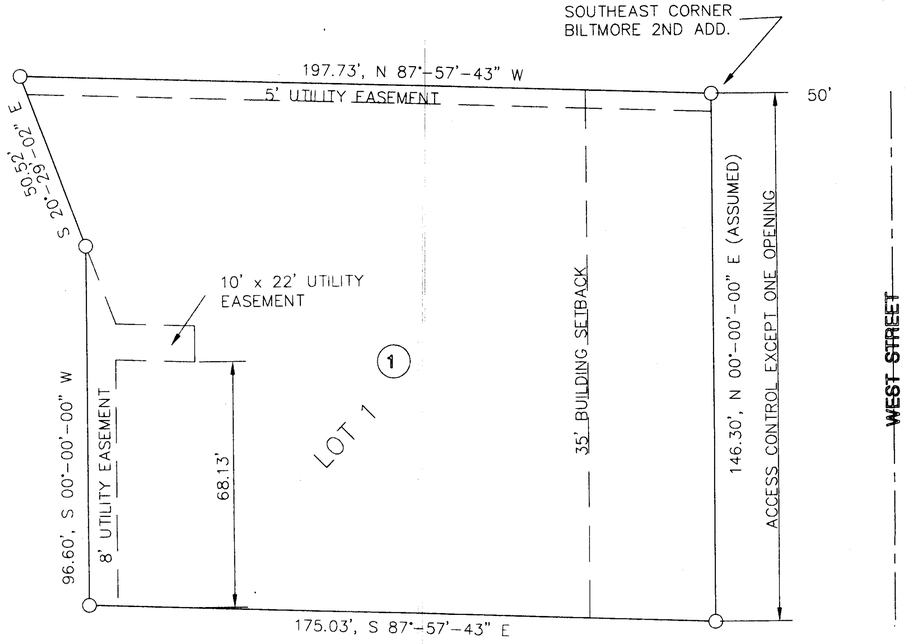


SCALE : 1" = 20'

FANSLER ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "KUMC ADDITION TO WICHITA, KANSAS" AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

LOTS 22 & 23, BLOCK 1, GALYARDT'S FIRST ADDITION TO WICHITA, KANSAS.

ALL PREVIOUSLY PLATTED LOTS, EASEMENTS OR STREET RIGHT-OF-WAYS ARE HEREBY VACATED IN ACCORDANCE WITH K.S.A. 12-512(b), AS AMENDED.

THIS SURVEY WAS COMPLETED IN AUGUST, 1993.

_____
BABAR M. KHAN, R.L.S. # 985

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND BLOCKS , THE SAME TO BE KNOWN AS "FANSLER ADDITION TO WICHITA, KANSAS". ALL ABUTTER'S RIGHTS OF ACCESS OVER AND ACROSS THE WEST RIGHT-OF-WAY OF WEST STREET ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY. UTILITY EASEMENTS ARE HEREBY GRANTED FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

_____
_____

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, STATE BANK OF COLWICH, HHOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF "FANSLER ADDITION TO WICHITA, KANSAS.

_____
_____

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED _____ DAY OF _____, 1993.

_____, CHAIRMAN

_____, 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 _____, 1993.

_____, MAYOR

_____, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAYS OF _____, 1993.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS

_____, DEPUTY

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

D:\DPLUS\DATA\0093-115\DRAWT\ANPLAT Mon Nov 15 11:49:00 1993

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 17, 1993

Mr. Babar M. Khan, R.L.S.
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 93-73 - FANSLER ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1993, 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 December 10, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Dave Fansler, 841 North West Street, Wichita, KS 67203
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. As requested by City Engineering, the final plat tracing shall indicate a ten (10) foot utility easement along this plat's entire west line.

B. On the final plat tracing, the plattor's text shall be amended to indicate that the access control is being dedicated to the City of Wichita and that the location of the allowed opening shall be approved by the City Engineer.

C. Since the tie point for this plat is referenced to a previously platted lot corner, the surveyor's text shall reference the quarter section in which the plat is located.

D. On the final plat tracing, the center line of West Street shall be labeled; i.e., "CL".

E. On the final plat tracing, a legend shall be placed below the north arrow, indicating the symbol for all irons, rebar, (monuments), etc., found or set.

F. On the final plat tracing, names of all individuals signing the plat shall be printed below their signature lines.

G. On the final plat tracing a typographical error in the State Bank of Colwich's signature block shall be corrected; i.e., HHOLDERS.

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.

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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

December 16, 1993

STAFF REPORT
(Final Plat Approved 12/9/93)

CASE NUMBER:	S/D 93-73 FANSLER ADDITION TO WICHITA, KANSAS
OWNER/APPLICANT:	Dave Fansler, 841 North West Street, Wichita, KS 67203
SURVEYOR/ENGINEER:	Babar M. Khan, R.L.S., Municipal Engineers, P.A., 254 Laura, Wichita, KS 67211
LOCATION:	West side of West Street, between 9th and Murdock
SITE SIZE:	0.6 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	0.6 Acres
CURRENT ZONING:	"AA" and "B"
PROPOSED ZONING:	"LC" Light Commercial (Z-3103)

VICINITY MAP:

