

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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

March 30, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-86 - JESSE 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 plattor; 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

RTB:svm

cc: Richard Jesse, 3201 Woodland, Wichita, KS 67204
Mike Lindebak, City Engineer

JESSE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/22/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/23/90

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have surveyed
and platted "JESSE ADDITION," Wichita, Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the property
surveyed described as and being a replat of all of Lots 3 and 4, Lots 5,
6, 7, and 8 except the west 10 feet thereof, Lot 9 except the west 10 feet
of the south 11.6 feet thereof and except the west 20 feet of the north
46.4 feet thereof, Lots 10, 11, and 12 except the west 20 feet thereof,
all of Lots 13, 14, 15, 16, 17, 18, 19, 20, and 21, all of 33rd Street North Court
and the Drainage Dedication except the west 20 feet thereof, all as platted
in Walnut Grove Fifth Addition, Wichita, Kansas, 33rd Street North
Court, drainage dedication, minimum building pad elevations, easements
and other restrictions per previous plat are hereby vacated by virtue of
K.S.A. 12-512(b).
Being situated in the N.W. 1/4 of Sec. 32, Twp. 26-S, R-1-E of the 6th P.M., Sedg-
wick County, Kansas.

Baughman Company, P.A.

Gregory F. Severns Surveyor

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 streets to be known as "JESSE ADDITION,"
Wichita, Sedgwick County, Kansas. The utility easements are hereby granted
as indicated for the construction and maintenance of all public utilities.
The street is hereby dedicated to and for the use of the public. The drainage
easement is hereby granted as indicated for drainage purposes. The mainten-
ance of said drainage easement shall be the responsibility of the owner
of Lot 7, provided further that no building shall be constructed on or
within said floodway, nor shall any fill, change of grade, creation of
channel or other work be carried on without the permission of the approp-
riate governing body. Minimum building pad opening elevation for Lots
6, 7, and 8, shall be 1312.4 Mean Sea Level or 125.0 City Datum.

Richard P. Jesse

Enid L. Jesse

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this _____ day of _____, 1990, by
Richard P. Jesse and Enid L. Jesse, husband and wife.

My Appt Exp. _____ Notary Public

REVISED COPY



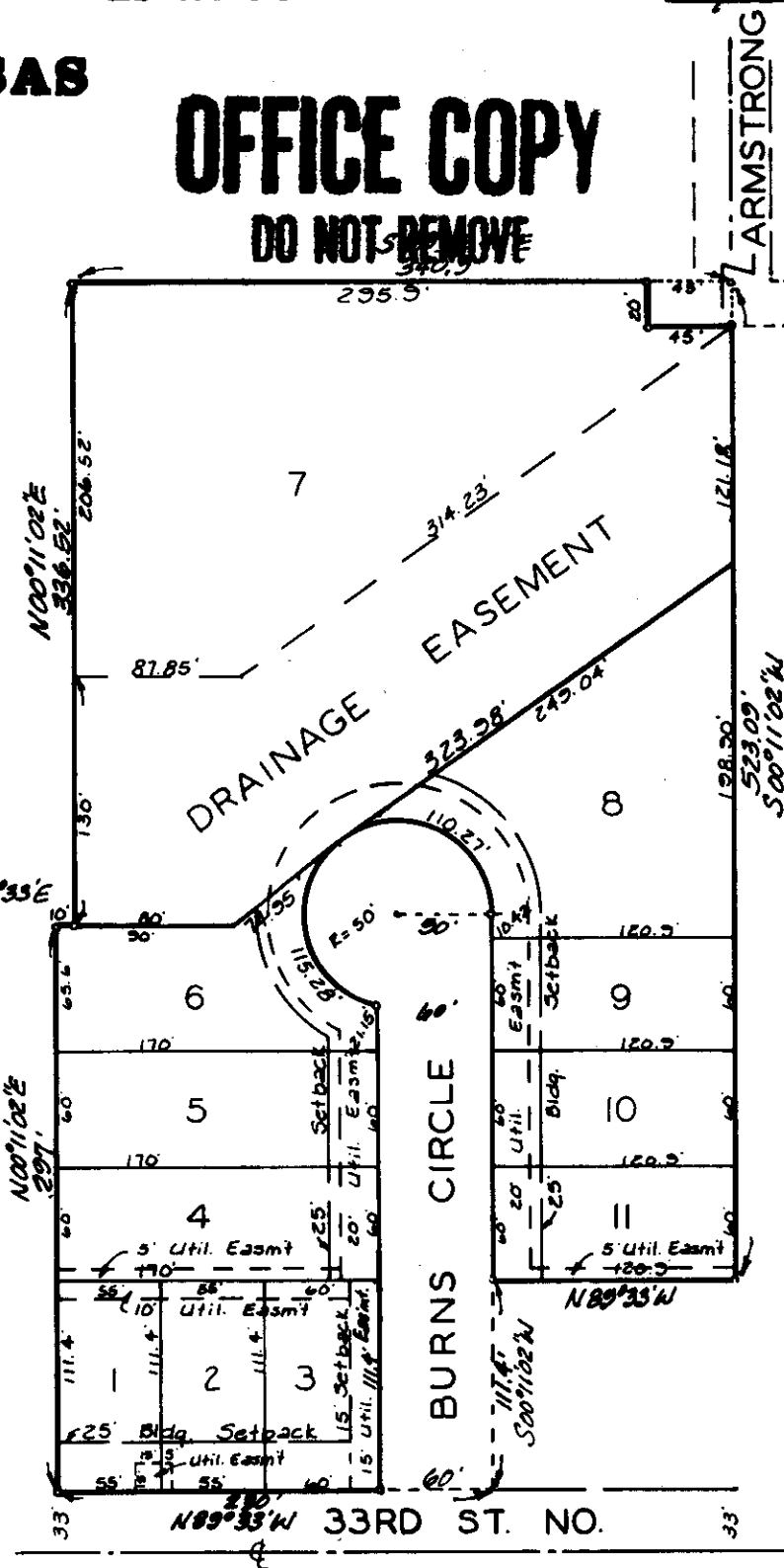
1" = 100'
0" = IRON

Minimum building pad opening
elevation for Lots 6, 7, and 8 =
1312.4 MSL or 125.0 City Datum

Bench Marks:

City of Wichita disk located 11
feet south of 33rd St centerline,
17.5 feet west of Salina St center-
line. Elevation = 1317.83 M.S.L.
or 130.43 City Datum

Railroad spike in N.W. side of
power pole located 35.5 feet east
and 5 feet south of the N.E. Corner
of 33rd St and Burns. Elevation =
1321.00 M.S.L. or 133.60 City Datum.



This plat of "JESSE 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 accepted by the City Council of the City of Wichita, Kansas
this _____ day of _____, 1990.

Mayor
Bob Knight
City Clerk
John Moir

Entered on transfer record this _____
day of _____, 1990.

County Clerk
Don Wright

State of Kansas } s.s. This is to certify that this plat has been filed
Sedgwick County } for record in the office of the Register of Deeds this _____ day of _____
1990 at _____ o'clock _____ M; and is duly
recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Resa

- 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.

STAFF REPORT
(Final Plat, Approved 3/29/90;
Preliminary Plat Approved 12/28/89)

CASE NUMBER: S/D 89-86 - JESSE ADDITION

OWNER/APPLICANT: Richard Jesse, 3201 Woodland, Wichita, KS
67204

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North of 33rd Street North in an area west of
Woodland.

SITE SIZE: 4.6 Acres

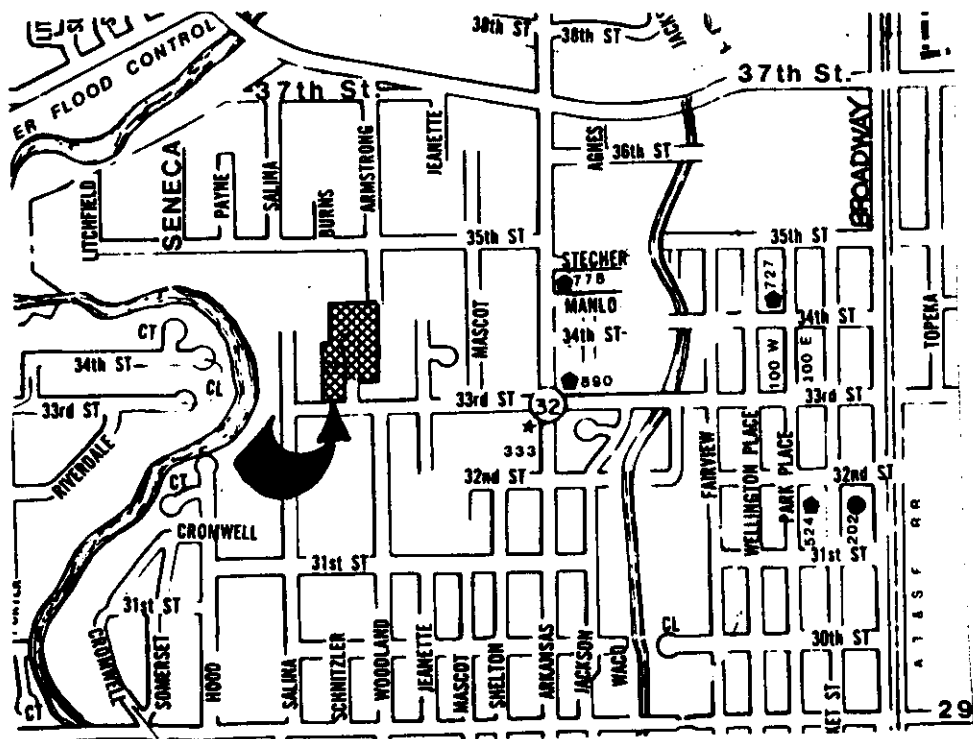
NUMBER OF LOTS

Residential:	11
Office:	
Commercial:	
Industrial:	
Total:	11

MINIMUM LOT AREA: 6,126.8 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of Burns Circle.
- F. The applicant shall guarantee the construction of an acceptable turnaround for the termination of Armstrong.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit to the Planning Department a copy of the instrument that created Armstrong Street; recorded with the Register of Deeds on Film 422, Page 612 and Film 422, Page 613.
- I. The applicant shall submit, with the final plat tracing, the off site dedication of street right-of-way for the turnaround on Armstrong Street, which is shown on the final plat.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- 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.