

MIDTOWN FIFTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/9/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/10/89

FINAL PLAT

**OFFICE COPY
DO NOT REMOVE**



This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this ___ day of _____, 1989.

_____, Mayor
Sheldon Kamen
_____, City Clerk
John Moir

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at ___ o'clock, ___ m., on the ___ day of _____, 1989.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Raza

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted "MIDTOWN FIFTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is A REPLAT OF and a true and correct exhibit of said survey described as follows: That part of Reserve A in Levellen's Second Addition to Wichita, Sedgwick County, Kansas lying east of a line 50 feet easterly from the center line of the main railroad track of the Missouri Pacific Railway Company, said 50 feet being measured at right angles or radially from the center line of said railroad track; together with that part of Lots 162, 164, 166, and unnumbered lot adjoining Lot 166 on the north and assumed to be Lot 168, and Lot 170 on Wichita Street in Munger's Original Town Site of City of Wichita, Kansas lying 50 feet easterly from the center line of the main track of the Missouri Pacific Railway Company, measured at right angles or radially from said center line of said main track; together with all of State Street lying adjacent to said Reserve A, in Levellen's Second Addition to Wichita, Sedgwick County, Kansas, said street lying south of the easterly right of way to the south line of said Reserve A.

All lots, blocks, streets, avenues, alleys and easements not previously vacated within the boundaries of the above described property being vacated and replatted by virtue of S.S.A. 1978-SUPP 12-312 (6).

_____, Land Surveyor
Lowell D. High

Know all men by these presents that the City of Wichita, Sedgwick County, Kansas, by Sheldon Kamen, Mayor, have caused the land described in the Land Surveyor's certificate to be platted into a lot to be known as "MIDTOWN FIFTH ADDITION", Wichita, Sedgwick County, Kansas.

The utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities.

All abutter's rights of access to or from 9th Street, over and across the south line of Lot 1, EXCEPT the east 30 feet, thereof, are hereby granted to the City of Wichita.

The City of Wichita, Sedgwick County, Kansas

ATTEST: _____, Mayor
Sheldon Kamen

_____, City Clerk
John Moir

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this ___ day of _____, 1989, by Sheldon Kamen, Mayor of the City of Wichita, Sedgwick County, Kansas, a municipal corporation, on behalf of the municipal corporation.

_____, Notary Public

My Commission expires: _____

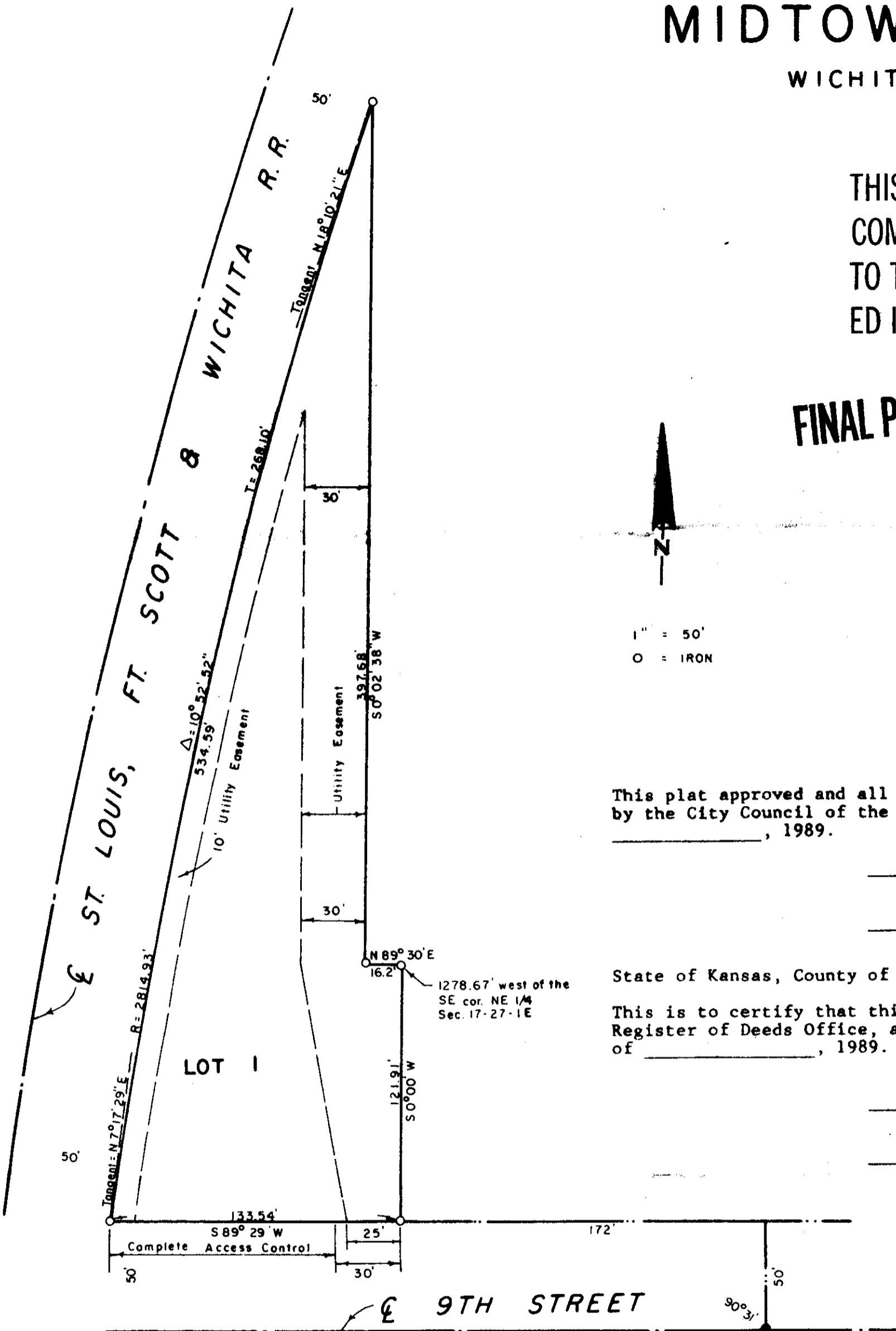
This plat of "MIDTOWN FIFTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Elton Parsons

_____, Secretary
Marilyn S. Krout





METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 16, 1989

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 89-11 - MIDTOWN FIFTH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 16, 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 10, 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 plattor.
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: Steve Potucek, Property Management
(City Engineering)
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this plat.
- B. The applicant shall guarantee the closing of the driveway within the area being granted as "complete access control."
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall make satisfactory arrangements with Southwestern Bell for the relocation or removal of the existing phone cable within this plat.
- E. The MAPC signature block shall indicate "Sue L. Crockett" as "Chairman."
- F. The final plat tracing shall establish a 20-foot building setback from 9th Street.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. 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.
- I. 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.
- J. 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.
- K. Recording of the plat within 30 days after approval by the City Council.

March 16, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-11 - MIDTOWN FIFTH ADDITION

OWNER/APPLICANT: City of Wichita C/O Steve Potucek

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northeast corner of Wichita Street and 9th Street North

SITE SIZE: 0.85 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 36,954 sq. ft.

CURRENT ZONING: "B" Multiple Family

VICINITY MAP:

