

STAFF COMMENTS:

- A. The plat of Linwood Acres dedicated 30 feet of right-of-way for Greenwich Road. Although the platting binder refers to a recorded easement for ten additional feet of right-of-way, that was an easement, not a dedication. Therefore, this plat needs to dedicate the west 20 feet for street right-of-way rather than just 10 feet.
- B. 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.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- D. 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.

METROPOLITAN AREA PLANNING COMMISSION

September 22, 1994

STAFF REPORT
(Final Plat Approved 9/15/94)

CASE NUMBER: S/D 94-67 NEITZEL ADDITION

OWNER/APPLICANT: Floyd L. Neitzel, 2415 Herrington, Wichita, KS 67210

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Lewis on the east side of Greenwich Road

SITE SIZE: 0.88 Acres

NUMBER OF LOTS

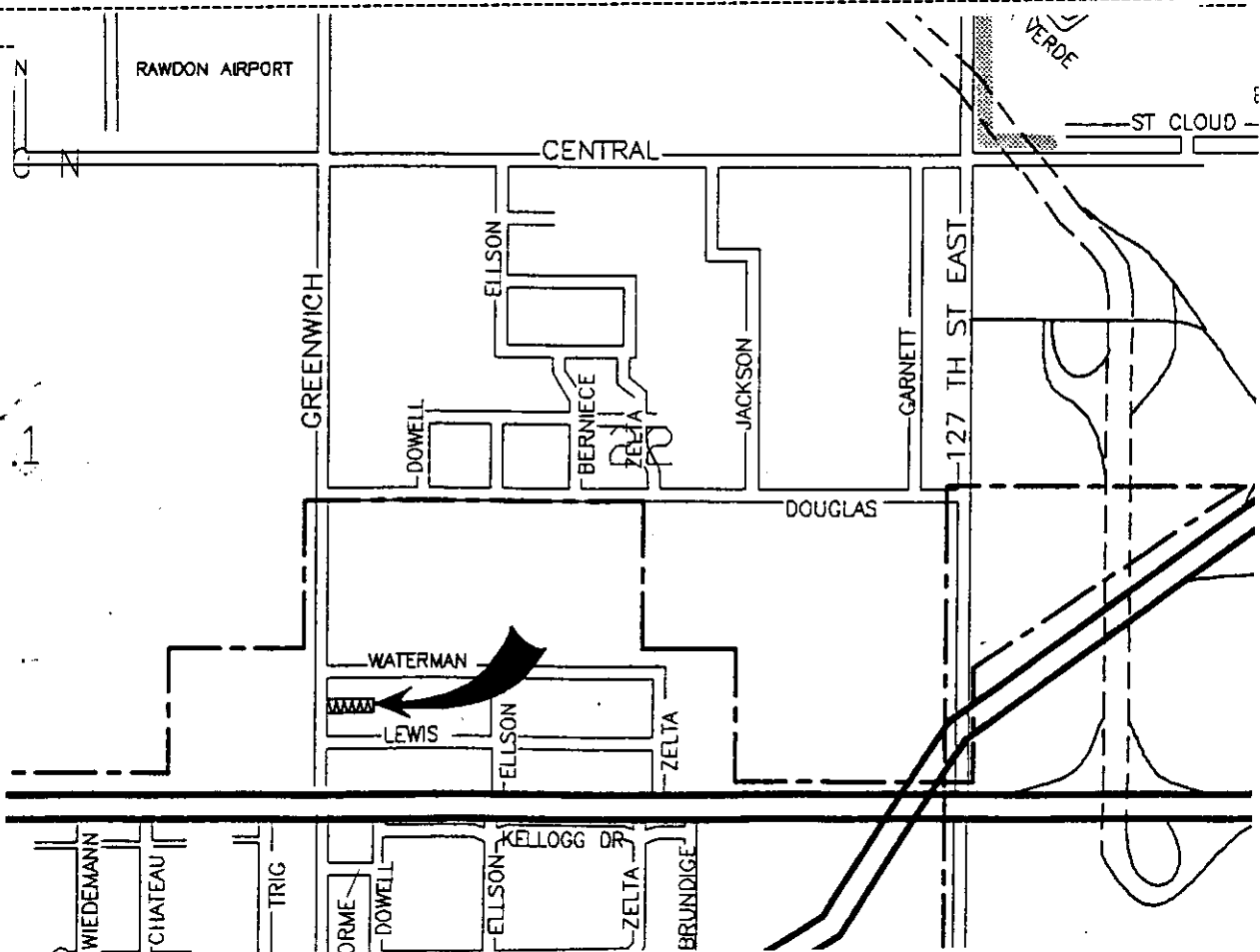
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 36,461 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "C" (Z-3138)

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 23, 1994

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 94-67 - NEITZEL ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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. The plat is scheduled for hearing before the Wichita City Council on October 4, 1994.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Louise Olivarez". The signature is written in a cursive, flowing style.

Louise Olivarez
Principal Planner

LO:rh

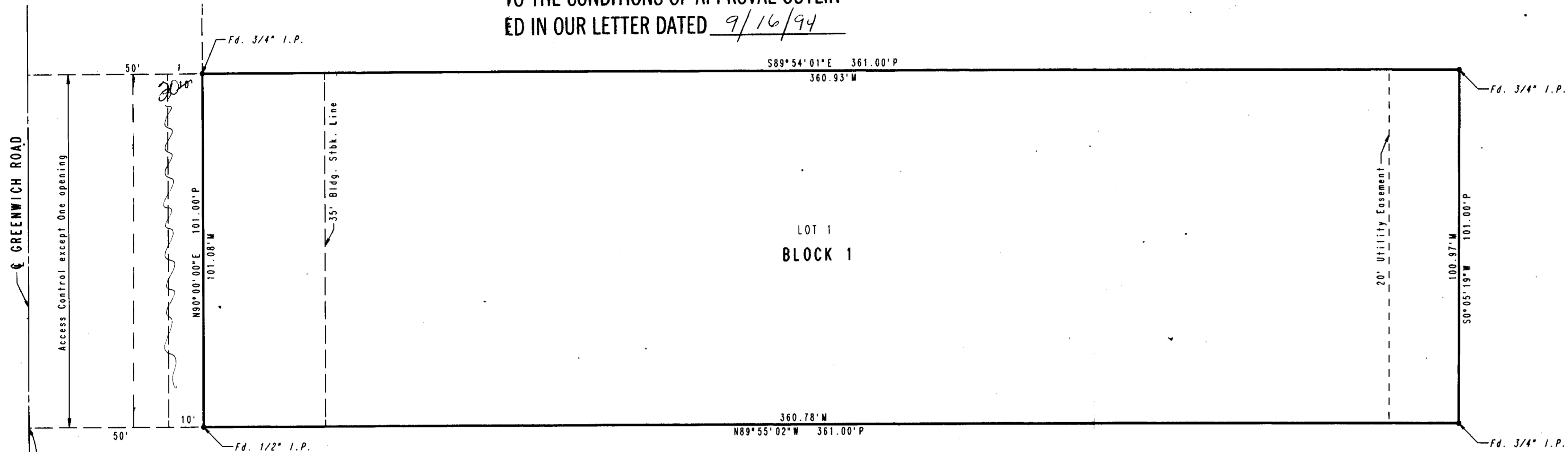
cc: Floyd L. Neitzel, 2415 Herrington, Wichita, KS 67210
Lyman Ray, Box 30, Eagle Drive, Kaw City, OK 74641
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

NEITZEL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/15/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 9/16/94



SCALE: 1"=20'

• = IRON FOUND

P=PLATTED
M=MEASURED

TOPOGRAPHY: AUGUST, 1994

B.M. - CITY OF WICHITA BENCH MARK DISC, 50 FEET EAST AND 2.5 FEET SOUTH OF THE INTERSECTION OF CENTERLINES OF KELLOGG AND GREENWICH. ELEV.=164.168 CITY DATUM

B.M. - CHISELED "0" AT WEST SOUTHWEST END OF RETAINING WALL ON NORTH SIDE OF LOT 21 LINWOOD ADDITION. ELEV.=171.243 CITY DATUM

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1994, I HAVE CAUSED TO BE SURVEYED AND PLATTED NEITZEL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET, THE SAME BEING A REPLAT OF LOT 21, LINWOOD ACRES, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF LOT 21, LINWOOD ACRES, SEDGWICK COUNTY, KANSAS ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BE THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A STREET; THE SAME TO BE KNOWN AS NEITZEL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM GREENWICH ROAD OVER AND ACROSS THE WEST LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO GREENWICH ROAD AT ONE LOCATION, SAID LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNERS: _____
 FLOYD L. NEITZEL JANICE M. NEITZEL

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1994, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME FLOYD L. NEITZEL AND JANICE M. NEITZEL, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED; IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1994.

_____, CHAIRMAN
JAMES D. WINER

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1994.

_____, MAYOR
ELMA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTER ON TRANSFER RECORD THIS _____ DAY OF _____, 1994.

_____, COUNTY CLERK
SUSAN E. CROCKETT SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1994.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

888'±
S.W. Corner
Sec. 22, T27S, R2E
of the 6th P.M.
KELLOGG