

SCALE : 1" = 100'

LEGEND:

- 1" Iron Found
- 5/8" Rebar Set
- △ Cont. Corner



STATE OF KANSAS)
 SEDGWICK COUNTY) SS

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and platted 'Curtis Addition' to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

East 634 feet of a tract described as: Beginning at Southwest corner of the Northwest quarter of Section 22, Township 26 South, Range 1 West of 6th P.M., in Sedgwick County, Kansas; Thence North 331.45 feet; East 1,321.41 feet; South 328.27 feet; West to beginning.

All easement, right-of-ways, previously granted are hereby vacated in accordance with K.S.A. 12-512(b), as amended.

This survey was completed in August, 1996.

BABAR M. KHAN, R.L.S. # 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, and streets, the same to be known as "Curtis Addition to Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public.

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this _____ day of _____, 1996, BY _____

_____, Notary Public

My Commission Expires: _____

This Plat of "Curtis Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 1996.

_____, Chairman

_____, Secretary

This plat has been approved by the City Council of City of Wichita, Kansas, This _____ day of _____, 1996.

_____, Mayor

_____, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, This _____ day of _____, 1996.

_____, Chairman

_____, Pro-tem Chairman

_____, Commissioner

_____, Commissioner

_____, Commissioner

Entered on transfer record on this _____ day of _____, 1996.

_____, County Clerk

This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 1996.

_____, Register of Deeds

_____, Deputy

_____, County Clerk

FINAL PLAT
CURTIS ADDITION
TO
SEDGWICK COUNTY, KANSAS

PROGRESS
PRINT

ME MUNICIPAL ENGINEERS, P.A.
 254-LAURA, SUITE 201
 WICHITA, KANSAS 67211
 316-262-3842

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421
FAX (316) 268-4390

September 12, 1996

Babar M. Khan, L.S.
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 96-56 Final Plat of the CURTIS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 1996, 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 September 5, 1996.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Losew". The signature is fluid and cursive.

Don Losew
Senior Planner

DL:rh

cc: Opal M. Curtis, Etal, 6820 West 49th Street North, Wichita, KS 67205
Mike Lindebak, City Engineer

SEDGWICK COUNTY



September 5, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/268-4421
FAX 316/268-4390

Babar M. Khan, L.S.
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 96-56 Final Plat of the CURTIS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 5, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~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. Based on the size of lots being platted, this approval shall be for the use of septic systems.

Prior to the plat tracing being submitted for City and County review, the applicant shall submit to County Health, a site plan showing the location of the existing septic field, home and other buildings.
- ~~B.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.
- ~~C.~~ As requested by County Engineering, the final plat tracing shall dedicate 30 feet of right-of-way for 49th Street North.
- ~~D.~~ Prior to this plat being released for County Commission approval, the propane tank being located in the area of right-of-way dedication shall be removed. The applicant shall submit a letter to Planning indicating that the tank has been so removed.
- ~~E.~~ On the final plat tracing, all names of the parties signing the plat shall be printed below their signature lines.

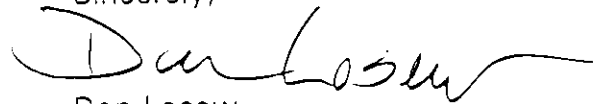
- ~~F.~~ The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- ~~G.~~ 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.
- ~~H.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c). *like Green said he would call to see if we could do it*
- ~~I.~~ Recording of the plat within 30 days after approval by the City Council and/or County Commission.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 12, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Opal M. Curtis, Etal, 6820 West 49th Street North, Wichita, KS 67205

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

September 12, 1996

STAFF REPORT
(Final Plat Approved 9/5/96)

CASE NUMBER: S/D 96-56 CURTIS ADDITION

OWNER/APPLICANT: Opal M. Curtis, Etal, 6820 West 49th Street North, Wichita, KS 67205

SURVEYOR/ENGINEER: Babar M. Khan, L.S., Municipal Engineers, P.A., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: North of 49th Street North and east of Ridge Road

SITE SIZE: 4.8 Acres

NUMBER OF LOTS

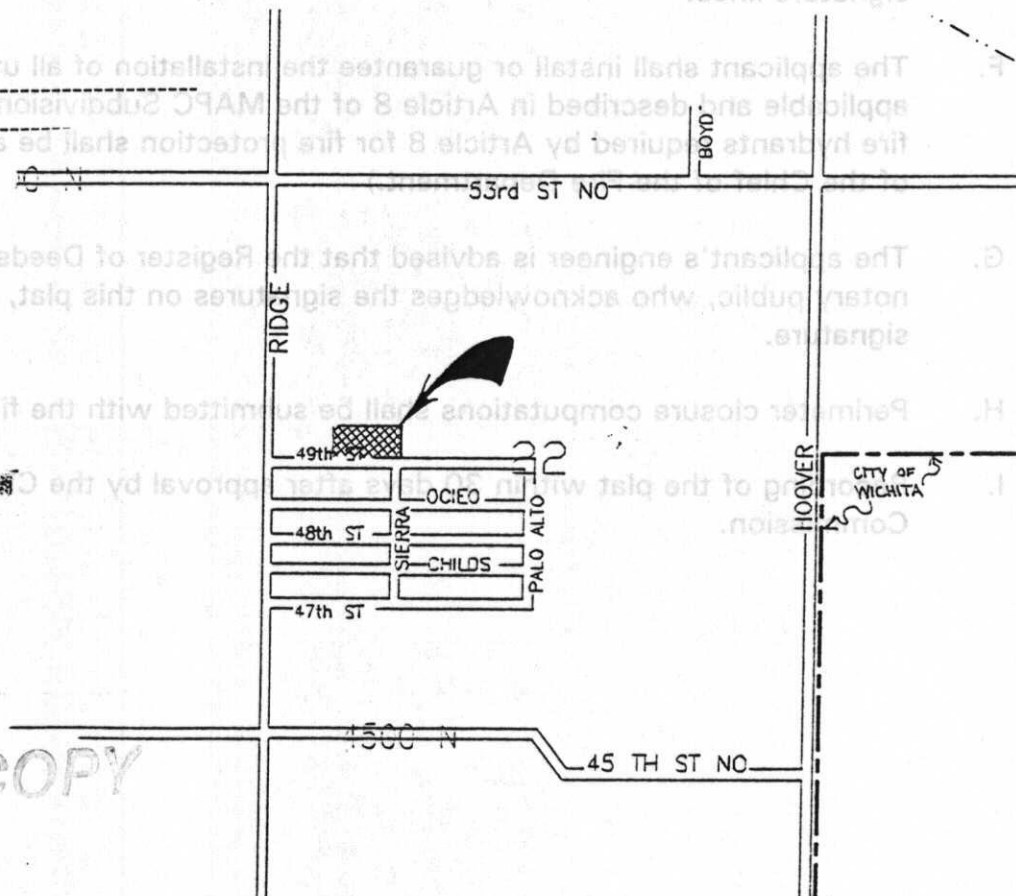
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 104,020 sq. ft.

CURRENT ZONING: SF-20

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- 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. Based on the size of lots being platted, this approval shall be for the use of septic systems.
- Prior to the plat tracing being submitted for City and County review, the applicant shall submit to County Health, a site plan showing the location of the existing septic field, home and other buildings.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As requested by County Engineering, the final plat tracing shall dedicate 30 feet of right-of-way for 49th Street North.
- D. Prior to this plat being released for County Commission approval, the propane tank being located in the area of right-of-way dedication shall be removed. The applicant shall submit a letter to Planning indicating that the tank has been so removed.
- E. On the final plat tracing, all names of the parties signing the plat shall be printed below their signature lines.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council and/or County Commission.