

STAFF COMMENTS:

NOTE: This revised final plat has been submitted for purposes of requesting two openings to Central Avenue across the south line of proposed Lot 1. When the final was previously approved in September, only one access point was requested.

The applicant has filed an associated zone change case (Z-2873), requesting "AA" to "LC" for the east 100 feet of proposed Lot 1. The remaining portion of this plat is already zoned "LC".

- A. Since this replat proposes the platting of a smaller lot for an existing building, and in order to assure that the required amount of off-street parking is available to accommodate the existing building, the applicant shall submit a parking layout plan for this subdivision. This plan shall be submitted to Central Inspection for their review and approval. A copy of the plan, with CID's approval signature, shall be submitted for the plat file.
- B. Approval of the final plat is subject to approval of the applicant's associated zone case (Z-2873).
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.
- G. The representative from the Traffic Engineer's office should be prepared to comment on the acceptability of two access points to Central from Lot 1.

DECEMBER 31, 1987

**STAFF REPORT**  
(Revised Final Plat, Previous Final Approved 9/24/87)

**CASE NUMBER:** S/D 87-94 - HENRY J. JACOBS ADDITION

**OWNER/APPLICANT:** Henry J. Jacobs

**SURVEYOR/ENGINEER:** Lowell D. High

**LOCATION:** North side of Central, between Dougherty and Nevada.

**SITE SIZE:** 1.0 Acre

**NUMBER OF LOTS:**

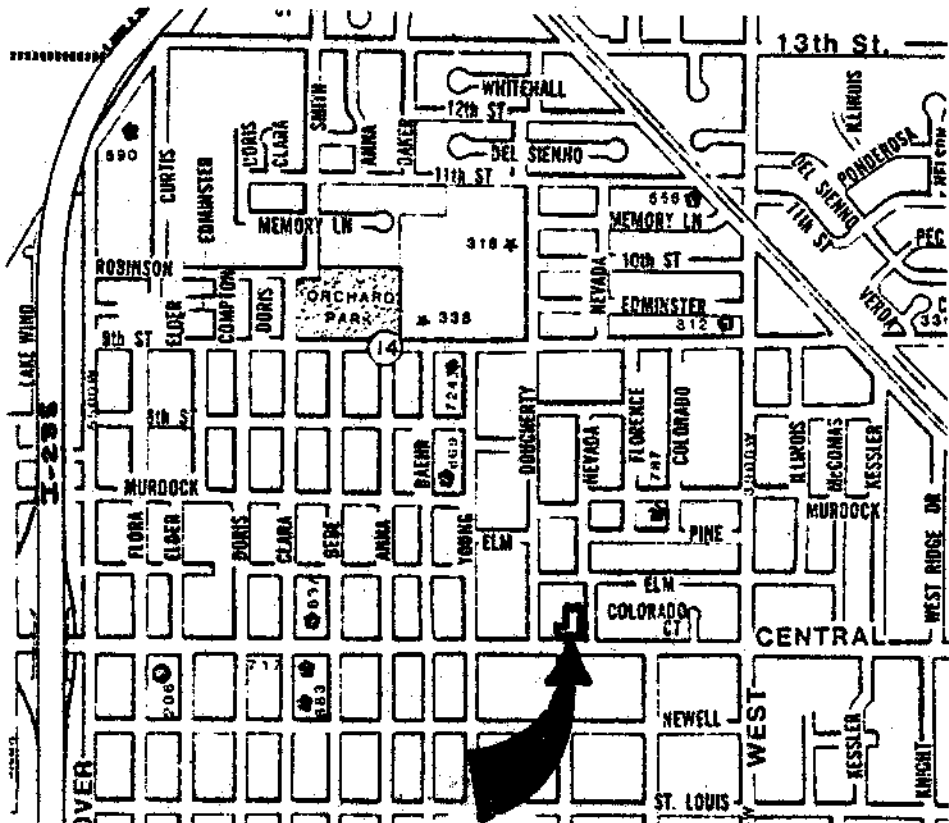
- Residential:
- Office:
- Commercial: 2
- Industrial:
- Total: 2

**MINIMUM LOT AREA:** 15,792 Sq. Ft.

**CURRENT ZONING:** "LC" and "AA"

**PROPOSED ZONING:** "LC" (Z-2873)

**VICINITY MAP:**



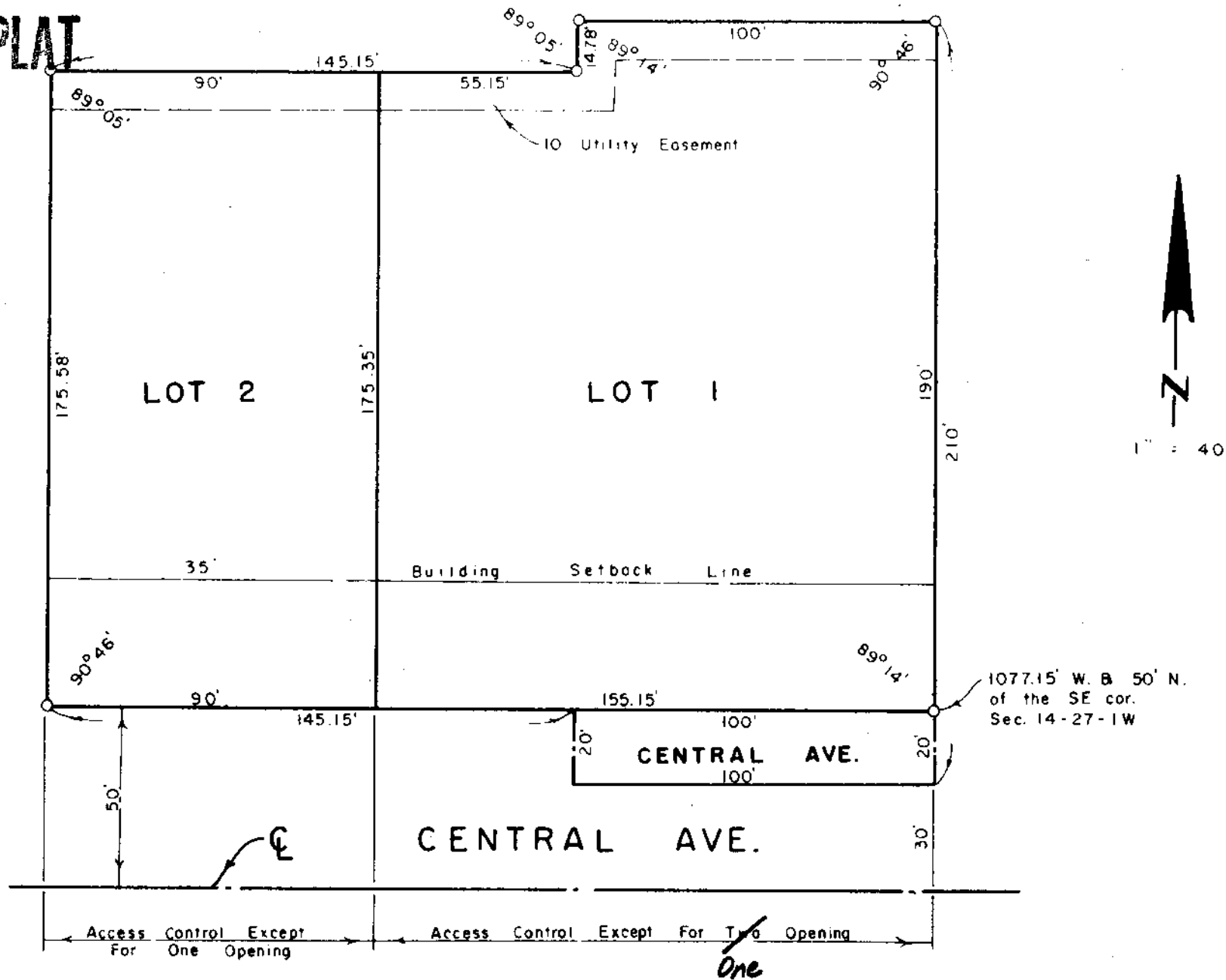
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DO NOT REMOVE

REVISED COPY

# HENRY J. JACOBS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT



State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Henry J. Jacobs Addition", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a Replat of a true and correct exhibit of said survey described as follows: Lot 2, Block A, Peltzer Addition, Wichita, Sedgwick County, Kansas; together with the west 100 feet of the south 210 feet of the following described parcel: Beginning at a point 80 feet west of the SE corner of Lot 2, Central Place, Sedgwick County, Kansas; thence north 326.7 feet; thence west 107.15 feet; thence south 326.7 feet; thence east 107.15 feet to the place of beginning.

Know all men by these presents that we, Henry J. Jacobs and Madeline M. Jacobs, husband and wife, have caused the land described in the Land Surveyor's certificate to be platted into Lots and a Street to be known as Henry J. Jacobs Addition, Wichita, Sedgwick County, Kansas.

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

The Streets are hereby dedicated to and for the use of the public.

All abutter's rights to or from Central Avenue, over and across the south line of Lot 1, are hereby granted to the appropriate governing body, provided, however, that Lot 1 shall have access to Central Avenue at ~~two~~ <sup>one</sup> location to be designated by the City Engineer.

All abutter's rights of access to or from Central Avenue, over and across the south line of Lot 2, are hereby granted to the appropriate governing body, provided, however, that Lot 2 shall have access to Central Avenue at one location to be designated by the City Engineer.

Henry J. Jacobs

Madeline M. Jacobs

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Henry J. Jacobs and Madeline M. Jacobs, husband and wife.

\_\_\_\_\_, Notary Public

My Commission expires: \_\_\_\_\_

This plat of "Henry J. Jacobs 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 \_\_\_\_\_, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by this Board of City Council of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Robert G. Knight, Mayor

Dale E. Rea, Deputy City Clerk

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/3/87 SUBJECT TO THE CONDITIONS OF A FINAL OUTLINE. ED IN OUR LETTER DATED 2/3/87

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., the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Don Wright, County Clerk



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1623  
PHONE 268-4501

January 21, 1988

Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: Final Plat S/D 87-94 - HENRY J. JACOBS ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on January 21, 1988, 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 December 31, 1987.

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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dik

cc: Henry J. Jacobs, 9314 Harvest Lane, Wichita, KS 67212

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