

DELGADO ADDITION

SEDGWICK COUNTY, KANSAS

Copied from
Tracing
6/4/96

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "DELGADO ADDITION", Sedgwick County, Kansas.

Emprise Bank

Nancy A. Cone, Asst Vice President
NANCY A. CONE (Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 30th day of May, 1996, by Nancy A. Cone, Asst V.P., of Emprise Bank, on behalf of the bank.

My App't. Exp. 8-15-97

Sue A. Frazier Notary Public
SUE A. FRAZIER



This plat of "DELGADO ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John W. McKay, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

Mayor
Bob Knight

City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1996.

Chairman
Thomas G. Winters

Chair Pro-Tem
Melody Miller

Commissioner
Betsy Gwin

Commissioner
Paul W. Hancock

Commissioner
Mark F. Schroeder

County Clerk
Susan E. Crockett-Spoon

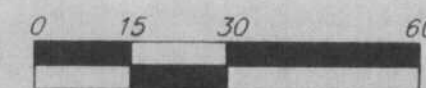
Entered on transfer record this _____ day of _____, 1996.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1996, at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa



• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = 3/4" IRON PIPE (FOUND)
Ø = 1" IRON PIPE (FOUND)
(M) = MEASURED
(D) = DESCRIBED
(C-D) = CALCULATED PER DESCRIBED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "DELGADO ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A part of the NW1/4 of the SW1/4 of Sec. 12, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 741.69 feet south of the NW. Corner of said SW1/4 and running thence east parallel to the north line of said SW1/4 a distance of 278.71 feet; thence south 95.23 feet; thence west 278.71 feet; thence north 95.23 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Street to be known as "DELGADO ADDITION", Sedgwick County, 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. All abutters rights of access to or from West Street over and across the west line of Lot 1 are hereby granted to the appropriate governing body provided, however, that said Lot 1 shall have access to West Street at one location as shall be determined by the Engineer for the appropriate governing body.

Eduardo Delgado
Eduardo Delgado

Clara Delgado
Clara Delgado

Michael D. Conrey Surveyor
Michael D. Conrey

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of MAY, 1996, by Eduardo Delgado and Clara Delgado, husband and wife.

My App't. Exp. 5/5/97

Philip J. Meyer Notary Public
PHILIP J. MEYER

PHILIP J. MEYER
NOTARY PUBLIC
STATE OF KANSAS

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

October 26, 1995

Baughman Company, P.A. S/D 95-69
315 Ellis
Wichita, KS 67211

Re: S/D 95-69 DELGADO ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 26, 1995, 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 19, 1995.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Eduardo and Carla Delgado, 3734 S. West Street, Wichita, KS 67217
Mike Lindebak, City Engineer

SEDGWICK COUNTY



October 19, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
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Baughman Company, P.A. S/D 95-69
315 Ellis
Wichita, KS 67211

Re: S/D 95-69 DELGADO ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 19, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As indicated by the Subdivision Regulations, any commercial or industrial type development is to be considered an urban subdivision. Such urban subdivisions are intended to be serve by municipal or other appropriate type facilities. However, as noted above, this site is not expected at this time to generate any thing other than typical residential wastes. The applicant shall therefore obtain approval from the County Health Department for the use of an on-site sanitary sewer system. Because of this site's size, such approval must be for a septic system. A memorandum shall be provided, from the Health Department, indicating such approval.

Also, as required by Planning and the Health Department, the applicant shall submit for recording a covenant restricting this site's uses to those that would generate non-industrial or typical residential wastes until such time as a municipal-type waste system is available. Further, this covenant will address Health Department concerns for the disposal of other waste materials related to the site's intended or actual use. This covenant shall first be submitted to the Health Department for review and approval and subsequently to Planning for recording with the plat.

- B. The applicant shall submit a guarantee for the future extension of municipal sanitary sewer to this site.
- C. Since this site will apparently be using a City Water line in West Street, an outside-the-City water agreement shall be submitted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

10/19/95

- E. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 26, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

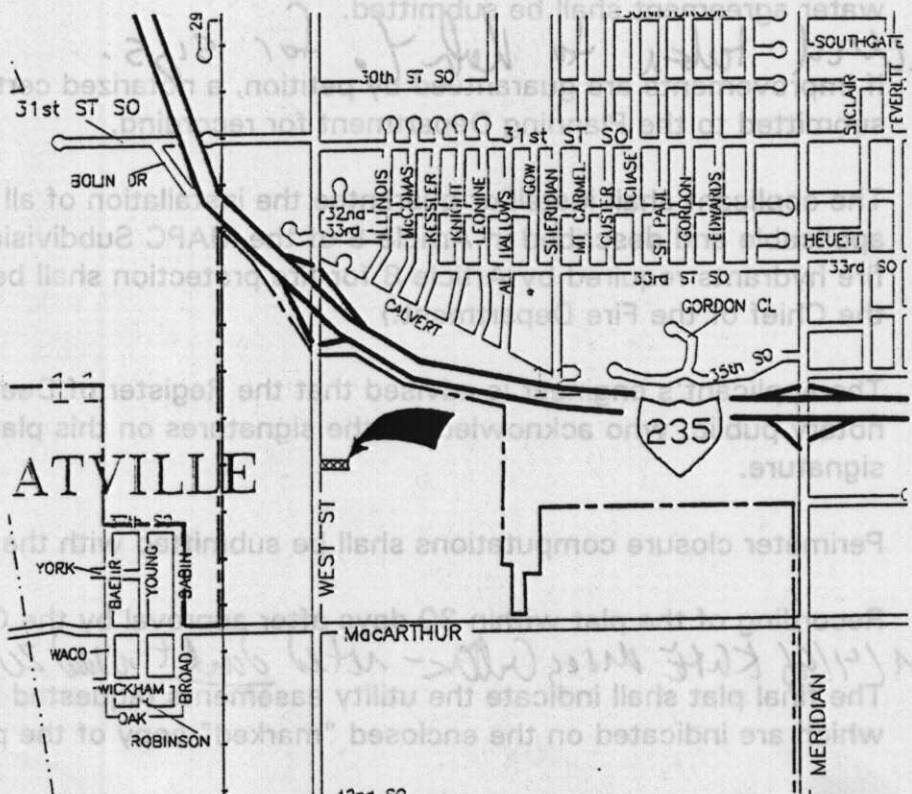
cc: Eduardo and Carla Delgado, 3734 S. West Street, Wichita, KS 67217
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION**October 26, 1995****STAFF REPORT****(Final Plat Approved 10/19/95)****CASE NUMBER:** S/D 95-69 DELGADO ADDITION**OWNER/APPLICANT:** Eduardo and Carla Delgado, 3734 S. West Street, Wichita, KS 67217**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211**LOCATION:** North of MacArthur on the east side of West Street**SITE SIZE:** .6 Acre**NUMBER OF LOTS**

Residential:

Office:

Commercial:

Industrial: 1Total: 1**MINIMUM LOT AREA:** 21,778.89 sq. ft.**CURRENT ZONING:** "R"**PROPOSED ZONING:** "E" (SCZ-0694)**VICINITY MAP:**

Note: This site is in the County and has recently been approved for a zone change (SCZ-0694) to "E" Light Industrial zoning. However, while municipal water is available from a Wichita water line in West Street, this area is still unserved by a municipal type sewer system. Rather, it appears that septic systems are being allowed even in cases of industrial uses. While this site is being zoned "E" subject to platting, the supposed intended use is for a car sales facility. Any wastes expected to be generated at the site should therefore be residential in nature and not actually industrial.

STAFF COMMENTS:

- A. ~~As~~ indicated by the Subdivision Regulations, any commercial or industrial type development is to be considered an urban subdivision. Such urban subdivisions are intended to be served by municipal or other appropriate type facilities. However, as noted above, this site is not expected at this time to generate anything other than typical residential wastes. The applicant shall therefore obtain approval from the County Health Department for the use of an on-site sanitary sewer system. Because of this site's size, such approval must be for a septic system. A memorandum shall be provided, from the Health Department, indicating such approval.
- ~~Also~~, as required by Planning and the Health Department, the applicant shall submit for recording a covenant restricting this site's uses to those that would generate non-industrial or typical residential wastes until such time as a municipal-type waste system is available. Further, this covenant will address Health Department concerns for the disposal of other waste materials related to the site's intended or actual use. This covenant shall first be submitted to the Health Department for review and approval and subsequently to Planning for recording with the plat.
- B. The applicant shall submit a guarantee for the future extension of municipal sanitary sewer to this site.
- C. Since this site will apparently be using a City Water line in West Street, an outside-the-City water agreement shall be submitted.
- D. *will take to Robt. for sigs.*
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 install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- 1/4/96 KATE Miles Geller - noted don't need 20' N line, 10' S line OK*
The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.