

OFFICE COPY
DO NOT REMOVE

FINAL PLAT ELIZABETH'S ADDITION

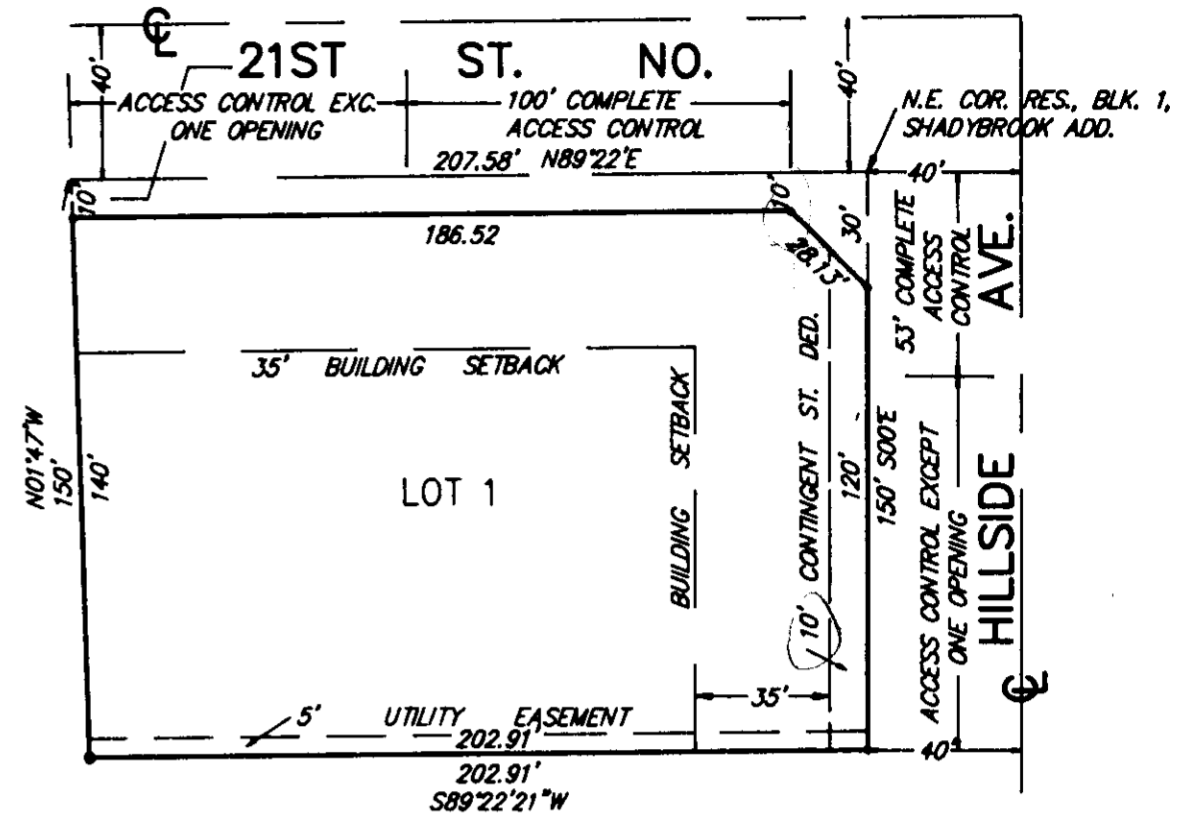
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/21/91 SUBJECT **WICHITA, SEDGWICK COUNTY, KANSAS**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/22/91

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "ELIZABETH'S ADDITION", Wichita, Sedgwick County, Kan-
sas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of the
Reserve in Block 1, except the west 392 feet thereof, Shadybrook
Addition to Wichita, Sedgwick County, Kansas
Any existing public easements and dedications are hereby vacated
by virtue of KSA 12-512 (b).
Being situated in the N.E. 1/4 of Sec. 10, Twp. 27-S, R-1-E of
the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor



Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot and street to be known as "ELIZABETH'S ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st St. No. over and across the north line of Lot 1, and to or from Hillside Ave. over and across the east line of Lot 1, are hereby granted to the City of Wichita, provided however, that Lot 1 shall have access to 21st St. No. at one location within the west 86.52 feet thereof and shall have access to Hillside Ave. at one location within the south 97 feet thereof, all as shall be determined by the City Engineer of Wichita, Kansas. The contingent street dedication is hereby dedicated to the public to be contingent upon and take effect at such time as there is a need for a street widening project; said contingent dedication is binding on future owners and assigns.

This plat of "ELIZABETH'S ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman Chairman

Marvin A. Krout Secretary

Lee V. Luinstra Elizabeth A. Luinstra

Julius Maurice Smith Lois L. Smith

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1991.

Bob Knight Mayor

Pat Burnett City Clerk

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1991, by Lee V. Luinstra
and Elizabeth A. Luinstra, and by Julius Maurice Smith and Lois L. Smith.

Entered on transfer record this _____ day of _____ 1991.

Notary Public
My App't Exp. _____

Don Wright County Clerk

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "ELIZABETH'S ADDITION", Wichita, Sedgwick County, Kansas.

Fourth National Bank and Trust Company, Wichita

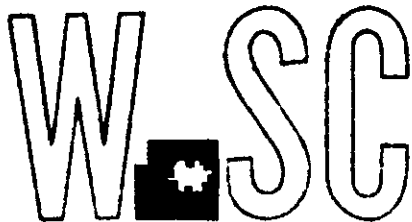
State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1991, at _____ o'clock _____ M; and is duly recorded.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1991, by _____
of Fourth National Bank and Trust Company, Wichita.

Pat Kettler Register of Deeds

Ed Resa Deputy

Notary Public
My App't Exp. _____



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 29, 1991

N. Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-12 (Final Plat) Elizabeth's Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on March 28, 1991, 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 22, 1991.

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.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kandace A. Jones".

Kandace A. Jones
Associate Planner

cc: Lee V. Luinstra, et al., 137 Rice, El Dorado, KS 67042
Mike Lindebak, City Engineer

FILE COPY

building setbacks do not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

- J. Presently, one of the owners of this site is indicated as J. and Viola Chenn. The final plat tracing shall either include these owner's signatures or a revised title policy will need to be submitted indicating the change in ownership, as now shown on the plat (Julius and Lois Smith).
- K. As indicated by the title binder for this property, unpaid property taxes exist for the site. Prior to the plat being released for recording the applicant will need to provide proof that all due property taxes have been paid.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

March 21, 1991

**STAFF REPORT
(FINAL PLAN)**

CASE NUMBER:

S/D 91-12 - ELIZABETH'S ADDITION

OWNER/APPLICANT:

**Lee V. Luinstra, etuk, 137 Rice Drive,
Wichita, KS 67042**

SURVEYOR/ENGINEER:

**Baughman Company, 315 Ellis, Wichita, KS
67211**

LOCATION:

SW corner of 21st St. North and Hillside Ave.

SITE SIZE:

.7 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

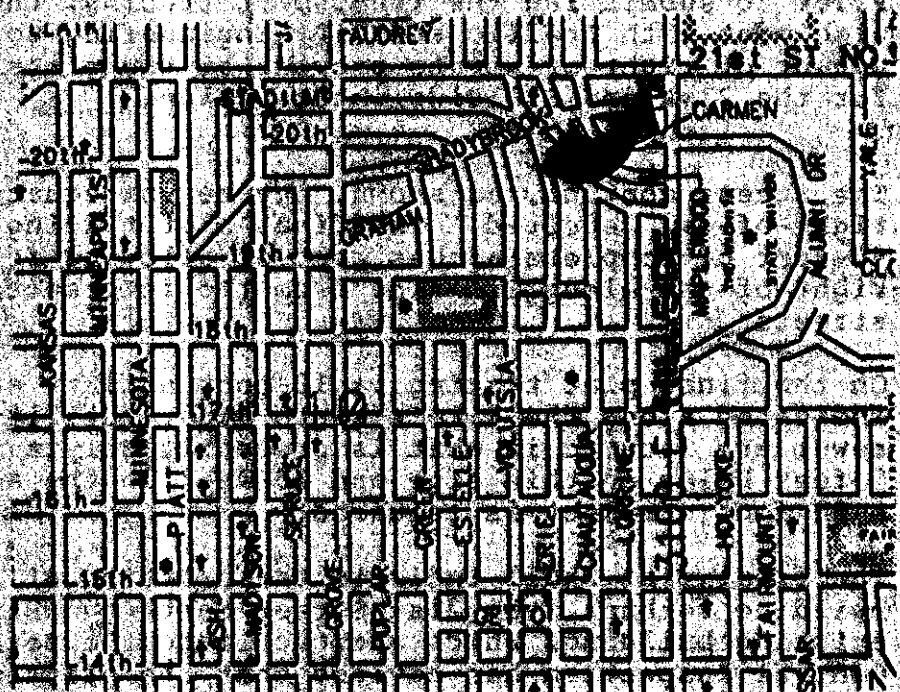
MINIMUM LOT AREA:

28,508.6 sq. ft.

CURRENT ZONING:

PROPOSED ZONING:

VICINITY MAP:



NOTE: This is a replat of a portion of Shadybrook Addition and was recently submitted to the Committee as Quiktrip 5th Addition. A request for a zone change to "LC" light commercial for part of Quiktrip 5th Addition south of this area has been deferred by MAPC to March 28, 1991.

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of those driveways in excess of the access controls being established for this plat. Specifically, the closure of two drives to 21st Street North, and one drive to Hillside.
- B. The applicant shall submit a guarantee for the provision of a decel lane to serve this site. This guarantee will be held pending determination of whether landscaping improvements along 21st St. North would make such an improvement inappropriate.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to the plat being submitted to the City Council, the applicant shall provide a letter to the Planning Department requesting the plat file for Quiktrip 5th Addition be closed.
- E. Subdivision Regulations state that the right-of-way for inter-sections of major arterials shall be 75-feet of half for a distance of 250 feet from the intersection, tapering to 50-feet of half. Since this is a developed area, 60-feet of half street right-of-way will be required along both 21st St. North and Hillside as indicated by the original Quiktrip 5th Plat.
- F. Prior to submitting the final plat tracing, the applicant shall also meet with Traffic and City Engineering to determine the amount of right-of-way to provide at the plats northeast corner for the 21st and Hillside intersection.
- G. The access control, as shown, may be inadequate for the amount of right-of-way required. The final plat tracing shall indicate 40-feet of complete access control allowing for the additional right-of-way along Hillside from the intersection of the arterial streets.
- H. On the final plat tracing, a 10-foot utility easement shall be indicated along the site's south line. Utilities and sanitary sewer are located in what is presently only a 15-foot easement, 5-feet being on this site and 10-feet on the adjoining property. A 20-foot easement is required.
- I. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North and Hillside through the existing buildings which encroach into the setback areas. Central Inspection has advised that the platting of these