

STAFF COMMENTS:

- A. Since this property is within the four-mile improvement district for sanitary sewer line extension the applicant shall guarantee the extension of sanitary sewer to serve the lot being platted [S/D Regulations 8-103 (C)(2)].
- B. An existing City of Wichita water line in Central is available to serve this site. The applicant shall therefore make arrangements for connection to this line and shall submit an outside-the-City water service application.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since there is an existing utility easement with a sanitary sewer line 10-feet from this property the applicant shall attempt to obtain, by separate instrument, an off-site utility easement to connect this property to sanitary sewer service.
- E. Since this property is adjacent to a Federal Aid Secondary (FAS) road in an unincorporated area the final plat tracing shall dedicate an additional 10-feet of half-street right-of-way.
- F. The final plat tracing platlor's text shall grant access controls to "the appropriate governing body" and shall be determined by "the appropriate governing body's engineer."
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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.
- J. 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.
- K. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5

March 30, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-16 - STEPHEN LEMONS ADDITION

OWNER/APPLICANT: Roe Messner, 550 N. 159th St. E., Wichita, KS 67230

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South side of Central approx. 1/2 mile W. of 159th St. East

SITE SIZE: 6.5 acres

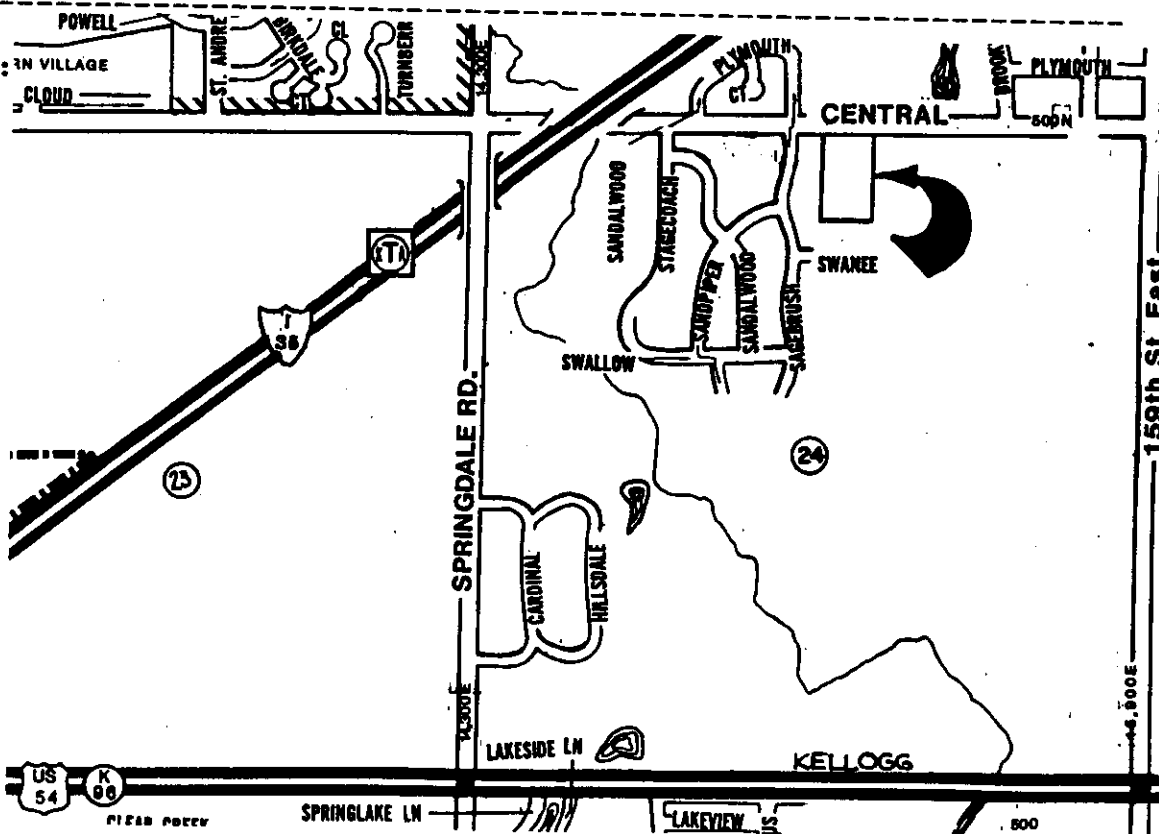
NUMBER OF LOTS

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

MINIMUM LOT AREA: 6 acres

CURRENT ZONING: "R-1" Suburban Residential (County)

VICINITY MAP:



STEPHEN LEMONS ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/23/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/24/89

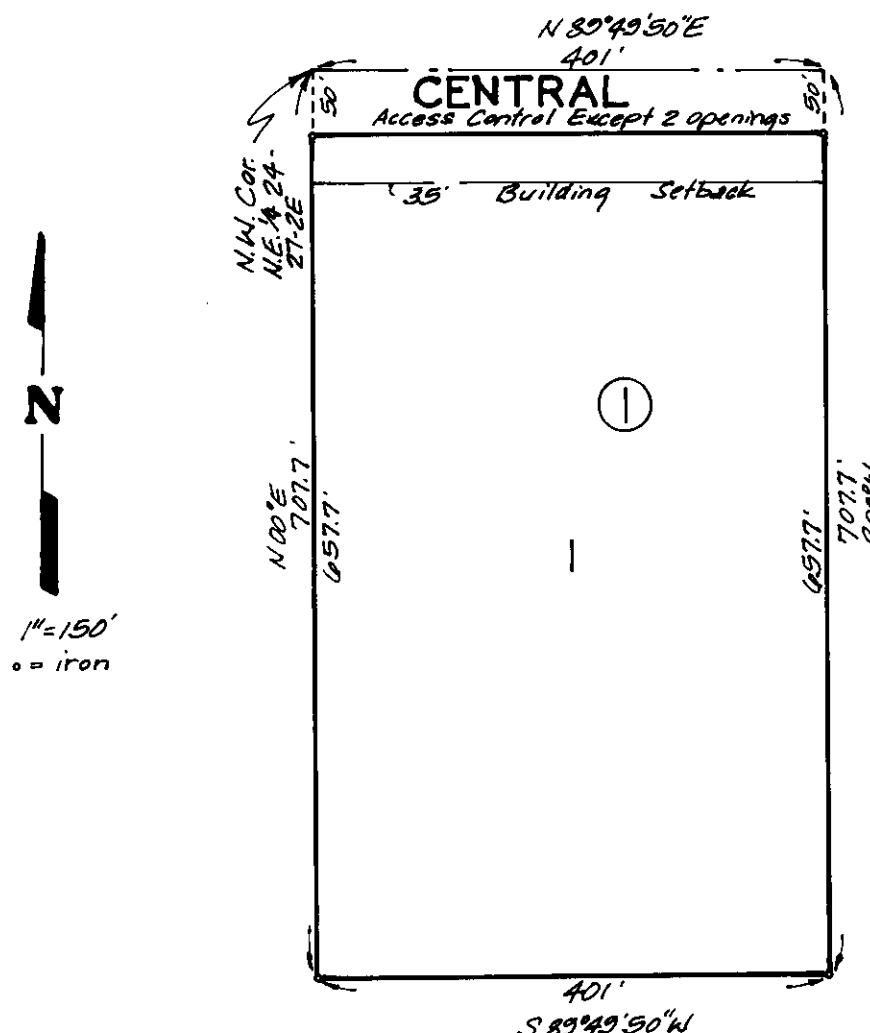
State of Kansas }
Sedgwick County } S.S. We, Baughman Company P.A.,
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "STEPHEN
LEMONS ADDITION," Sedgwick County, Kansas, and
that the accompanying plat is a true and correct ex-
hibit of the property surveyed described as the
West 401 feet of the north 707.7 feet of the NE 1/4
of Sec. 24, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick
County, Kansas.

Date

Baughman Company P.A.

Gregory F. Severns

Surveyor



Know all men by these presents
that we, the undersigned, have caused the land de-
scribed in the surveyors certificate to be platted
into a lot and block, and street to be known as
"STEPHEN LEMONS 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 Central over and across the north line of Lot 1
are hereby granted to the county, provided however
that Lot 1 shall have 2 points of access to Central
as shall be determined by the ~~County~~ Engineer.

appropriate governing body

This plat approved and all dedica-
tions shown hereon accepted by the City Council
of Wichita, Kansas this _____ day of _____
198__.

Roe Messner

Ruthann Messner

appropriate
governing body

Sheldon Kamen

Mayor

John Mair

City Clerk

Contract Purchasers

Stephen F. Lemons

Loretta S. Lemons

This plat approved and all dedica-
tions shown hereon accepted by the Board of Com-
missioners, Sedgwick County, Kansas, this _____
day of _____ 198__.

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was
acknowledged before me this _____ day of _____
198__, by Roe Messner and Ruthann Messner, hus-
band and wife.

My App't Exp. _____ Notary Public

Paul W. Hancock

Chairman

Bernard A. Hentzen

Chairman Pro Tem

David Bayouth

Commissioner

Billy Q. McCray

Commissioner

Mark F. Schroeder

Commissioner

Don Wright

County Clerk

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was
acknowledged before me this _____ day of _____
198__, by Stephen F. Lemons and Loretta S. Lemons,
husband and wife.

My App't Exp. _____ Notary Public

Entered on transfer record this
_____ day of _____ 198__.

Don Wright

County Clerk

This plat of "STEPHEN LEMONS
ADDITION," Sedgwick County, Kansas has been sub-
mitted to and approved by the Wichita-Sedgwick
County Metropolitan Area Planning Commission, Wichita,
Kansas. Dated this _____ day of _____ 198__.
Wichita-Sedgwick County Metropolitan Area Planning Com-
mission

Sue Crockett

Chairman

Marvin S. Krout

Secretary

State of Kansas }
Sedgwick County } S.S. This is to certify that this plat
has been filed for record in the office of the
Register of Deeds this _____ day of _____
198__, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler

Register of Deeds

Ed Resa

Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

March 30, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-16 - STEPHEN LEMONS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 24, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Roe Messner, 550 N. 159th St. E., Wichita, KS 67230
Stephen F. Lemons, 918 Cederwood Ct., Andover, KS 67002
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

FILE COPY