

S/D No.: 85-64 Name: MAIZE AVENUE ADDITION

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: On the northwest corner of Carr and Maize Road.
Owner: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 S. Maize Road,
Wichita, KS 67209
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 11.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 176,985 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. As was discussed at the time of preliminary plat approval, "Access control except for one (1) opening" shall be platted to Maize Road across the east line of Lot 2.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- 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 request annexation for that part of Lot 2 which is not within the City of Wichita.
- E. On the final plat tracing, a dimension shall be provided for the floodway from the northeast corner of Lot 2 to the southernmost point of the floodway.
- F. The final plat tracing shall reference, in the plat's text, the dedication of the streets to and for the use of the public.
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8-29-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8-30-85

MAIZE AVENUE ADDITION

WICHITA, KANSAS

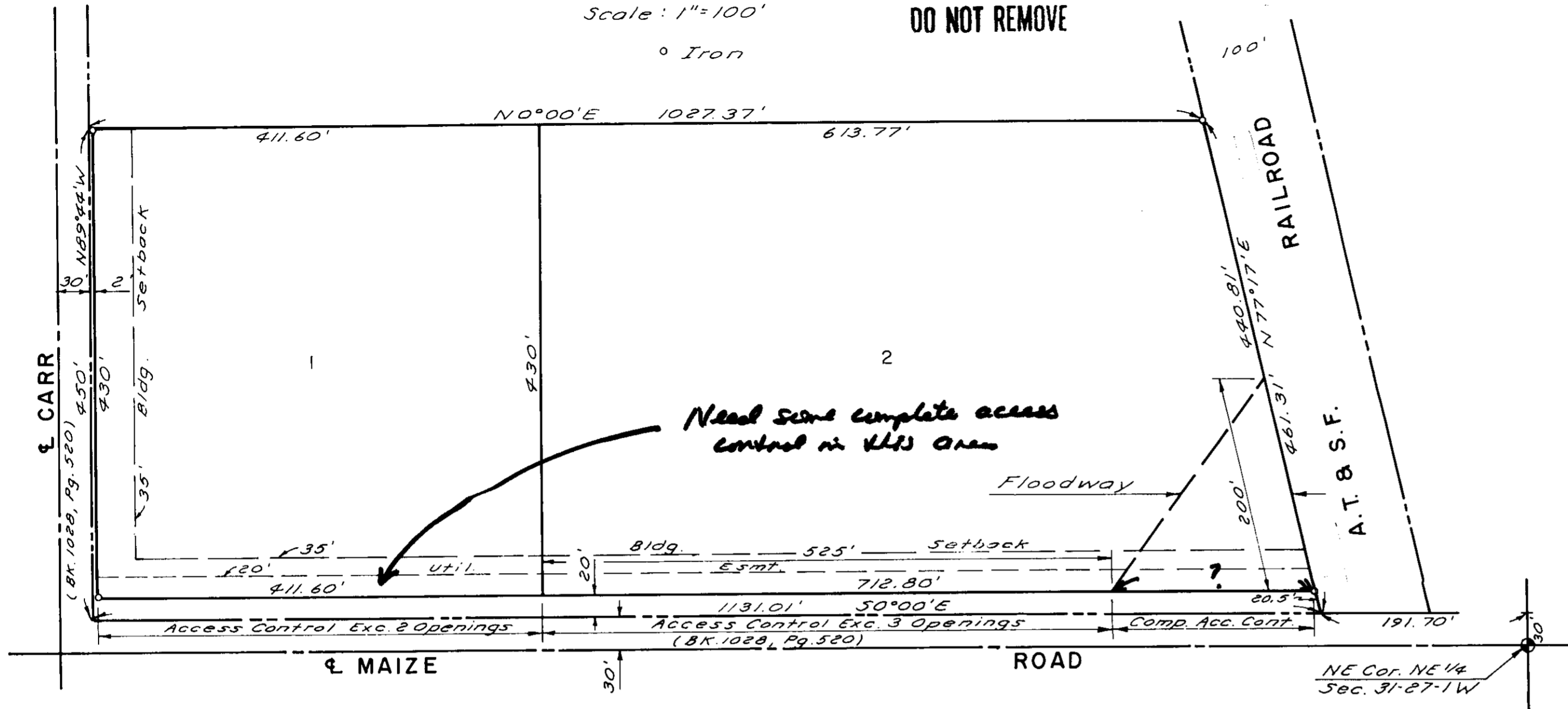
OFFICE COPY
DO NOT REMOVE

FINAL PLAT



Scale: 1"=100'

° Iron



This plat of "MAIZE AVENUE ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
James C. Wilson

_____ Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1985.

_____ Mayor
Robert C. Brown

_____ City Clerk
Donald C. Bisick

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 "MAIZE AVENUE ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning 30 feet west and 191.70 feet south of the NE corner of the NE 1/4 of Section 31, T27S, R1W of the 6th P.M., Sedgwick County, Kansas, said point being on the south line of the Atchison, Topeka and Santa Fe Railway right of way; thence southerly, parallel with the east line of said NE 1/4, 1131.01 feet to the north line of Carr Avenue as deeded in Book 1028, Page 520; thence westerly, parallel with the north line of said NE 1/4, 450 feet; thence northerly, parallel with the east line of said NE 1/4, 1027.37 feet to the south line of the Atchison, Topeka and Santa Fe Railway right of way; thence northeasterly, along said south line, 461.31 feet to the point of beginning.

Date _____ Baughman Company, P.A.

_____ Surveyor
John E. Lundblade

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, streets and a floodway, to be known as "MAIZE AVENUE ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvement of the drainage, provided further, that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body. All abutters rights of access to Maize Rd. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Maize Rd. at two locations and Lot 2 shall have access at three locations over the south 525 feet, thereof, said locations to be determined by the City Engineer.

Maize Avenue, Inc

_____ President
H. Russell Bomhoff

State of Kansas } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by H. Russell Bomhoff, President of Maize Avenue, Inc., on behalf of the Corporation.

_____ Notary Public
My Commission Expires _____

Entered on transfer record this _____ day of _____, 1985.

_____ County Clerk
Don Wright

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 _____, 1985, at _____ o'clock, _____ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

Doesn't referenced dedication of streets

September 5, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67209

Re: S/D 85-64 - Final Plat of Maize Avenue Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 1985, 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 August 30, 1985.

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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Maize Avenue, Inc., c/o H. Russell Bomhoff, 1643 South Maize Road,
Wichita, KS 67209
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office