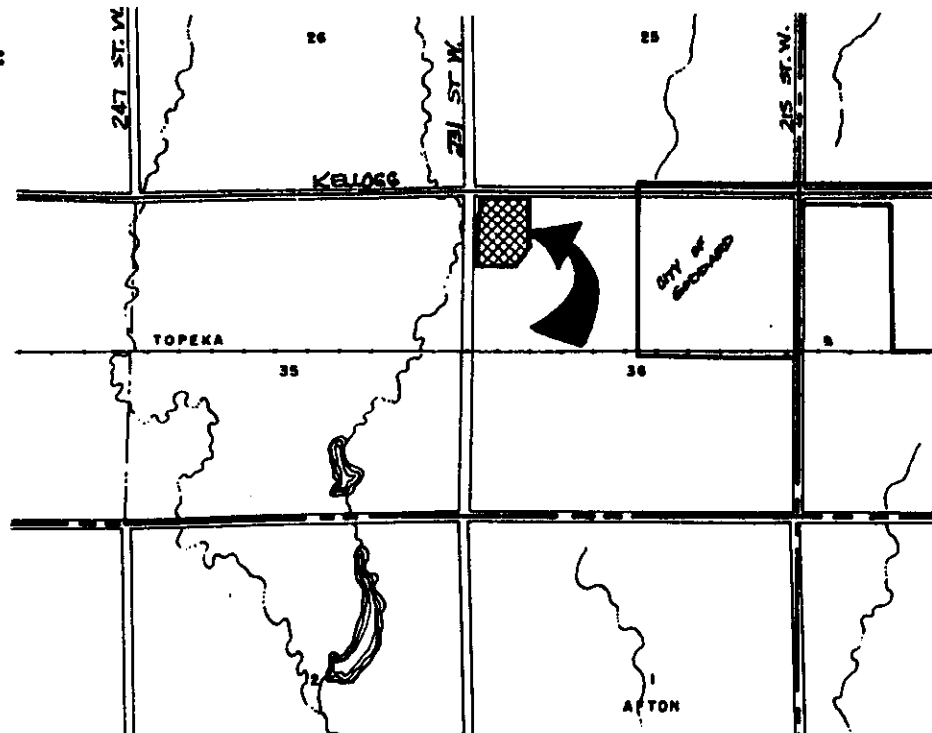
NUMBER OF LOTS

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

MINIMUM LOT AREA: 16 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:

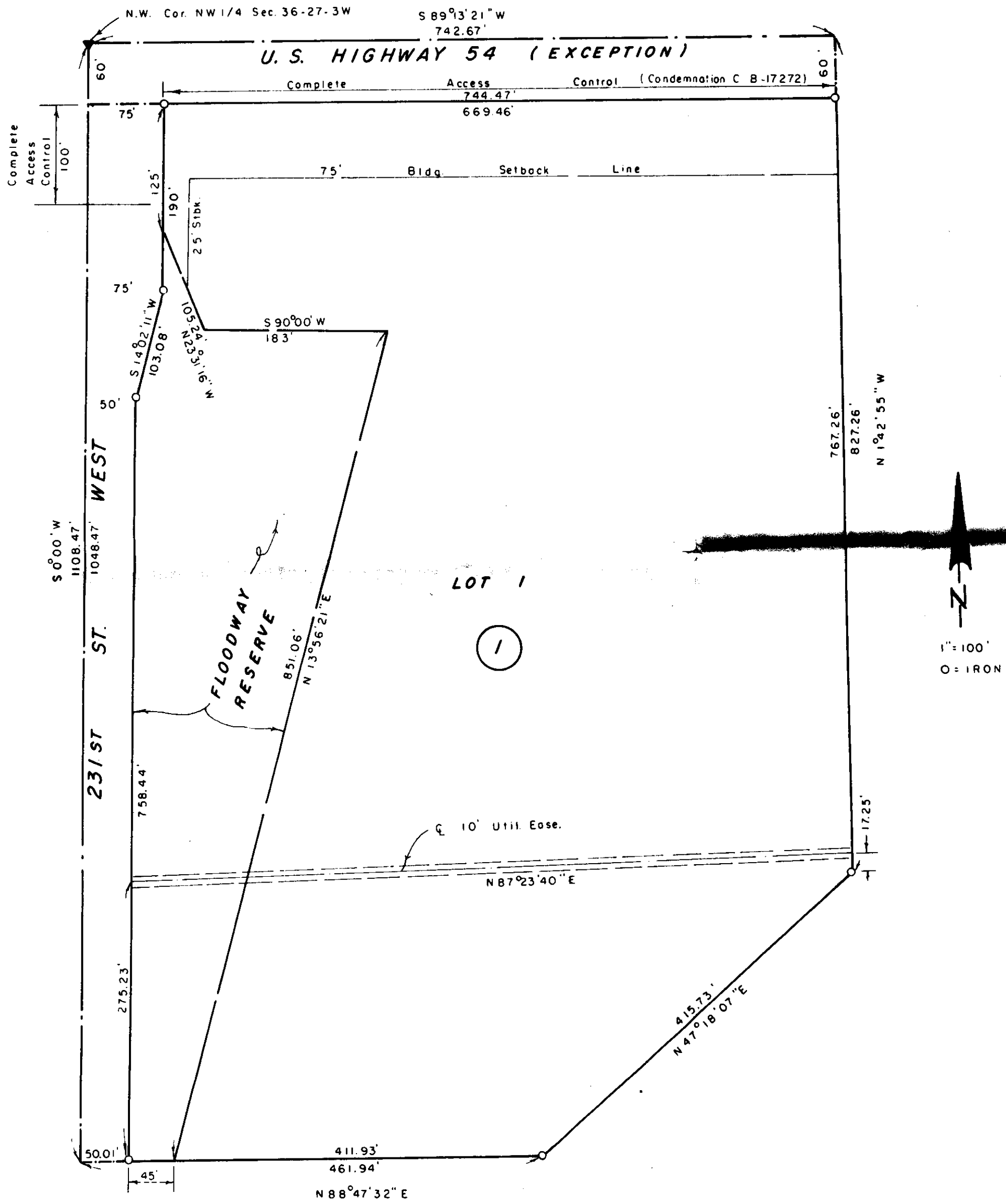


STAFF COMMENTS:

- 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. At the time of submitting the final plat tracing, the applicant shall submit, for recording, a restrictive covenant which addresses the ownership and maintenance of the floodway reserve. This covenant shall permit the appropriate governing body to maintain this reserve if the property owner fails to do so. The covenant shall state that the costs of such maintenance by the governing body may be charged back to the owner(s) by a method similar to special assessments.
- C. On the final plat tracing access control, except for two openings, shall be indicated to 231st Street West for the area south of the 100 feet of complete access control. This access control shall also be referenced in the plat's text.
- D. The minimum pad elevation shall also be indicated on the face of the plat below the north area. It shall also be indicated that this elevation involves the lowest opening elevation.
- E. On the final plat tracing the centerline (CL) of 231st St. West shall be labeled.
- F. On the final plat tracing, the plat's text shall be amended to indicate that the street is dedicated "to the public" for street purposes. The plat shall also clearly indicate that the street dedication is for 231st St. West.
- G. The plat's text shall also be amended to indicate as required by 5-401(R)(2); as regards floodways, "FEMA floodplain and regulatory floodway boundaries are subject to provide change, and such change may affect the intended land use within the subdivision."
- H. On the final plat tracing the MAPC signature block shall indicate Wayne L. Brinegar as Chairman.
- I. On the final plat tracing the following signature block shall be indicated for the County Commission.

Mark F. Schroeder, Chairman
David Bayouth, Chairman, Pro Tem
Billy Q. McCray, Commissioner
Bernard A. Hentzen, Commissioner
Paul W. Hancock, Commissioner

BERBLINGER ADDITION
SEDGWICK COUNTY, KANSAS



This plat of "Berblinger Addition", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 19__.

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman
Sue L. Crockett

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by this Board of City Commissioners of the City of Wichita, Kansas, this ____ day of _____, 19__.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this ____ day of _____, 19__.

_____, Chairman
Paul W. Hancock

_____, Commissioner
Bernard Hentzen

_____, Commissioner
Dave Bayouth

_____, Commissioner
Bill McCray

_____, Commissioner
Mark Schroeder

Attest:

_____, County Clerk
Don Wright

Entered on transfer record this ____ day of _____, 19__.

_____, County Clerk

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 _____, 19__.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

State of Kansas, County of Sedgwick, SS

I, Lowell D. High, Land Surveyor in the State of Kansas do hereby certify that I have surveyed and platted, "Berblinger Addition", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: A tract lying in the West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of Section Thirty Six (36), Township Twenty Seven (27), Range Three (3) West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows: Beginning at the NW corner of the said W 1/2 of the NW 1/4 of Section 36; thence on an assumed bearing of South 0°00'00" West along the West line of the said W 1/2 NW 1/4 for a distance of 1108.47 feet; thence North 88°47'32" East, for a distance of 461.94 feet; thence North 47°18'07" East, for a distance of 415.73 feet; thence North 1°42'55" West, for a distance of 827.26 feet to a point on the North line of the said W 1/2 NW 1/4; thence South 89°18'21" West along the said North line for a distance of 742.67 feet to the Point of Beginning; EXCEPT the North 60 feet for highway right-of-way.

Lowell D. High, L.S.

Know all men by these presents that we, Jon D. Berblinger and Krista L. Berblinger, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into a lot, a block, and a street to be known as, "Berblinger Addition", Sedgwick County, Kansas.

Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

The street is hereby dedicated for street purposes.

No structure shall be constructed below a minimum pad elevation of 1443.0 Mean Sea Level Datum.

The Floodway Reserve shall be the responsibility of the owner of Lot 1, Block 1, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no residential building shall be constructed on or within said Floodway Reserve.

All Abutter's Rights of Access to or from 23rd Street West, over and across the north 100 feet of the west line of Lot 1, Block 1, are hereby granted to the appropriate engineer.

Jon D. Berblinger

Krista L. Berblinger

State of Kansas, County of Sedgwick, SS

The foregoing instrument was acknowledged before me this ____ day of _____, 1990 by Jon D. Berblinger and Krista L. Berblinger, husband and wife.

_____, Notary Public

My Commission expires: _____

Garden Plain State Bank of Kansas, by _____, mortgagee of the land described in the Land Surveyor's certificate does hereby consent to the platting of "Berblinger Addition", Sedgwick County, Kansas.

Garden Plain State Bank of Kansas

State of Kansas)
County of Sedgwick)SS

The foregoing instrument was acknowledged before me this ____ day of _____, 1990 by _____, of Garden Plain State Bank of Kansas.

_____, Notary Public

My Commission expires: _____

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581

March 30, 1990

Hi-Tech Surveyors, Inc.
334 S. Laura
Wichita, KS 67211

Re: S/D 90-15 - BERBLINGER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 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 March 23, 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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

cc: Jon Berblinger, 2723 Glacier Ct., Wichita, KS 67215
Mr. Wade Culwell, K.D.O.T., Dist. #5 Engineer, 500 N.
Hendricks, P.O. Box 769, Hutchinson, KS 67504-0769
Ms. Robyn A. Bair, City Administrator, P.O. Box 667, 122 N.
Main, Goddard, Kansas 67052
Jim Weber, P.E. Director
Mike Lindebak, City Engineer