

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Antoinette Faulkner, 440 N. Eisenhower, Wichita, Kansas 67211
Mike Lindebak, City Engineer

July 10, 1987

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

Re: S/D No. 87-57 Final Plat of Noblecroft Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 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 July 2, 1987, but with a revision to comment **E** of that letter. Specifically, the Planning Commission approved allowing the structure (shed), noted in comment **E**, to remain in place, with the easement being appropriately adjusted in the area immediately adjacent to it. It was noted that this shed had been issued a permit previously, based on an 8 foot easement in existence at the time. The requirement concerning the fence in comment **E** still must be complied with and the final tracing should show a 10 foot easement over the remainder of lot 6 and all other lots.

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:

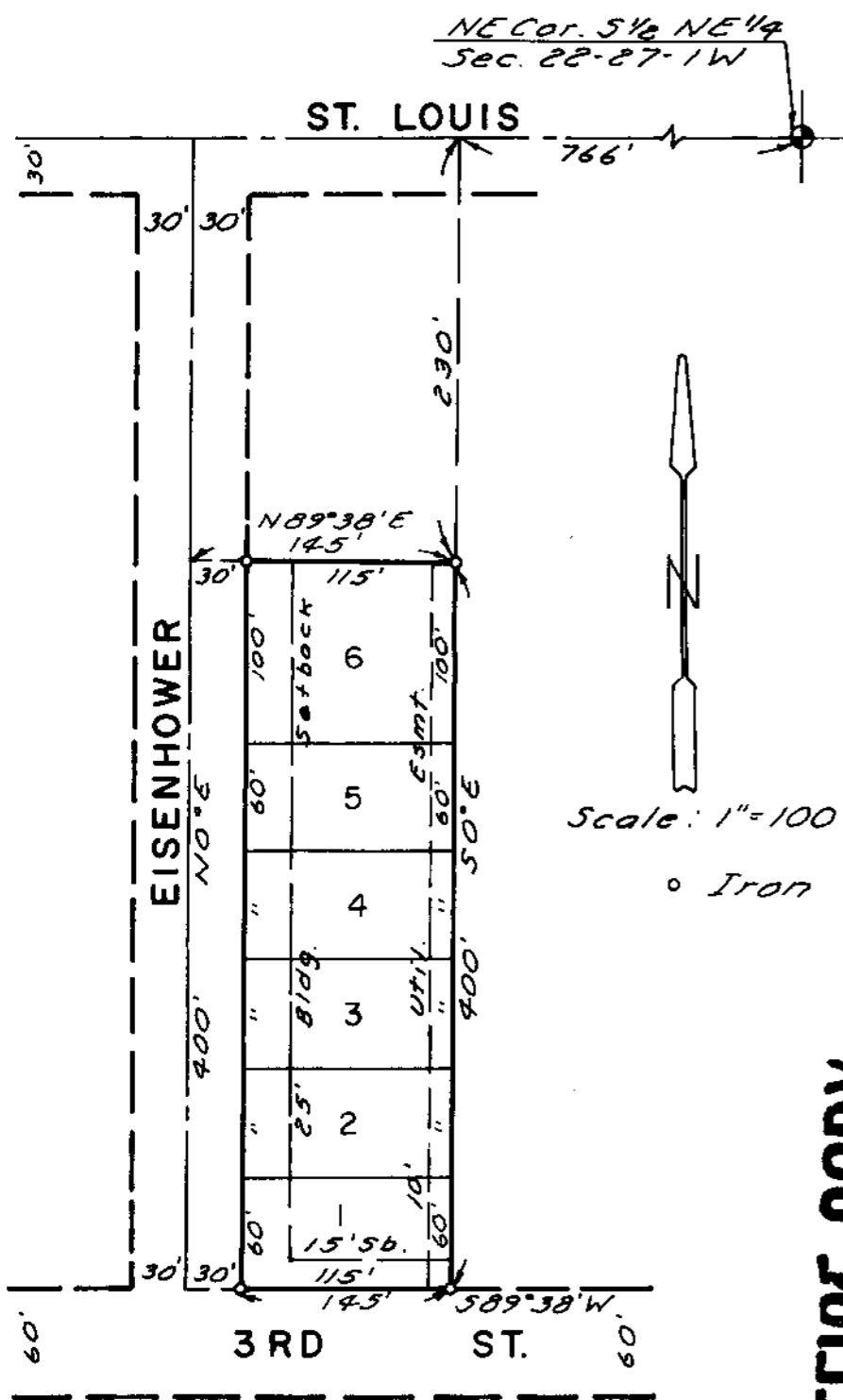
- X. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Z. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- X. Certification that all real estate taxes for 1986 and all prior years have been paid.

*modified comment E to allow the adjustment of
the rear lot line utility easement to jog around
an existing shed.*

NOBLECROFT ADDITION

WICHITA, KANSAS

FINAL PLAT



**OFFICE COPY
DO NOT REMOVE**

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/2/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 7/2/87

This plat of "NOBLECROFT ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore Chairman

Marvin S. Kraut Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____, 1987.

Don Wright County Clerk

State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } surveyors in aforesaid county and state, do hereby
certify that we have surveyed and platted
"NOBLECROFT ADDITION", Wichita, Kansas, and
that the accompanying plat is a true and
correct exhibit of the property surveyed, de-
scribed as beginning at a point 766 feet west
and 230 feet south of the NE corner of the
 $S\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 22, T 27 S, R 1 W of
the 6th P.M., Sedgwick County, Kansas; thence
southerly, parallel with the east line of said
 $S\frac{1}{2}$, 400 feet; thence westerly, parallel with
the north line of said $S\frac{1}{2}$, 145 feet; thence
northerly, parallel with the east line of said
 $S\frac{1}{2}$, 400 feet; thence easterly, parallel with
the north line of said $S\frac{1}{2}$, 145 feet to the point
of beginning.

Date _____ Baughman Company, P.A.

John E. Lundblade Surveyor

State of Kansas } S.S. This is to certify
Sedgwick County } that this plat has been filed for record
in the Office of the Register of Deeds this
_____ day of _____, 1987, at _____ o'clock,
_____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

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 a street to be known as "NOBLECROFT"
ADDITION", Wichita, Kansas. The easement is
hereby granted as indicated for the construct-
ion and maintenance of public utilities. The
street is hereby dedicated to and for the use
of the public.

Antoinette M. Faulkner

Laura A. Faulkner

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day of
_____, 1987, by Antoinette M. Faulkner, A.K.A.
Antoinette Martin and Laura A. Faulkner, her
daughter.

Notary Public

My Commission Expires _____

- 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.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required.

NOTE: This plat has been submitted in final form only.

S/D No.: 87-57 Name: NOBLECROFT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: East side of Eisenhower in an area north of 3rd.
Owner: Antoinette Faulkner
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.3 acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 6900 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid paving petition for Eisenhower from St. Louis to 3rd street.
- 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 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.
- E. The final plat correctly shows the platting of the 25-foot building setback from Eisenhower through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. Prior to scheduling this case before the City Council, the existing structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer. The existing fence within street right-of-way being dedicated shall also be removed prior to City Council review of the plat.
- G. On the final plat tracing the center lines of Eisenhower and 3rd street shall be labeled.
- 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.