

METROPOLITAN AREA PLANNING  
DEPARTMENTCITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

October 13, 1989

Mid-Kansas Engineering Consultants  
3500 North Rock Road, #800  
Wichita, KS 67226

Re: S/D 89-53 - NEW LIFE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1989, 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 October 6, 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 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 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Critchfield Real Estate, Inc., Limited Partnership, 2623 N.  
Beacon Hill Ct., Wichita, KS 67220  
Bill G. Yung Design, 4912, E. 29th St. N., Wichita, KS 67220  
Bill McKinley, Traffic Engineering  
Mike Lindebak, City Engineer

FILE COPY

# FINAL PLAT FINAL PLAT OF NEW LIFE ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of NEW LIFE ADDITION, an addition to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth in the accompanying plat and described herein:

An unplatted tract of land lying in the Northwest Quarter, Section 1, Township 27 South, Range 1 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying 40.00 feet South of the North line of said Northwest Quarter and on the East line extended of NEW BEDFORD PLACE ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N 89° 16' 22" E, 326.14 feet parallel with said North line; thence S 00° 43' 38" E, 455.00 feet along the boundary line of BEACON HILL, an addition to Wichita, Sedgwick County, Kansas; thence S 45° 39' 14" E, 160.59 feet along the boundary of said BEACON HILL; thence S 49° 46' 22" W, 402.08 feet to a point on the East boundary of said NEW BEDFORD PLACE ADDITION; following the boundary of said NEW BEDFORD PLACE ADDITION, said point also being the P.C. of a curve; thence N 40° 13' 38" W, 176.36 feet to a point on a curve to the right; thence along said curve 112.04 feet, said curve having a central angle of 39° 30' 00", a radius of 162.52 feet, and a long chord of 109.83 feet, bearing N 20° 28' 38" W; thence N 00° 43' 38" W, 445.00 feet; thence N 19° 15' 21" E, 58.52 feet; thence N 00° 43' 38" W, 85.00 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road, Building #800  
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, the same to be known as NEW LIFE ADDITION, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from 29th Street North over and across the North line of NEW LIFE ADDITION, are hereby granted to the City of Wichita, Kansas.

CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985,  
a Kansas Limited partnership

Stephan N. Critchfield, President  
Critchfield, Inc., general partner

STATE OF KANSAS }  
                          } ss.  
SEDGWICK COUNTY }

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Stephan N. Critchfield, President of Critchfield, Inc., a general partner, for CRITCHFIELD REAL ESTATE LIMITED PARTNERSHIP 1985, a Kansas Limited partnership, personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Appointment Expires: \_\_\_\_\_

We, Stelbar Oil Corporation, mortgages on the above described property, do hereby consent to the plat of NEW LIFE ADDITION.

STELBAR OIL CORPORATION

Maurice L. Hollar, Vice-President

OFFICE COPY  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 10/5/89 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLINE  
IN OUR LETTER DATED 10/6/89

STATE OF KANSAS }  
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 1989, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Maurice L. Hollar, Vice-President, on behalf STELBAR OIL CORPORATION personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Appointment Expires: \_\_\_\_\_

This plat of NEW LIFE ADDITION 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

\_\_\_\_\_  
Sue L. Crockett, Chairman

\_\_\_\_\_  
Marvin S. Krout, Secretary

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.

\_\_\_\_\_  
Bob Knight, Mayor

\_\_\_\_\_  
John Moir, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

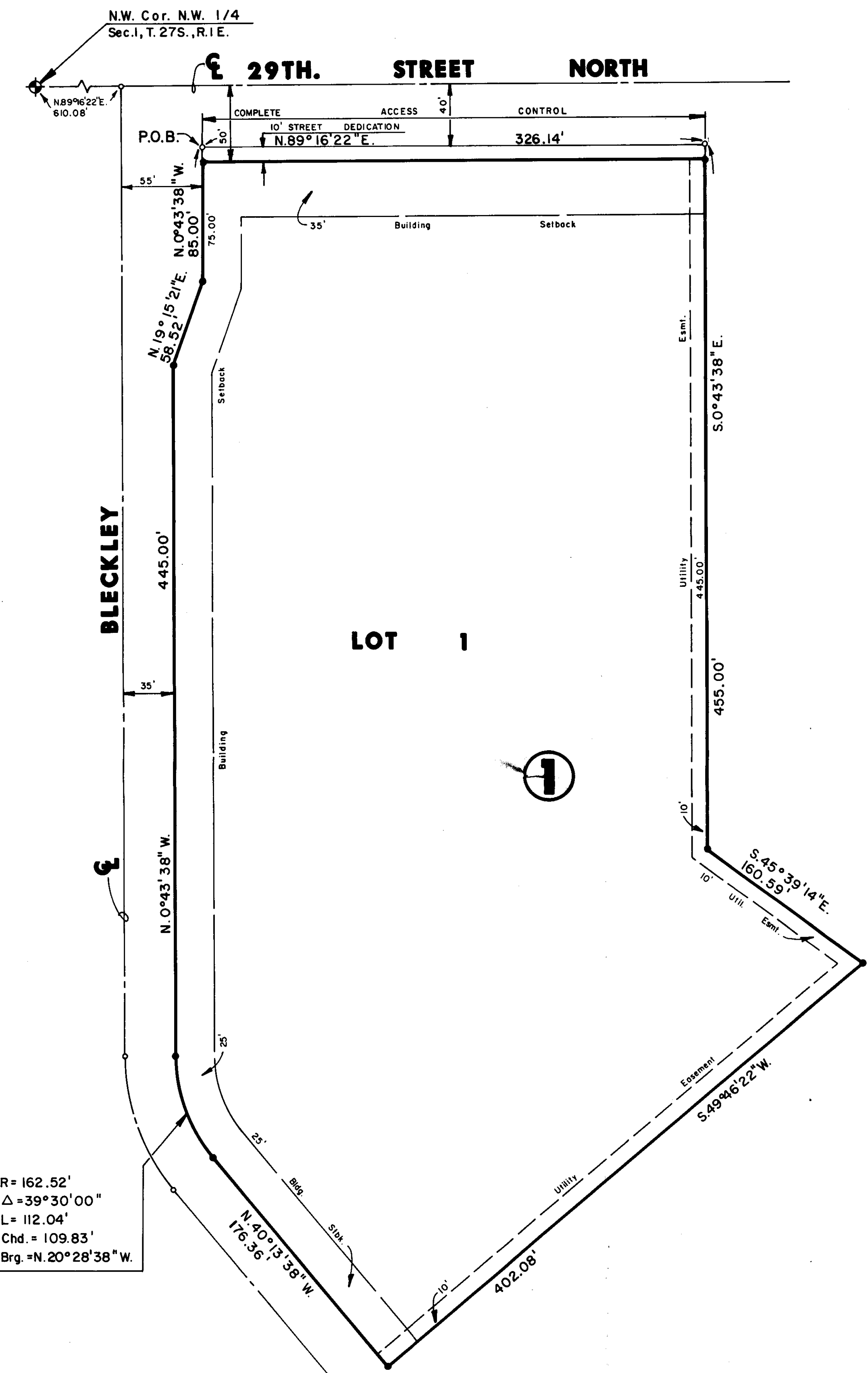
\_\_\_\_\_  
Don Wright, County Clerk

STATE OF KANSAS }  
SEDGWICK COUNTY } ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_  
Pat Kettler, Register of Deeds

\_\_\_\_\_  
Ed Resa, Deputy



R = 162.52'  
Δ = 39° 30' 00"  
L = 112.04'  
Chd. = 109.83'  
Brg. = N. 20° 28' 38" W.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

October 12, 1989

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 8/24/89)

CASE NUMBER: S/D 89-53 - NEW LIFE ADDITION

OWNER/APPLICANT: Critchfield Real Estate, Inc., Limited Partnership, 2623 N. Beacon Hill Ct., Wichita, KS 67220

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants

LOCATION: South of 29th Street North in an area east of Oliver.

SITE SIZE: 6.08 Acres

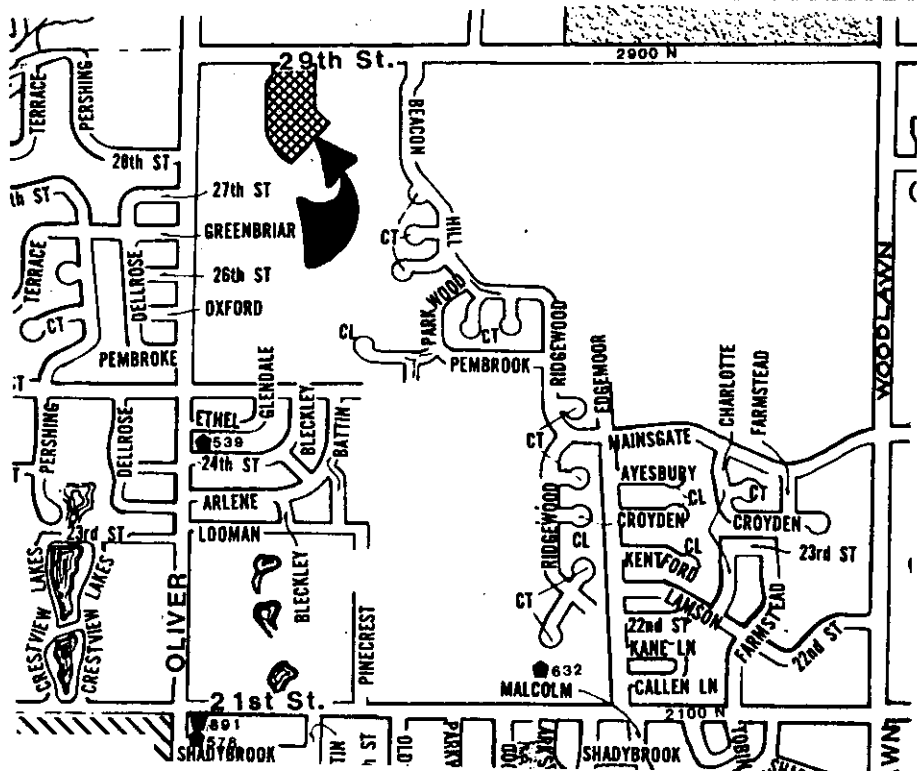
NUMBER OF LOTS

Residential:	1 (church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.08 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat corresponds to parcel 14 of the Beacon Hill Residential Community Unit Plan (DP-147). An administrative adjustment to this C.U.P. has been approved which allows churches as one of the uses for this site. Paving of Bleckley and associated sidewalks were provided for with the platting of the New Bedford Place Addition to the west.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any traffic improvements that should be required for 29th Street by Traffic Engineering.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The off-site easement indicated along the east line of this plat shall be granted by separate instrument. This instrument shall be submitted with the final plat tracing for recording by the Planning Department. Also, drainage easements, as shown in the plattor's text shall be labeled on the face of the plat as may be required or references to drainage shall be dropped from the text.
- E. In the legend, the final plat tracing shall reference the Beacon Hill Residential Community Unit Plan. DP-147 associated with this plat and that said C.U.P. is on file at the MAPD.
- F. The final plat tracing shall show in the MAPC signature block "Wayne L. Brinegar" as chairman.
- G. The final plat tracing shall indicate the platting of minimum building pad as required by the drainage plan.
- H. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
- I. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- J. The final plat tracing shall indicate if the minimum building pad refers to the lowest floor or opening elevation.
- K. 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.