

November 23, 1987

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

Re: Final Plat S/D 87-101 - JACOBUS ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 1987, 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 November 20, 1987.

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 platlor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Jacobus Rental Properties, c/o Kathryn V. Buehler, Route #1, Box 43,
Clearwater, KS 67026

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/19/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/19/87

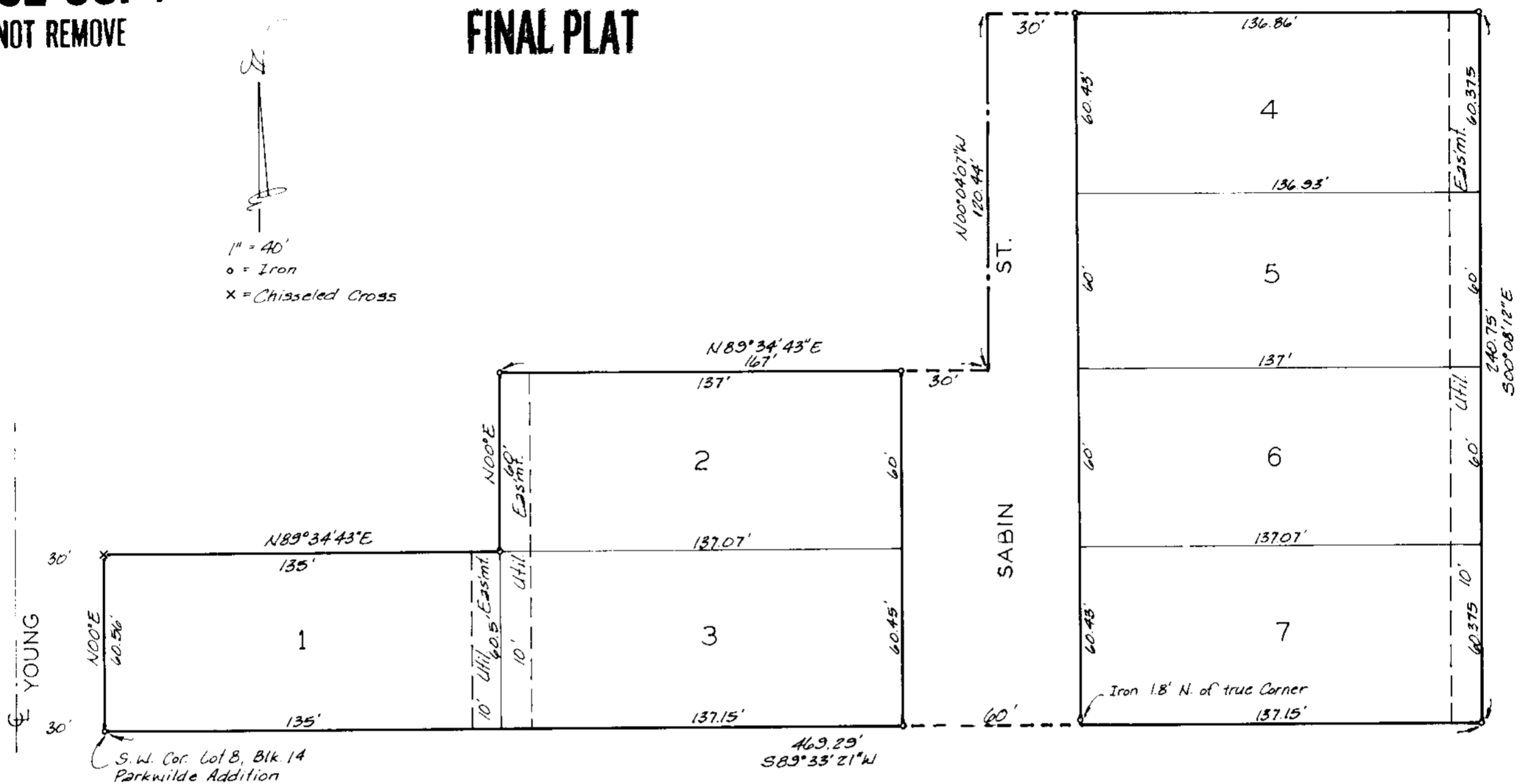
JACOBUS ADDITION

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE

FINAL PLAT



State of Kansas } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "JACOBUS ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of part of Lots 5, 7, and 8, Block 14, Parkwilde Addition to Wichita, Kansas. Being situated in the NE 1/4 of Sec. 23, Twp 27-S, R-1-W of the 6th P.M., Sedgewick 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 described in the surveyors certificate to be platted into lots and street to be known as "JACOBUS ADDITION," Wichita, Kansas. The utility easements are 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.

Jacobus Rental Properties

 Kathryn V. Buehler

State of Kansas } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by Kathryn V. Buehler

 Notary Public
 My Appt. Exp. _____

This plat of "JACOBUS ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____ 198__
 Wichita-Sedgewick County Metropolitan Area Planning Commission

 Elton Parsons Chairman

 Marvin S. Krout Secretary

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

 Robert G. Knight Mayor

 Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____ 198__

 Don Wright County Clerk

State of Kansas } 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.

 Register of Deeds
 Pat Kettler

 Deputy
 Ed Reso

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain, by separate instrument, the off-site 30-foot half-street dedication for Sabin Street to the south of this plat.
- C. The applicant shall attempt to obtain a valid paving petition for Sabin from the south line of the plat north to the cul-de-sac. If valid, this petition will be held until it can be combined with other valid petitions.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The Planning Commission recommends that City Engineering recommend to the City Council that the missing link of street pavement, for 2nd Street to the south, be ordered in.
- G. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-101 - JACOBUS ADDITION

OWNER/APPLICANT: Jacobus Rental Properties

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Between Young and Tracy, in an area north of 2nd Street.

SITE SIZE: 1.57 Acres

NUMBER OF LOTS:

Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 8,171.6 Sq. Ft.

CURRENT ZONING: "AA" and "A"

PROPOSED ZONING: "AA" and "A"

VICINITY MAP:

