

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4581

May 26, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-33 - EARLINE'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 25, 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 May 19, 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 first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:jcm

cc: Earline & S.E. Simpson, 100 N. Westfield, 67212  
Jack Brown, Health Department  
Mike Lindebak, City Engineer

# EARLINE'S ADDITION

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/18/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/19/89

State of Kansas }  
Sedgwick County } s.s. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "EARLINE'S ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as and being a replat of the west 180 feet of the south 214 feet of Lot 19, in Westfield Acres, Sedgwick County, Kansas.

Baughman Company, P.A.

Date \_\_\_\_\_

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 to be known as "EARLINE'S ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.

S.E. Simpson

Earline J. Simpson

State of Kansas }  
Sedgwick County } s.s. The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_, by S.E. Simpson and Earline J. Simpson, his wife.

Notary Public

My App't Exp. \_\_\_\_\_

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "EARLINE'S ADDITION," Wichita, Kansas.  
Fidelity Savings Association of Kansas

Title \_\_\_\_\_

State of Kansas }  
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_, by \_\_\_\_\_, of Fidelity Savings Association of Kansas, on behalf of the Association.

Notary Public

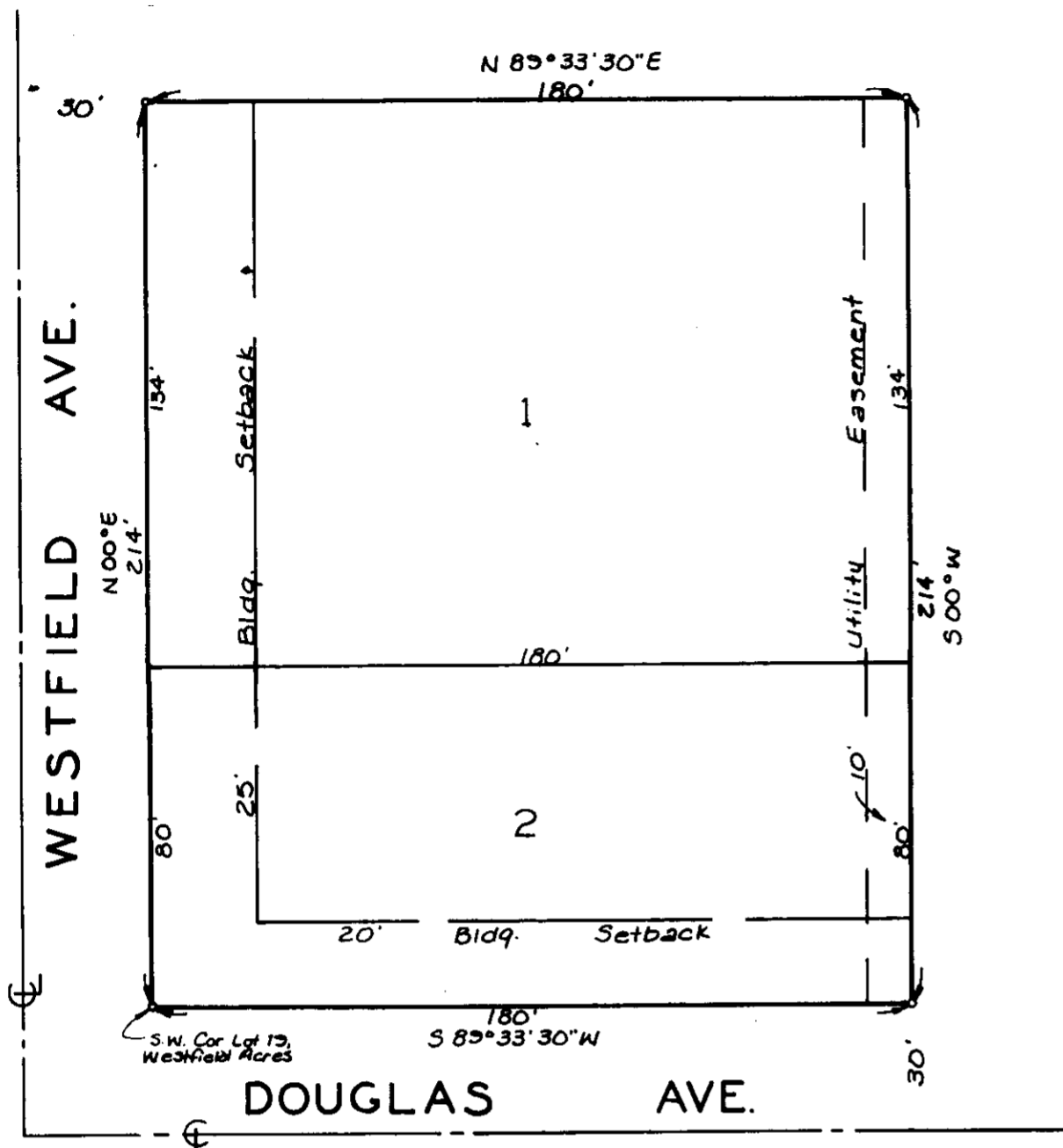
State of Kansas }  
Sedgwick County } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.; and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa



This plat of "EARLINE'S 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

Chairman  
Sue L. 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 \_\_\_\_\_, 198\_\_.

Mayor  
Bob Knight  
City Clerk  
John Moir

Entered on transfer record, this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_.

County Clerk  
Don Wright

STAFF COMMENTS:

- A. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that at the time of site development the approved drainage plan requires grading improvements for Lot 2.
- D. As requested by City Engineering, the applicant shall establish a private 10-foot drainage easement across Lot 2 to serve Lot 1. The final plat tracing shall show said easement on the face of the plat with recording information. A copy of the recorded instrument shall be submitted to the Planning Department.
- E. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- F. On the approved transportation plan, Westfield at this location is indicated as a collector. The final plat tracing shall therefore indicate additional right-of-way so as to provide 33-feet of half street right-of-way adjacent to the two lots being platted. The plat's text shall be amended to reference the dedication of this street right-of-way.
- 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.

May 18, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-33 - EARLINE'S ADDITION

OWNER/APPLICANT: Earline J. Simpson and S.E. Simpson, 100 N. Westfield, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: N.E. Corner of Douglas & Westfield

SITE SIZE: .9 acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 14,399 sq. ft.

CURRENT ZONING: "AA" One-family Dwelling

VICINITY MAP:

