items are being vacated and replatted. In particular, as indicated previously, this plat needs to dedicate outright any previously contingent street dedications.

H. As indicated in the platting binder, a KG&E Easement may be located on this site. The final plat shall show this easement if it is within the platted lots and is not being covered by another public easement. A copy of this easement shall be submitted with the final plat tracing for the plat file.

I. On the final plat tracing, the 35-foot building setback on Lot 3, to 63rd Street South, shall be labeled.

J. On the final plat tracing, signature lines shall be indicated for all indicated names. For the MAPC, the chairman's position is temporarily being filled as an acting chairman by James D. Miner. The final plat tracing should therefore delete reference to L. O. Breckenridge and insert James D. Miner or depending when this final plat is approved by the MAPC, the chairman as appointed at that time. Also, the applicant is advised that the County Commission's Chairman may be changed prior to this plat being reviewed by the County.

K. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

L. 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.

M. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5

August 26, 1993

STAFF REPORT
(Final Plat Approved 8/19/93)

CASE NUMBER: S/D 93-51 FRAN'S ADDITION

OWNER/APPLICANT: George W. Nicholson, Trust, c/o George W. Nicholson, TTEE, P. O. Box 1998, Sun City, AZ 85372

AGENT: Wilmer Freund, 8546 Hickory, Wichita, KS 67212

SURVEYOR/ENGINEER: Norman L. Roelfs, RLS, 225 N. Market - Suite 350, Wichita KS 67202

LOCATION: West of Hydraulic and north of 63rd Street South

SITE SIZE: 4.88 Acres

NUMBER OF LOTS

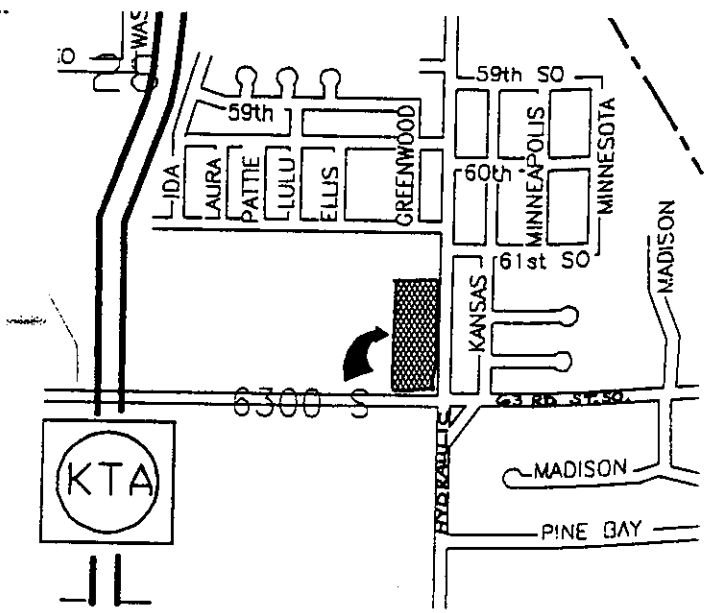
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 200 sq. ft.

CURRENT ZONING: "C" and "R"

PROPOSED ZONING: "C" (SCZ-0646)

VICINITY MAP:



STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

If, however, Lot 3 is not tested and/or approved for on-site sewer and water, the applicant shall submit for recording with the final plat tracing, a covenant that notes that no habitable structure will be allowed on this site unless or until Lot 3 is approved for on-site facilities or such municipal facilities are extended to the site.

B. To provide for the future extension of municipal services to this site, the applicant shall submit petitions for the future extension of Wichita municipal water and sanitary sewer to this site. This guarantee shall provide for the extension of sewer to all lots being platted and the extension of water, as necessary, across this site's frontages to Hydraulic and 63rd St. South.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. On the final plat tracing, 100 feet of complete access control shall be indicated from Lot 3 to 63rd St. South and 75 feet of complete access control to Hydraulic from this lot's southeast corner. The plattor's text shall also be amended to indicate these areas of complete access control.

F. Apparently, certain of the right-of-way indicated as being dedicated by separate instrument (R/W Film 382 Page 773) was done contingently. This plat, however, shall now indicate the outright dedication of such right-of-way. Both the face of the plat and the plattor's text shall be amended to indicate the outright dedication of this right-of-way.

G. The Surveyor's text shall also be amended to note, as appropriate for any previous dedications or platted items (easements, access controls, etc. for the Orchard 3rd Addition), that by virtue of K.S.A. 12-512(b) that such

SEDGWICK COUNTY

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

August 27, 1993

Norman L. Roelfs, RLS
225 N. Market - Suite 350
Wichita, KS 67202

Re: S/D 93-51 FRAN'S ADDITION (Final Plat)

Dear Mr. Roelfs:

At the regular meeting of the Metropolitan Area Planning Commission on August 26, 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 August 19, 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

Don Losew
Senior Planner

DL:rh

cc: George W. Nicholson, Trust, c/o George W. Nicholson, TTEE, P. O. Box 1998, Sun City, AZ 85372
Wilmer Freund, 8546 Hickory, Wichita, KS 67212
Mr. Leonard B. Myers, Trustee, Riverside Township, 907 Wallingford, Wichita, KS 67217
Mike Lindebak, City Engineer

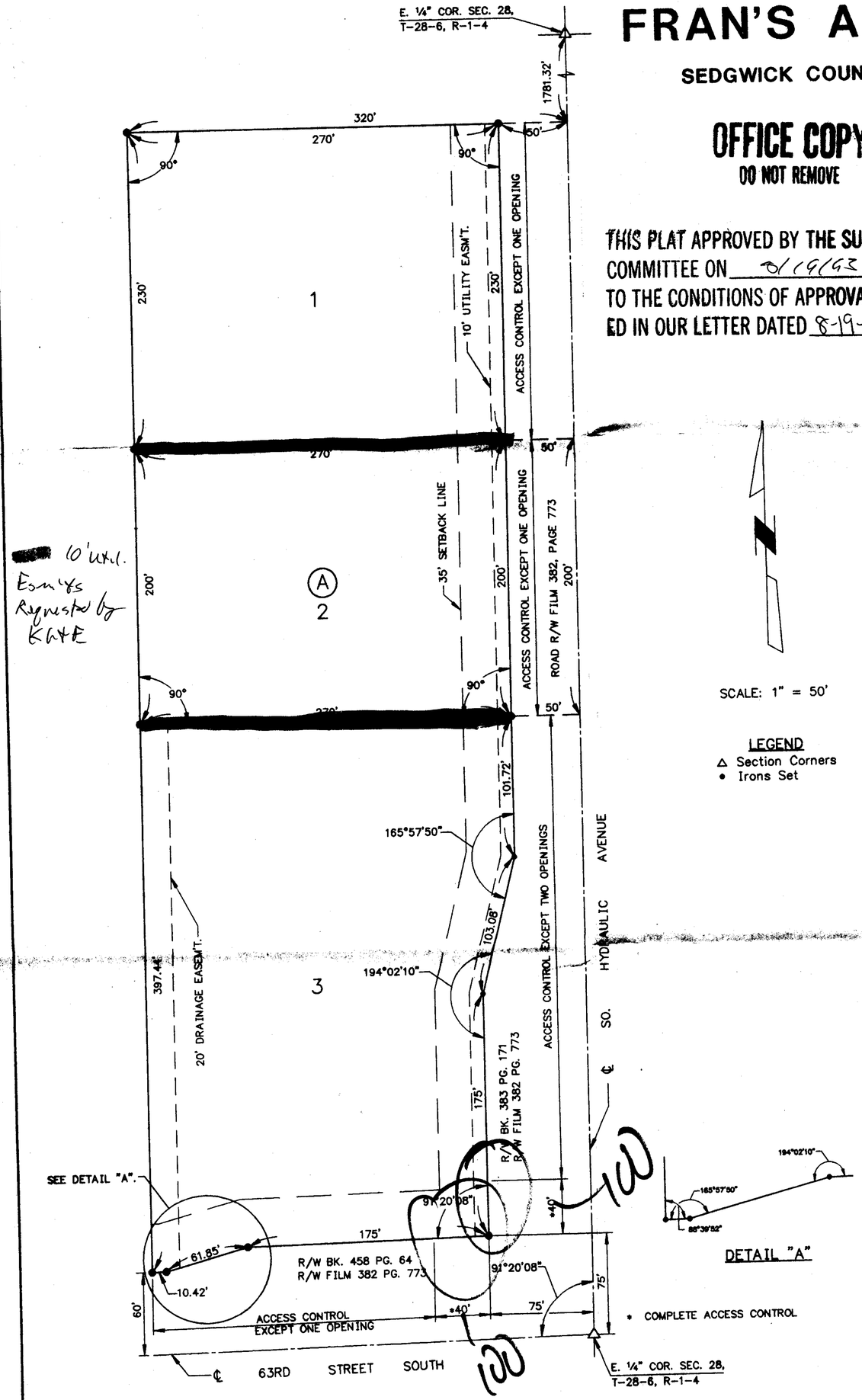
FRAN'S ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/19/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8-19-93



SCALE: 1" = 50'

LEGEND
△ Section Corners
• Irons Set

State of Kansas) s.s.
County of Sedgwick) I, Norman L. Roelfs, a Registered Land Surveyor in the aforesaid County and State, do hereby certify that I have surveyed and platted FRAN'S ADDITION, Sedgwick County, Kansas, into a block and lots, and that the accompaning plat is a true and correct exhibit of the property surveyed, containing and being a replat of Orchard View 3rd Addition, Sedgwick County, Kansas, described as Beginning at the Southeast Corner of the Southeast Quarter, Section 28, T28S, R1E of the Sixth Principal Meridian, thence North on the East line of said Section 28 a distance of Eight Hundred Eighty (880) feet; thence West at right angle a distance of Three Hundred Twenty (320) feet; thence South parallel with the East line of said Section 28 a distance of Eight Hundred Eighty-Seven and Forty-four HundredthS (887.44) feet to a point on the South line of said Section 28; thence East on said South line a distance of Three Hundred Twenty and Nine Hundredths (320.09) feet, more or less, to point of beginnining, except Right of Way previously granted, containing 4.88 acres, more or less, Sedgwick County, Kansas.

KSA 72

Norman L. Roelfs, R.L.S.

Know all men by these presents that I, the undersigned, owner of the land described in the surveyor's certificate, have caused the same to be surveyed and platted into a block and lots, the same to be known as FRAN'S ADDITION, Sedgwick County, Kansas. Easements as indicated are hereby granted for the construction and maintenance of public utilities. The drainage easement as indicated is hereby granted for the construction and maintenance of surface or below ground drainage facilities. All abutters rights of access to or from Hydraulic Avenue over or across the East line of Lots 1 and 2 are hereby granted to the appropriate governing body except for one opening each lot as determined by the appropriate engineer; All abutters rights of access to or from Hydraulic Avenue over or across the East line of Lot 3 are hereby granted to the appropriate governing body except for two openings as determined by the appropriate engineer; and All abutters rights of access to or from 63rd Street South over or across the South line of Lot 3 are hereby granted to the appropriate governing body except for one opening as determined by the appropriate engineer.

Put 100 Ck

George W. Nicholson Trust

George W. Nicholson, TTEE.

State of Kansas) s.s
County of Sedgwick) The foregoing instrument was acknowledged before me this day of 1993, by George W. Nicholson on behalf of George W. Nicholson Trust.

My Appointment Expires:

Cruz M. Scott, Notary Public

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas this day of , 1993.

Marvin S. Krout, Secretary

L. O. Breckenridge, Jr., Chairman

This plat approved and any dedication shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of , 1993.

Pat Burnett, City Clerk

Elma Broadfoot, Mayor

This plat approved and any dedication shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas this day of , 1993.

Billy Q. McCray, Chairman Pro Tem

Mark F. Schroeder, Chairman

Betsy Gwin, Commissioner

Paul W. Hancock, Commissioner

Attest:
Susan E. Crockett-Spoon, County Clerk

Tom Winters, Commissioner

Entered on transfer record this day of , 1993.

Susan E. Crockett-Spoon, County Clerk

State of Kansas) s.s
County of Sedgwick) This is to certify that this instrument was filed for record in the Register of Deeds Office at o'clock M., on the day of . 1993.

Ed. Resa, Deputy Register of Deeds

Pat Kettler, Register of Deeds