

S/D No.: 85-64 Name: MAIZE AVENUE ADDITION

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: On the northwest corner of Carr and Maize Road.
Owner: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 S. Maize Road,
Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 11.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 176,985 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. As was discussed at the time of preliminary plat approval, "Access control except for one (1) opening" shall be platted to Maize Road across the east line of Lot 2.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall request annexation for that part of Lot 2 which is not within the City of Wichita.
- E. On the final plat tracing, a dimension shall be provided for the floodway from the northeast corner of Lot 2 to the southernmost point of the floodway.
- F. The final plat tracing shall reference, in the plat's text, the dedication of the streets to and for the use of the public.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8-29-85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8-30-85

MAIZE AVENUE ADDITION

WICHITA, KANSAS

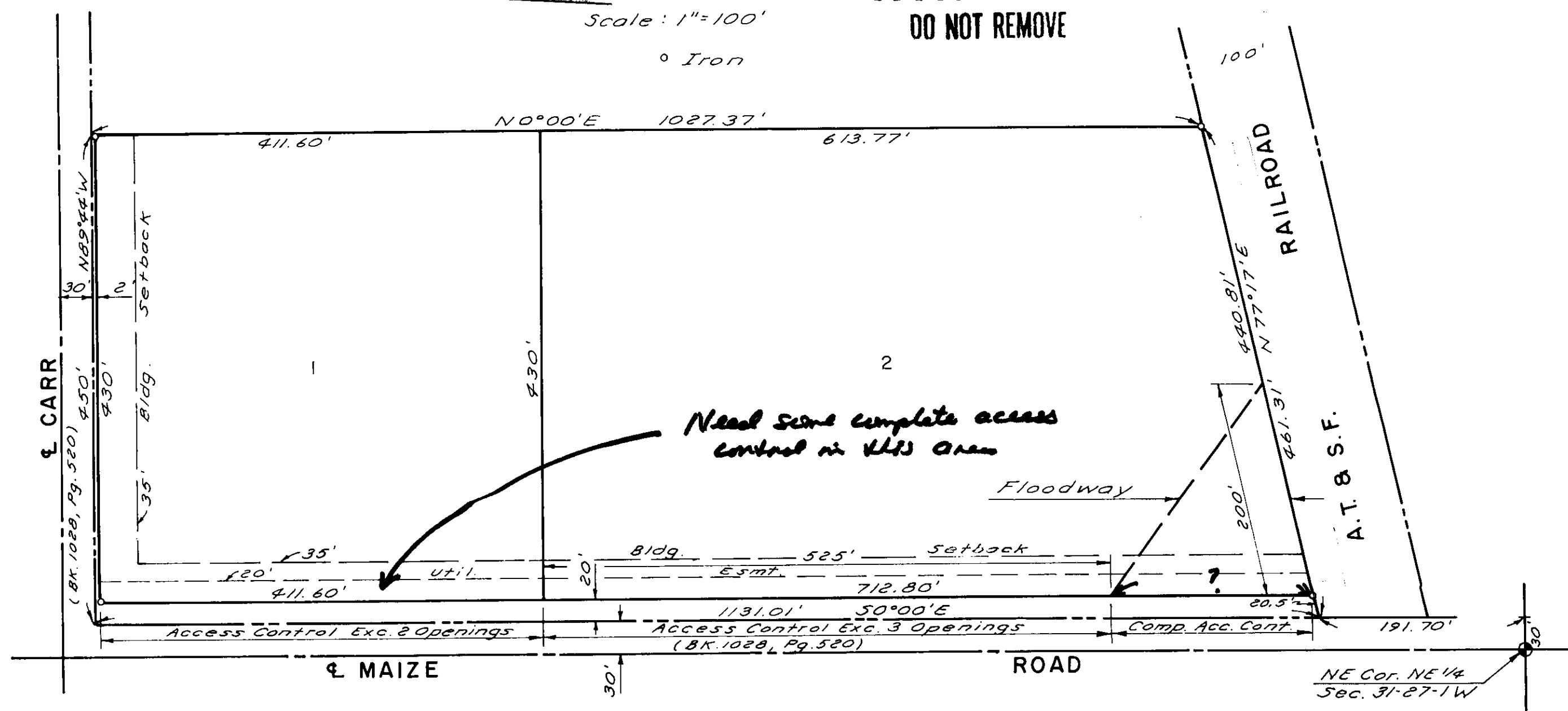
OFFICE COPY

DO NOT REMOVE

FINAL PLAT

Scale: 1"=100'

Iron



This plat of "MAIZE AVENUE ADDITION",
Wichita, Kansas, has been submitted to and app-
roved by the Wichita-Sedgwick County Metropol-
itan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1985.

Wichita-Sedgwick County Metropolitan Area
Planning Commission

James C. Wilson Chairman

Michael E. Lindebak Secretary

This plat approved and all dedications
shown hereon accepted by the Board of City
Commissioners, Wichita, Kansas, this _____ day of
_____, 1985.

Robert C. Brown Mayor

Donald C. Bick City Clerk

Entered on transfer record this _____ day
of _____, 1985.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this
Sedgwick County } plat has been filed for record in the Office
of the Register of Deeds this _____ day of _____,
1985, at _____ o'clock, _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas } S.S. We, Baughman Company,
Sedgwick County } P.A., surveyors in aforesaid county and state,
do hereby certify that we have surveyed and
platted "MAIZE AVENUE ADDITION", Wichita,
Kansas, and that the accompanying plat is
a true and correct exhibit of the property
surveyed, described as beginning 30 feet west
and 191.70 feet south of the NE corner of
the NE 1/4 of Section 31, T27S, R1W of the
6th P.M., Sedgwick County, Kansas, said
point being on the south line of the Atch-
ison, Topeka and Santa Fe Railway right
of way; thence southerly, parallel with
the east line of said NE 1/4, 1131.01 feet to
the north line of Carr Avenue as deeded
in Book 1028, Page 520; thence westerly, parallel
with the north line of said NE 1/4, 450 feet;
thence northerly, parallel with the east
line of said NE 1/4, 1027.37 feet to the south
line of the Atchison, Topeka and Santa Fe
Railway right of way; thence northeasterly,
along said south line, 461.31 feet to the
point of beginning.

Date _____ Baughman Company, P.A.

John E. Lundblade 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, streets and a flood-
way, to be known as "MAIZE AVENUE ADD-
ITION", Wichita, Kansas. The easements
are hereby granted as indicated for the
construction and maintenance of public
utilities. The floodway shall be the respon-
sibility of the owners of the property in
the subdivision until such time as the
governing body exercising jurisdiction
elects to assume responsibility for
maintenance and improvement of the
drainage, provided further, that no build-
ing 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 permis-
sion of the appropriate governing body.
All abutters rights of access to Maize Rd. are
hereby granted to the City of Wichita, Kansas,
except, however, that Lot 1 shall have access
to Maize Rd. at two locations and Lot 2 shall
have access at three locations over the south
525 feet, thereof, said locations to be det-
ermined by the City Engineer.

Maize Avenue, Inc

H. Russell Bernhoff President

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day
of _____, 1985, by H. Russell Bernhoff,
President of Maize Avenue, Inc., on behalf
of the Corporation.

_____, Notary Public
My Commission Expires _____

Don't referenced
dedication of streets

September 5, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67209

Re: S/D 85-64 - Final Plat of Maize Avenue Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 1985, 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 30, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platfor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 South Maize Road,
Wichita, KS 67209
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office