

MAPLE LANE 5TH ADDITION

FINAL PLAT

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/24/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 8/25/89

State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we have
surveyed and platted "MAPLE LANE 5TH ADDITION," Wichita,
Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed described as the west 5 acres
of the N.W. 1/4 of the N.E. 1/4 of Sec. 27, Twp. 27-S, R-1-W of the
6th P.M., Sedgwick County, Kansas, except the south 950 feet
thereof.

Baughman Company, P.A.

Date

Gregory F. Severns

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors cer-
tificate to be platted into lots and a street to be known as "MAPLE
LANE 5TH ADDITION," Wichita, Kansas. The street is hereby dedi-
cated to and for the use of the public. All abutters rights of access
to Dugan Road over and across the west line of Lots 1, 2, 3, and
4 are hereby granted to the City of Wichita.

Rick Thompson Construction, Inc.

Richard P. Thompson President

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged
before me this _____ day of _____, 198__, by Richard
P. Thompson, President of Rick Thompson Construction, Inc.,
on behalf of the corporation.

My App't Exp. _____ Notary Public

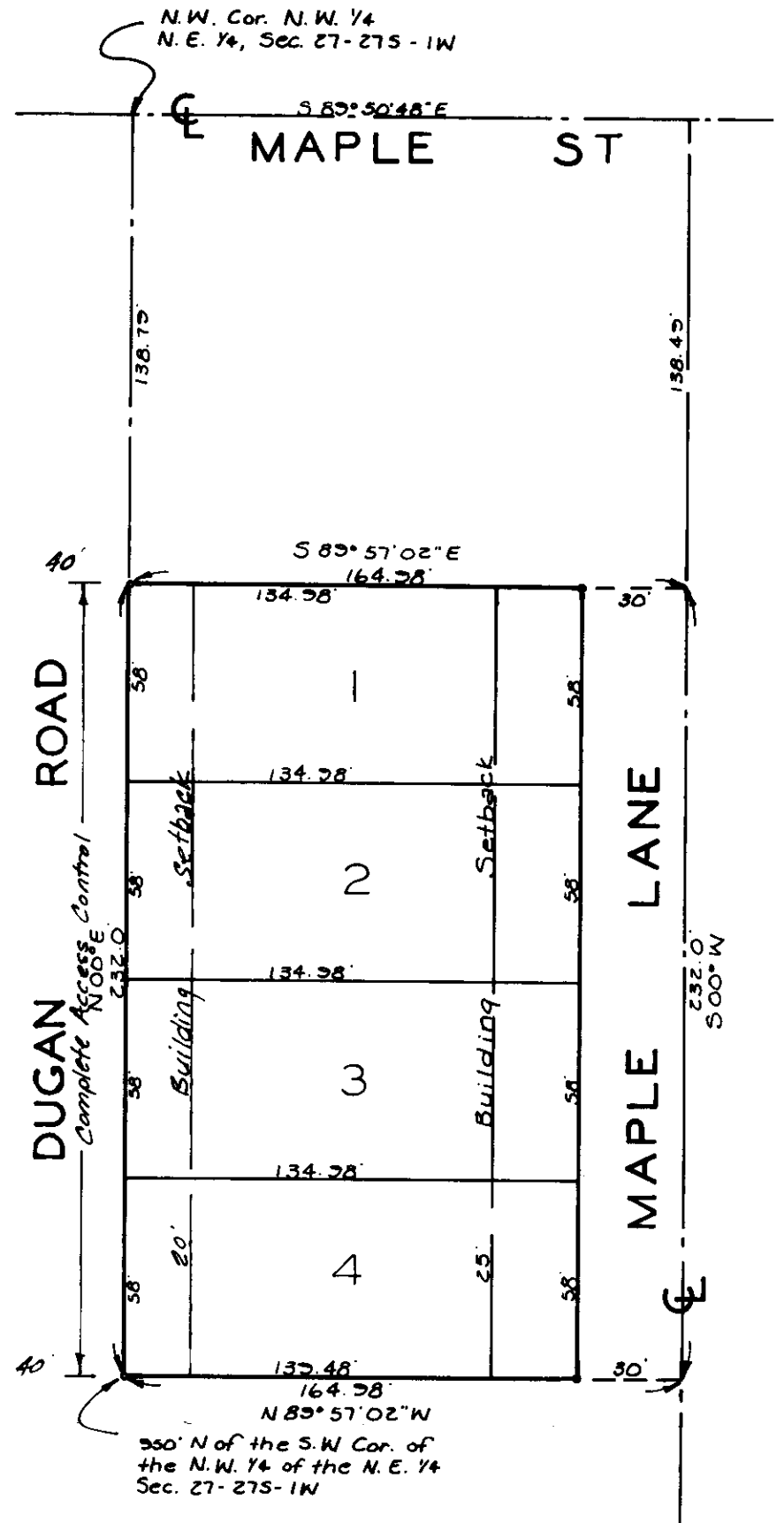
We, the undersigned holders of a mortgage
on the above described property, do hereby consent to this plat of
"MAPLE LANE 5TH ADDITION," Wichita, Kansas.

Kansas State Bank and Trust

Arnold Gray

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged
before me this _____ day of _____, 198__, by _____
of Kansas State Bank
and Trust, on behalf of the Bank and Trust.

My App't Exp. _____ Notary Public



This plat of "MAPLE LANE 5TH ADDITION," Wichita, Kansas has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas. Dated this _____ day of _____, 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____, 198__.

Bob Knight Mayor

John Moir City Clerk

Entered on transfer record, this _____
day of _____, 198__.

Don Wright County Clerk

State of Kansas } S.S.
Sedgwick County } This is to certify that this has been filed
for record in the office of the Register of Deeds, this _____
day of _____, 198__, at _____ o'clock, _____ M.; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



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

September 1, 1989

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-46 - MAPLE LANE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1989, 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 August 25, 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 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.
- 3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rick Thompson, 250 N. Glen Eagles Court, 67212
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The preliminary plat indicates a power pole and electric line running from the house north of the preliminary plat to the garage in Lot 2. This line will need to be removed prior to this plat being scheduled for the City Council. The applicants engineer shall provide a letter stating the line has been removed.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- C. 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.
- D. 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.
- E. 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.
- F. Recording of the plat within 30 days after approval by the City Council.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

August 31, 1989

STAFF REPORT
(Final Plat Approved 8/24/89;
Preliminary Plat, Approved 8/10/89)

CASE NUMBER: S/D 89-46 - MAPLE LANE 5TH ADDITION

OWNER/APPLICANT: Rick Thompson, 250 N. Glen Eagles Court,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of Maple Street, between Dugan Road and
Maple Lane

SITE SIZE: 0.7 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 7,829 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP: HARMONY

