SEDGWICK COUNTY

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

FILE COPY

March 31, 1988

Air Capitol Land Surveyors
2160 W. 21st St.
Wichita, KS 67203

Re: Final Plat S/D 88-17 - HELEN D. EVANS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 31, 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 March 25, 1988.

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 1987 and all prior years have been paid.

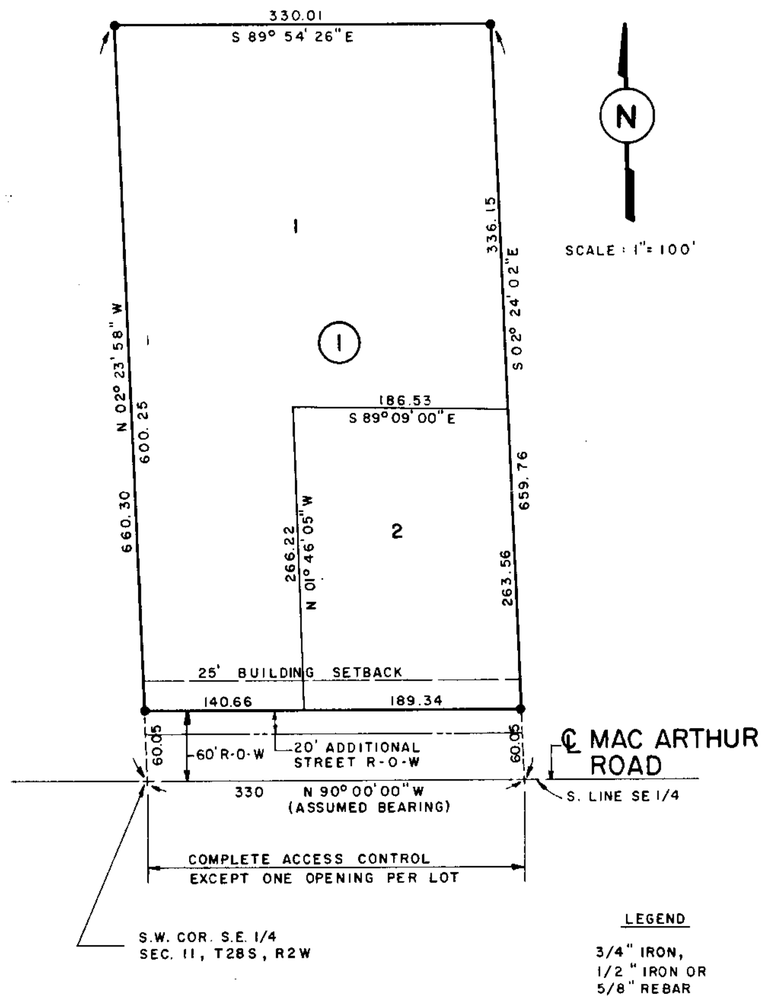
Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:jcm

cc: Helen D. Evans, 14310 W. 39th St., Wichita, KS 67227
Donald E. Evans, 2447 Cardinal Drive, Wichita, KS 67204



HELEN D. EVANS ADDITION

SEDGWICK COUNTY, KANSAS

AIR CAPITOL LAND SURVEYORS

OFFICE COPY
DO NOT REMOVE

1988

LEGAL DESCRIPTION

The west 330 feet of the south 660 feet of the south half of the southeast quarter of Section 11, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, except the south 40 feet thereof for road.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

_____ _____
ADOLF E. REISS LS#77 DATE

Know all men by these presents that Donald E. Evans, executor of the Estate of Herbert E. Evans, deceased, has caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots, a block ~~and a street~~ to be known as Helen D. Evans Addition, Sedgwick County, Kansas. ~~Easements are~~ No Esm. Vs shown hereby granted as indicated for utility construction and maintenance. Streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from MacArthur Road, over and across the south line of Lot One (1) and Lot Two (2), Block One (1) are hereby granted to the appropriate governing body. Provided, however, that Lot One (1) and Lot Two (2), Block One (1) shall have access to MacArthur Road at one (1) location each, as shall be determined by the appropriate engineer.

_____
DONALD E. EVANS, EXECUTOR OF THE ESTATE
OF HERBERT E. EVANS, DECEASED

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this_____day of _____, 1988 by Donald E. Evans.

_____, Notary Public

My Appointment Expires:_____.

This plat of Helen D. Evans 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_____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
ELTON PARSONS

_____, Secretary
MARVIN S. KROUT

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE 3/24/88 SUBJECT
TO THE CONDITIONS OUTLIN-
ED IN OUR LETTER DATED 3/25/88

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this_____day of _____, 1988.

_____, Mayor
ROBERT G. KNIGHT

_____, Deputy City Clerk
DALE E. REA

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this_____day of _____, 1988.

_____, Chairman
MARK SCHROEDER

_____, Pro-Tem Chairman
BILLY Q. McCRAY

_____, Commissioner
DAVID BAYOUTH

_____, Commissioner
TOM SCOTT

_____, Commissioner
BERNARD A. HENTZEN

ATTEST:

_____, County Clerk
DON WRIGHT

Entered on Transfer Record this_____day of_____, 1988.

_____, County Clerk
DON WRIGHT

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 _____, 1988.

_____, Register of Deeds
PAT KETTLER

_____, Deputy
ED RESA

SUBDIVISION COMMITTEE RECOMMENDATIONS:

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. In order to provide for future development in the subject quarter section, and further, given the configuration of property ownerships in the immediate area surrounding this plat; the final plat tracing shall indicate the following street dedications and building setbacks:

Street Dedications

1. The west 15 feet of Lot 1, Block 1 (future 143rd Street West)
2. The north 35 feet of Lot 1, Block 1 (future 38th Street South)

Building Setbacks

3. 15-foot setback, from the future north/south street, on the south 150 feet of Lot 1, Bock 1
4. 25-foot setback, from the future north/south street, on the north 450.25 feet of Lot 1, Block 1
5. 25-foot setback, from the future east/west street, on Lot 1, Block 1

C. If easements are not being granted by this plat, the reference to granting easements should be deleted from the plattor's text.

D. As required by the drainage plan for this property, the applicant shall submit for recording the cross-lot drainage easement needed to provide for Lot 1 to drain across Lot 2.

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. 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.

G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

H. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1/2

MARCH 31, 1988

STAFF REPORT

CASE NUMBER: S/D 88-17 - HELEN D. EVANS ADDITION

OWNER/APPLICANT: Helen D. Evans, 14310 W. 39th St. S., Wichita, KS 67227

SURVEYOR/ENGINEER: Air Capitol Land Surveyors

LOCATION: North side of MacArthur Road, ½-mile west of 135th Street West.

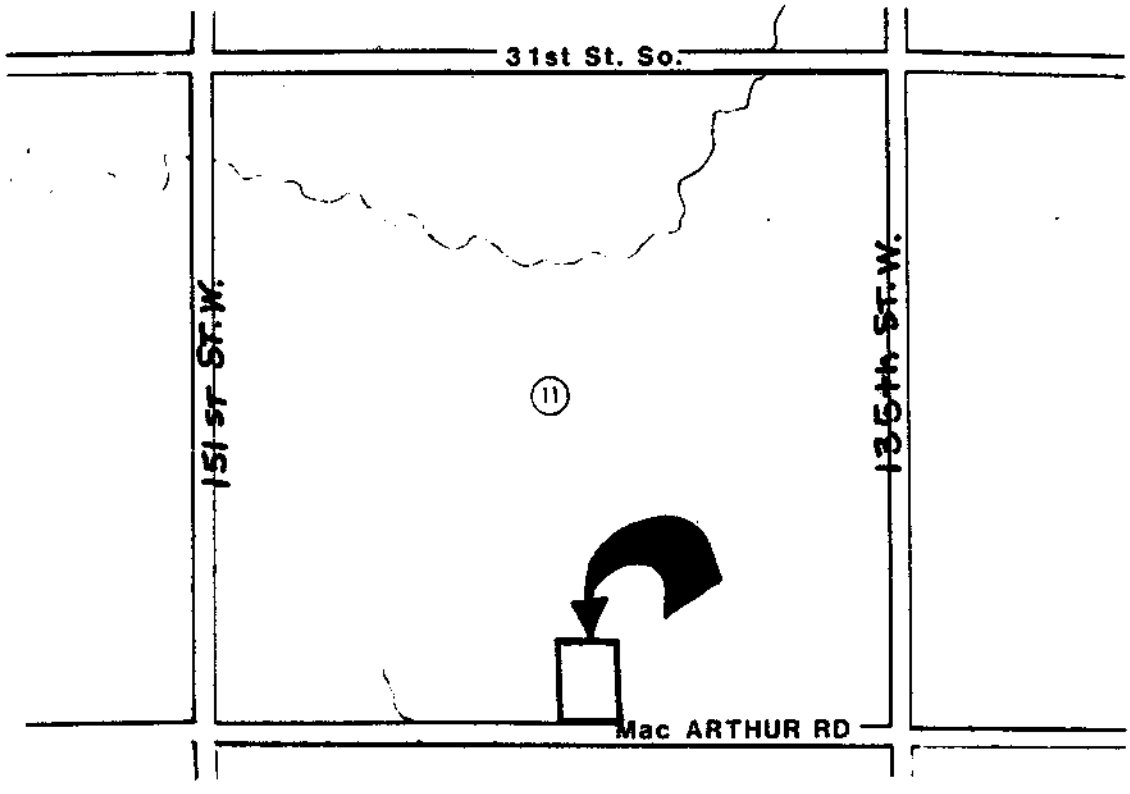
SITE SIZE: 4.70 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 60,000 Sq. Ft.

CURRENT ZONING: "R"

PROPOSED ZONING: "R-1" (SCZ-0585)

VICINITY MAP: