

CRIGLER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from tracing
3/12/96

State of Kansas) *as of 3/26/96*
Sedgwick County) *SS Conditions will need to be set on this plat*

This plat of "CRIGLER ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 14th day of December, 1995.

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CRIGLER ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as commencing at the NE Cor. SW1/4 of Sec. 2, Twp. 27-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas; thence S89°00'W, along the north line of said SW1/4, 337.94 feet to the east line of Fenner Place extended north as platted in Replat of Block G, Mono-Lynn Estates to Wichita, Sedgwick County, Kansas; thence S00°W, along the east line of said Addition and being parallel with the east line of said SW1/4, 455 feet; thence S57°00'14"E, 22 feet for a point of beginning; thence S09°12'15"W, 115.35 feet to a point on the east line of said Replat of Block G, Mono-Lynn Addition; thence S00°W, 126.12 feet to the north line of 24th Street North as platted in Second Addition to Schreck Estates, Wichita, Sedgwick County, Kansas; thence easterly and southeasterly along the north line of said 24th Street North, being a curve having a radius of 144.35 feet, a central angle of 61°19', an arc length of 154.48 feet, and a chord bearing S88°25'30"E, to the P.T. of said curve; thence S57°46'E, along the north line of said 24th Street North, 121.39 feet; thence N19°27'00"E, 264.03 feet to a point on the east line of said SW1/4, said point being 532.73 feet south of the NE corner thereof; thence N20°42'21"W (N20°49'21"W Calc.), 247.35 feet to a point 300 feet south of the north line of said SW 1/4; thence S24°57'44"W, 272.46 feet; thence N57°00'14"W, 138.94 feet to the point of beginning.

Wichita-Sedgwick County Metropolitan Area Planning Commission
this copy is not accurate

Chairman
John McKay, Jr.
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 ___, 1996.

Mayor
Bob Knight
Deputy City Clerk
Pat Burnett

Savoy, Ruggles & Bohm, P.A.

Date 8 FEB 1996



Surveyor
Mark A. Savoy R/S #788

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 "CRIGLER ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Entered on transfer record this ___ day of ___, 1996

County Clerk
Susan E. Crockett-Spoon

Willard Crigler, Sr.

Pearlean Crigler

State of Kansas) *SS*
Sedgwick County) *SS*

State of Kansas) *SS*
Sedgwick County) *SS*

The foregoing instrument acknowledged before me, this 07th day of February, 1996, by Willard Crigler, Sr. and Pearlean Crigler, husband and wife.

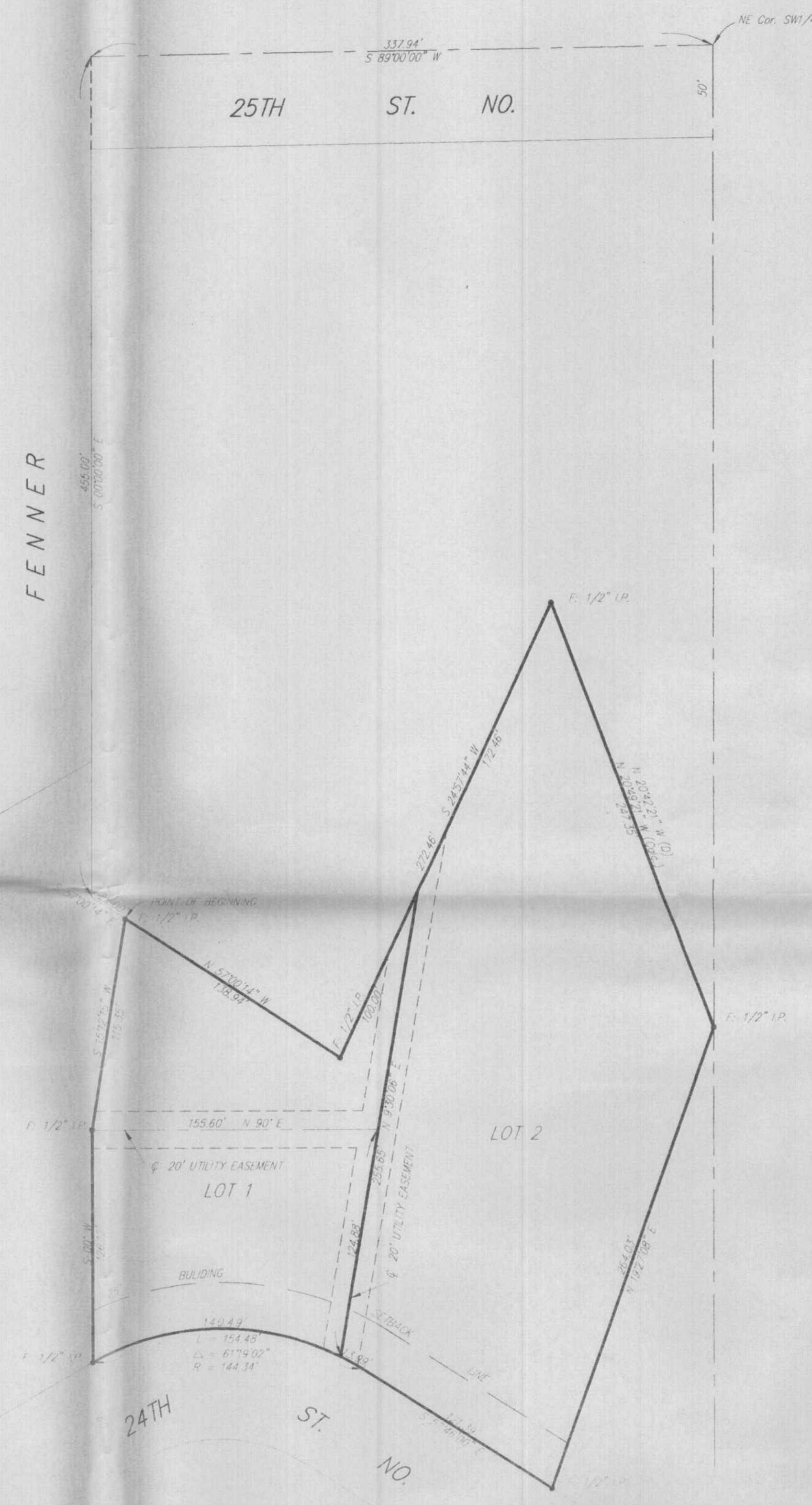
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ___ day of ___, 1996, at ___ o'clock ___ M: and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

Notary Public
Pinda L. Hendry

My App't. Exp. 10-20-99



1" = 50'
ELEV = MSL
• = IRON PIPE (I.P.)
D = DESCRIBED
Calc. = CALCULATED

BENCH MARK:
City of Wichita, Standard Disc.
25' S & 2' W of Intersection of Center Lines
25th Street North & Bluff Ave.
Elev. = 178.57 (City of Wichita, Datum)
Elev. = 1365.97 (MSL)

0

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 14, 1995

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 95-80 CRIGLER ADDITION (Final Plat)

Dear Sir:

At the regular meeting of the Metropolitan Area Planning Commission on December 14, 1995, 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 7, 1995.

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 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,


Don Losew
Senior Planner

DL:rh

cc: Willard Crigler, 2313 N. Volutsia, Wichita, KS 67219
Mike Lindebak, City Engineer

12/14/95



December 7, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE (316) 258-4421
FAX (316) 258-4390

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 95-80 CRIGLER ADDITION (Final Plat)

Dear Sir:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 7, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The off-site easement needed for extension of sewer to this site shall be obtained by the applicant and submitted to City Engineering for review and approval and then to Planning for processing with the plat.
- B. The applicant shall guarantee the extension of water if necessary.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the common lot line between Lots 1 and 2 shall be drawn at the same thickness of the other lot lines. As now drawn, it is somewhat uncertain as to line being a lot line or just a center line for the adjacent 20-foot easement.
- F. *don't do - still using tie to sec.*
On the final plat tracing, it appears that a tie point from one of this Addition's lots (Lot 1) can and should be established from an adjacent existing lot.
- G. *still shows Nancy*
On the final plat tracing, the MAPC signature block shall be amended to indicate Susan Osborne-Howes as the chair(man).

December 7, 1995

Page 2

- H. Prior to this plat being released for recording, the applicant shall provide proof that all 1995 property taxes have been paid for this site. The plat binder presently indicates such taxes as being unpaid.
- ~~I.~~ The applicant's agent is advised that while the street to the northwest of this site was platted as Ethel, recent maps are showing all or the north-south section as having the name Fenner (Place). The final plat tracing shall correctly indicate the name as Fenner for this street segment.
- ~~J.~~ 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.)
- ~~K.~~ 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.
- ~~L.~~ To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- ~~M.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~N.~~ Recording of the plat within 30 days after approval by the City Council.
- ~~O.~~ The drainage plan needs to be revised and submitted to City Engineering. No guarantees will be required.

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, December 14, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Don Losew
Senior Planner *rh*

DL:rh

Enclosure: Marked Copy of plat

cc: Willard Crigler, 2313 N. Volutsia, Wichita, KS 67219

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

December 14, 1995

STAFF REPORT
(Final Plat Approved 12/7/95)

CASE NUMBER: S/D 95-80 CRIGLER ADDITION

OWNER/APPLICANT: Willard Crigler, 2313 N. Volutsia, Wichita, KS 67219

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: North of 21st Street North and east of Hillside

SITE SIZE: 1.9 Acres

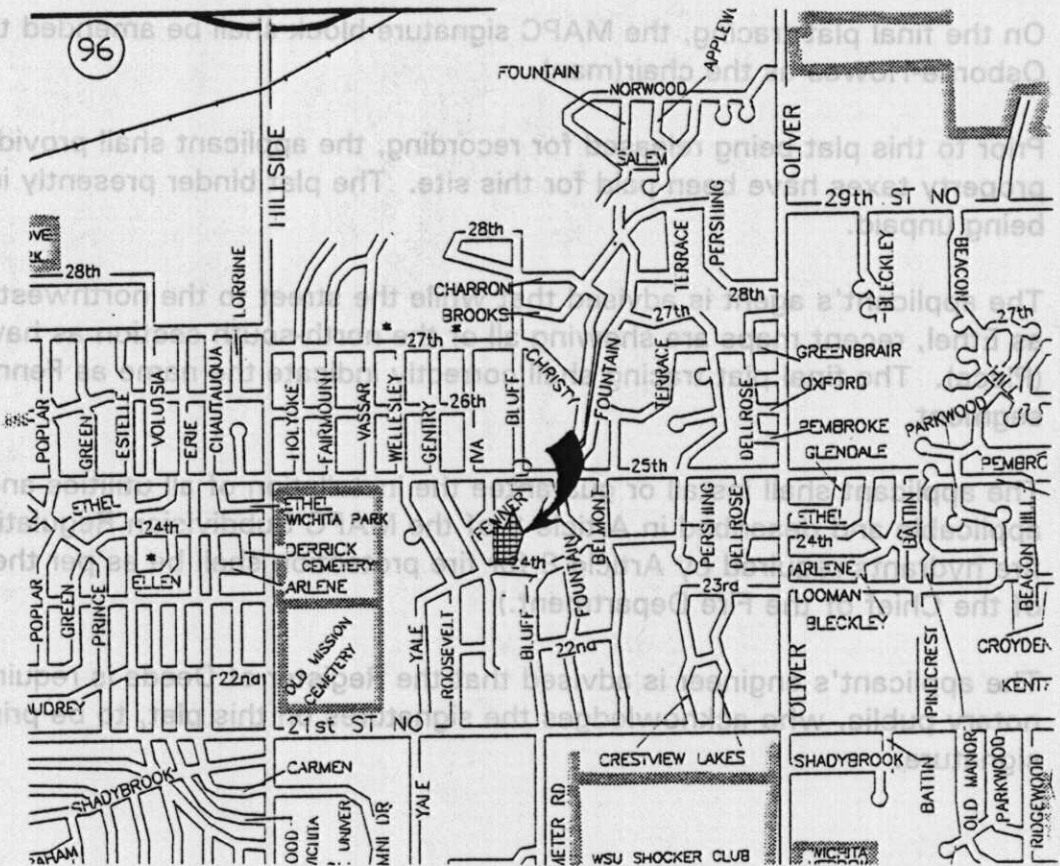
NUMBER OF LOTS

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

MINIMUM LOT AREA: 25,216 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: Although the area in which this plat is located involves an older, developed portion of the City, the site of this plat itself involves an approximately 10 acre area of unplatted property. While two existing homes are already located in this unplatted Tract, further development will now require platting.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The off-site easement needed for extension of sewer to this site shall be obtained by the applicant and submitted to City Engineering for review and approval and then to Planning for processing with the plat.
- B. The applicant shall guarantee the extension of water if necessary.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the common lot line between Lots 1 and 2 shall be drawn at the same thickness of the other lot lines. As now drawn, it is somewhat uncertain as to line being a lot line or just a center line for the adjacent 20-foot easement.
- F. On the final plat tracing, it appears that a tie point from one of this Addition's lots (Lot 1) can and should be established from an adjacent existing lot.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate Susan Osborne-Howes as the chair(man).
- H. Prior to this plat being released for recording, the applicant shall provide proof that all 1995 property taxes have been paid for this site. The plat binder presently indicates such taxes as being unpaid.
- I. The applicant's agent is advised that while the street to the northwest of this site was platted as Ethel, recent maps are showing all or the north-south section as having the name Fenner (Place). The final plat tracing shall correctly indicate the name as Fenner for this street segment.
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- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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- N. Recording of the plat within 30 days after approval by the City Council.
- O. The drainage plan needs to be revised and submitted to City Engineering. No guarantees will be required.

Note: This plat has been submitted in final form only.