

~~FINAL PLAT~~ ~~PRELIMINARY PLAT~~ ~~FINAL PLAT~~

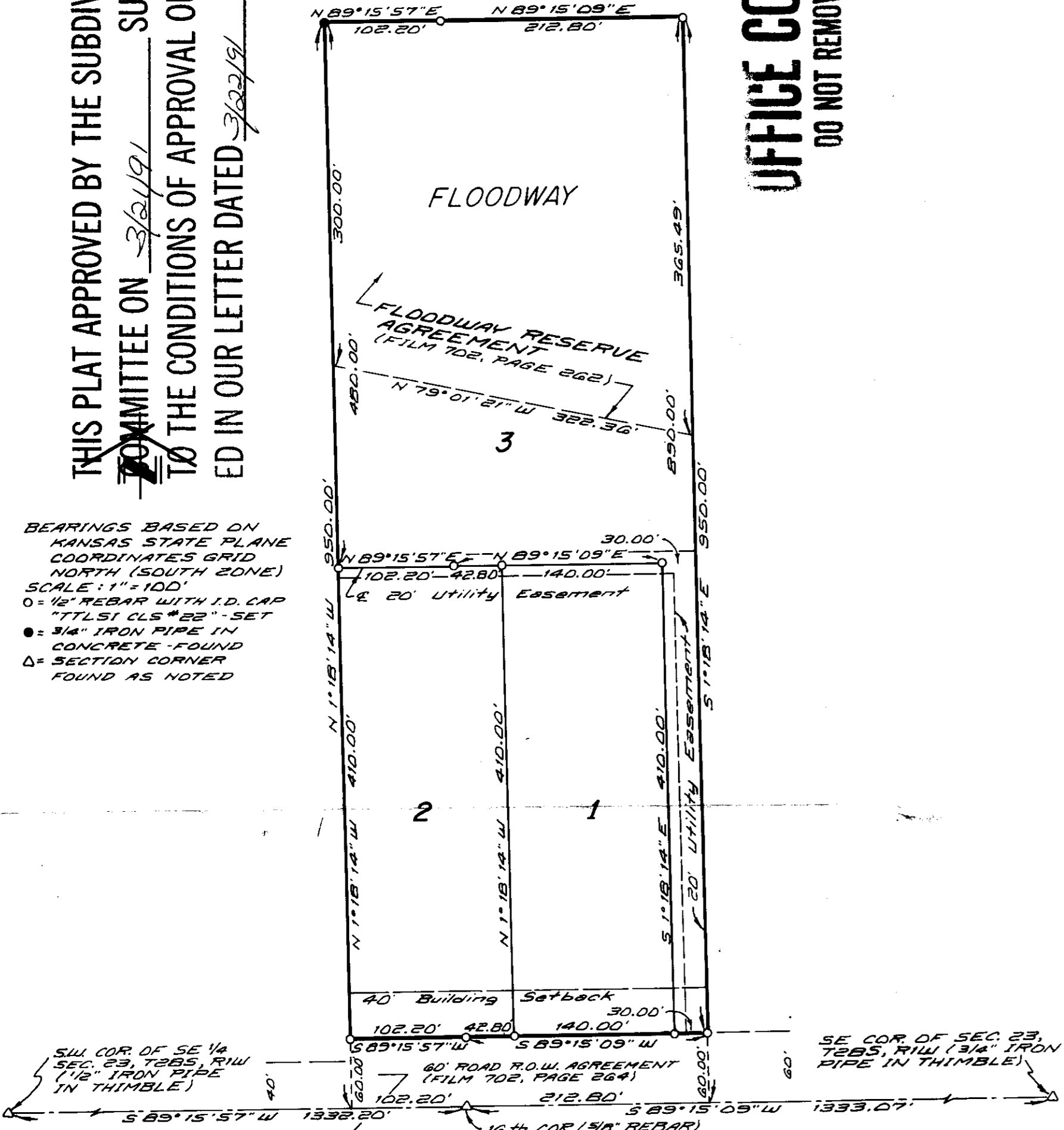
MARSHALL MEARS ADDITION SEDGWICK COUNTY, KANSAS

(SE 1/4 SEC. 23, T28S, R1W)

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/26/91 TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/23/91

OFFICE COPY
DO NOT REMOVE

BEARINGS BASED ON KANSAS STATE PLANE COORDINATES GRID NORTH (SOUTH ZONE) SCALE: 1" = 100'
0" 1/4" REBAR WITH I.D. CAP "1/2" ST. CLS #2" SET
• = 3/4" IRON PIPE IN CONCRETE FOUND
Δ = SECTION CORNER FOUND AS NOTED



STATE OF KANSAS) SS
SEDGWICK COUNTY)
TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "MARSHALL MEARS ADDITION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, 102.2 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, 950 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 315 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 950 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE WEST 212.8 TO THE PLACE OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.

DAVE GOODRICH LS #957

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND A STREET, TO BE KNOWN AS "MARSHALL MEARS ADDITION", SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO OR FROM 55TH STREET SOUTH OVER AND ACROSS THE SOUTH LINES OF LOTS 1 AND 2 ARE HEREBY GRANTED TO SEDGWICK COUNTY, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO 55TH STREET SOUTH AT TWO LOCATIONS, AND THAT LOT 2 SHALL HAVE ACCESS TO 55TH STREET SOUTH AT ONE LOCATION AS SHALL BE DETERMINED BY THE COUNTY ENGINEER OF SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3, "MARSHALL MEARS ADDITION" UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE. NO BUILDING 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 PERMISSION OF THE APPROPRIATE GOVERNING BODY.

MARSHALL DEAN MEARS

CARLA JEAN MEARS

STATE OF KANSAS) SS
SEDGWICK COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1991, BY MARSHALL DEAN MEARS, AND CARLA JEAN MEARS, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT OF "MARSHALL MEARS ADDITION", 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

_____, CHAIRMAN
GEORGE D. SHERMAN

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1991.

WICHITA CITY COUNCIL

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1991.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN
BILLY Q. MCCRAY

_____, CHAIR PRO TEM
BETSY GWIN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
MARK F. SCHROEDER

ATTEST: _____, COUNTY CLERK
DON WRIGHT

STATE OF KANSAS) SS
SEDGWICK COUNTY)

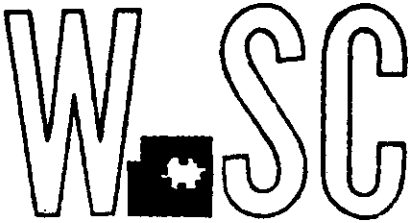
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1991, AT _____ O'CLOCK ____ M.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, CHIEF DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1991.

_____, COUNTY CLERK
DON WRIGHT



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 29, 1991

Michele Goodrich
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 91-10 (Preliminary Plat) Marshall Mears Addition

Dear Michele:

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,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Marshall D. Mears, 4320 W. 55th St. S, Wichita, KS 67215

~~Mike Bindebak, City Engineer~~

~~Harlan Foraker, County P.E~~

FILE COPY

- E. As necessary, the 20-foot utility easement along the east line of lot 1 shall be adjusted for any street dedication in this area.
- F. As requested by County Engineering, the applicant shall submit a covenant concerning the ownership and maintenance of the floodway or floodway reserve drawn on this plat. This covenant shall note who is to own and maintain the floodway reserve, but shall grant to the County, the authority to maintain the drainage in the floodway in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- G. 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.
- H. 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.
- I. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

STAFF REPORT
(Final Plat Approved 3/21/91)

CASE NUMBER: S/D 91-10 - MARSHALL MEARS ADDITION

OWNER/APPLICANT: Marshall D. Mears, 4320 W. 55th St. So.,
Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 245 West
Dewey, Wichita, KS 67202

LOCATION: On the north side of 55th Street South,
approximately 1250 feet west of West Street.

SITE SIZE: 6.4 Acres

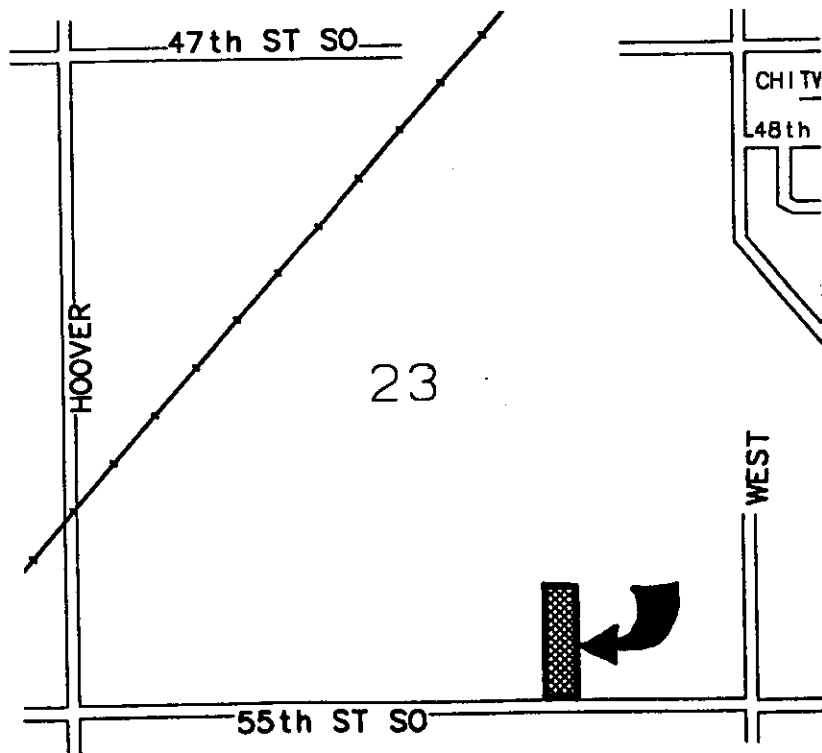
NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 57,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. Under R-1 County Zoning, a minimum lot frontage of 100-feet is required. As indicated by the plat, lot 3 will only have a 30-foot frontage. For purposes of emergency access, such a long (410-foot) private type drive is also unacceptable. Consequently, the platting of Lot 3 cannot be supported or only allowed with certain conditions. One of the following options shall therefore be required.
1. Plat only two lots, with lot 3 included as part of lot 2 or lot 1. At such time as public access is provided to the area of lot 3, a lot split could be obtained by the applicant.
 2. Require the applicant to dedicate from this site street right-of-way, while also obtaining sufficient right-of-way off-site, to provide the standard 70-foot of suburban street right-of-way. A guarantee for a residential street to the suburban street standard would be required.
 3. Provide a contingent dedication of 35-feet of right-of-way along the east line of lots 1 and 3 for a future street extension and a covenant that restricts the development of this lot until a full public street is dedicated and installed. This covenant should clearly indicate that any such street needs to be to County standards and accepted by the County.
- B. 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.
- C. As minimum building pad elevations are required for this site, these elevations shall be noted on the face of the plat and also referenced in the platting's text. It shall be indicated if these elevations involve the lowest level or opening. Also, on the face of the plat the location and elevation of permanent on-site and off-site benchmarks shall be referenced. As indicated by County Engineering an elevation of 1285.0 MSL shall be established.
- D. On the final plat tracing, if a street dedication is provided along the east line of lot 1 (outright or contingent), appropriate building setbacks to such street shall be indicated. A 15-foot sideyard side back would be needed along lot 1 and at least a 25-foot front yard setback from lot 3 to any such road or cul-de-sac.