STAFF COMMENTS:

A. The applicant shall submit to City Engineering square footage figures for the lots so that existing specials may be redistributed.

B. As indicated by Engineering, cross-lot drainage agreements shall be submitted for recording, with the final plat tracing.

C. The applicant is advised that the western 122 feet of Lot 1 (previously a portion of the Jeff and Jay Third Addition) is presently zoned "BB" office and not "LC" Light Commercial as is the remainder of the site. While this portion of Lot 1 can be used for parking, no commercial development will be allowed unless a zone change is obtained.

D. As indicated by Traffic Engineering, the final plat tracing shall indicate access control to Central except for two (2) openings and to Rock Road except for one (1) opening.

E. As requested by the applicant, the final plat tracing may be submitted as a two (2) lot plat rather than three (3) lots.

F. The applicant shall submit for the plat files copies of the various easements indicated as having film and page recording numbers.

G. The applicant is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to any applicable conditions found in the platting binder that would effect the plat of this site.

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

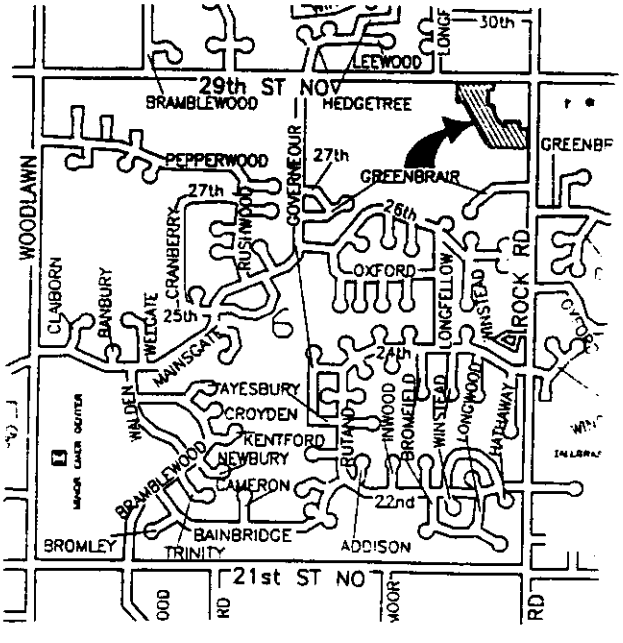
AGENDA ITEM NO. 2-3

December 30, 1992

STAFF REPORT
(Final Plat Approved 12/23/92)

CASE NUMBER:	**S/D 92-69 - BEGGAN ADDITION**
OWNER/APPLICANT:	The Travelers Insurance Company, Attn: Melissa M. Gaydosh, 14001 N. Dallas Parkway, Dallas, Texas 75240-7301
AGENT:	George Sherman, 224 E. Douglas - Suite 500, Wichita, KS 67202
SURVEYOR/ENGINEER:	Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211
LOCATION:	Southwest corner of 29th Street North and Rock Road
SITE SIZE:	5.20 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	62,921.25 sq. ft.
CURRENT ZONING:	"LC" and "BB"

VICINITY MAP:



SEDGWICK COUNTY

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

December 30, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: **S/D 92-69 BEGGAN ADDITION (Final Plat)**

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on Wednesday, December 30, 1992, 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 24, 1992.

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

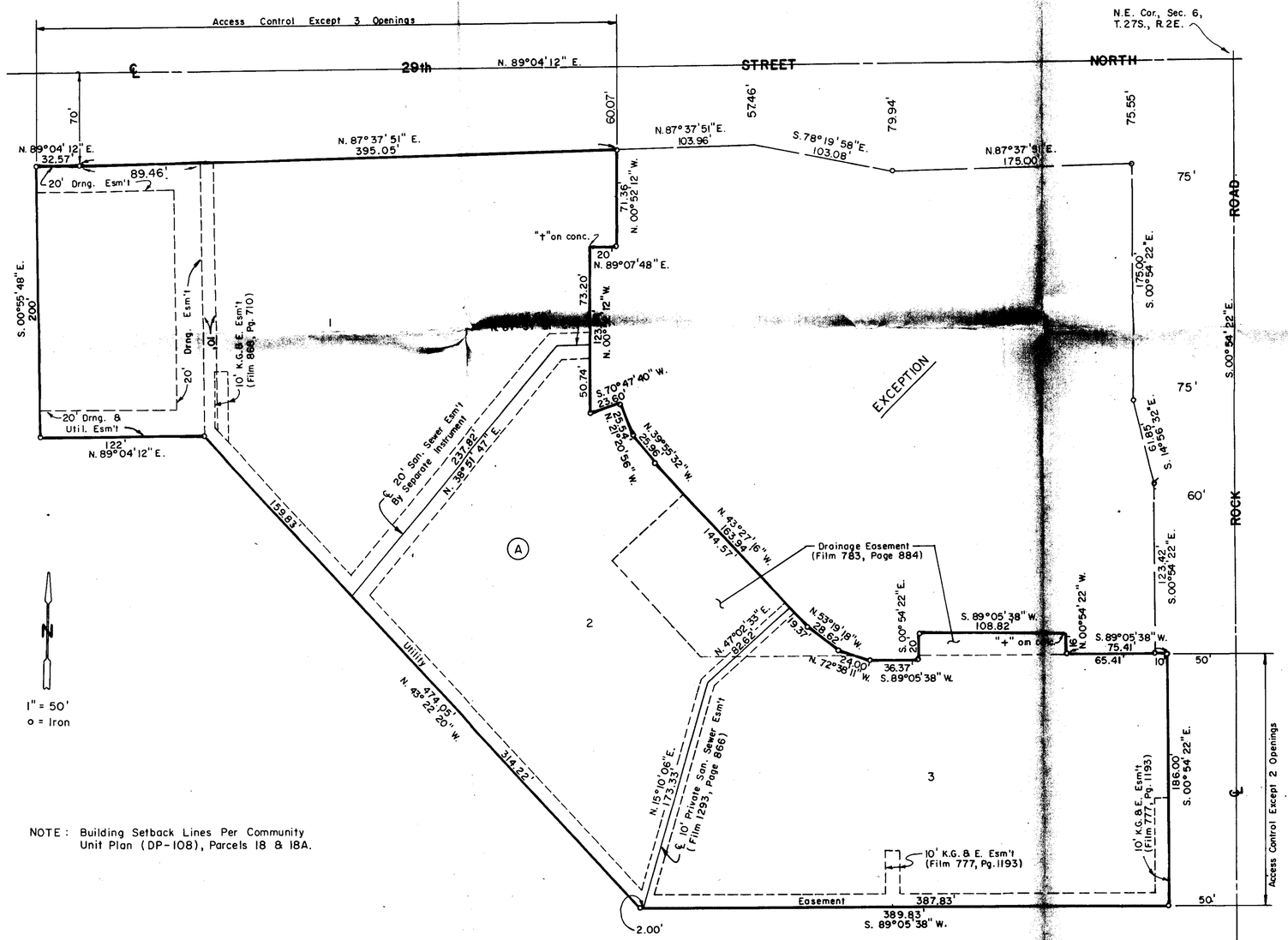
Don Losew
Senior Planner

DL:rh

cc: The Travelers Insurance Company, Atn: Melissa M. Gaydosh, 14002 N. Dallas Parkway, Dallas, Texas 75240-7301
Mr. George Sherman, 224 E. Douglas, Wichita, KS 67202
Mike Lindebak, City Engineer

BEGGAN ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



NOTE : Building Setback Lines Per Community Unit Plan (DP-108), Parcels 1B & 1BA.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "BEGGAN ADDITION", Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth on the accompanying plat and described as being a replat of Lot 2, Block 1, Jeff and Jay Addition to Wichita, Sedgwick County, Kansas, except therefrom a tract described as follows: Beginning at the N.E. Corner of Lot 2, Block 1, Jeff & Jay Addition to Wichita, Sedgwick County, Kansas; thence South along the East line of said Lot 2, and with an assumed bearing of S. 00°54'22" E., a distance of 175.00 feet; thence S. 14°56'32" E., a distance of 61.85 feet; thence S. 00°54'22" E., a distance of 123.42 feet; thence S. 89°05'38" W., a distance of 65.41 feet; thence N. 00°54'22" W., a distance of 16.00 feet; thence S. 89°05'38" W., a distance of 108.82 feet; thence S. 00°54'22" E., a distance of 20.00 feet; thence S. 89°05'38" W., a distance of 36.37 feet; thence N. 72°38'11" W., a distance of 24.00 feet; thence N. 53° 19'18" W., a distance of 28.62 feet; thence N. 43°27'16" W., a distance of 163.94 feet; thence N. 39°55'32" W., a distance of 25.96 feet; thence N. 21°20'56" W., a distance of 25.54 feet; thence S. 70°47'40" W., a distance of 23.60 feet; thence N. 00°52'12" W., a distance of 123.94 feet; thence N. 89°07'48" E., a distance of 20.00 feet; thence N. 00°52'12" W., a distance of 71.36 feet; thence N. 87°37'51" E., a distance of 103.96 feet; thence S. 78°19'58" E., a distance of 103.08 feet; thence N. 87° 37'51" E., a distance of 175.00 feet to the point of beginning; AND ALSO a replat of Lot 1, Block 1, Jeff and Jay Third Addition, an Addition to Wichita, Sedgwick County, Kansas, except the West 23.0 feet thereof.

_____
Don C. Moehring Surveyor

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 same to be surveyed and platted into Lots and a Block, to be known as "BEGGAN ADDITION", Wichita, Sedgwick County, Kansas. Easements for drainage and for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from 29th Street North and Rock Road, over and across the North line of Lot 1, Block A, and also the East line of Lot 3, Block A, are hereby granted to the City of Wichita, provided however, that Lot 1, Block A, shall have access to 29th Street North at three (3) locations and Lot 3, Block A, shall have access to Rock Road at two (2) locations, to be determined by the City of Wichita Engineer. Building set-backs are per Community Unit Plan (DP-108) on file at the office of the Wichita-Sedgwick County Planning Department.

THE TRAVELERS INSURANCE COMPANY

_____, Regional Vice President
Bernard B. O'Connell

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this_____day of_____, 1993, before me, a Notary Public in and for said State and County, came The Travelers Insurance Company by Bernard B. O'Connell, Regional Vice President, on behalf of said Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Company. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Terrie L. Lewis

My Commission Expires_____

This plat of "BEGGAN ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this_____day of_____, 1992

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
L. O. Breckenridge, Jr.

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 1993.

_____, Mayor
F. M. Ojile

_____, Deputy City Clerk
Pat Burnett

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at_____on the_____ day of_____, 1993.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on Transfer record this_____day of_____, 1993.

_____, County Clerk
Don Wright