STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, the applicant shall request annexation to the City of Wichita for any portion of the site not yet within the City. Upon annexation the site will be zoned "AA" One Family.

B. The applicant shall either guarantee the extension of a public sanitary sewer to serve the lots being platted or if a private system is to be provided a memo shall be obtained from City Engineering and/or the Sewer Division indicating approval of such a private system. This memo shall be submitted to Planning for the plat file. Since the extension of sewer will apparently require an off site easement, the applicant shall either submit with the final plat a copy of the separate instrument that has established this easement, or if not yet established the document shall be submitted to Planning, for recording, with the final plat tracing.

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

D. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Ogden Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.

E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

F. 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.

G. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

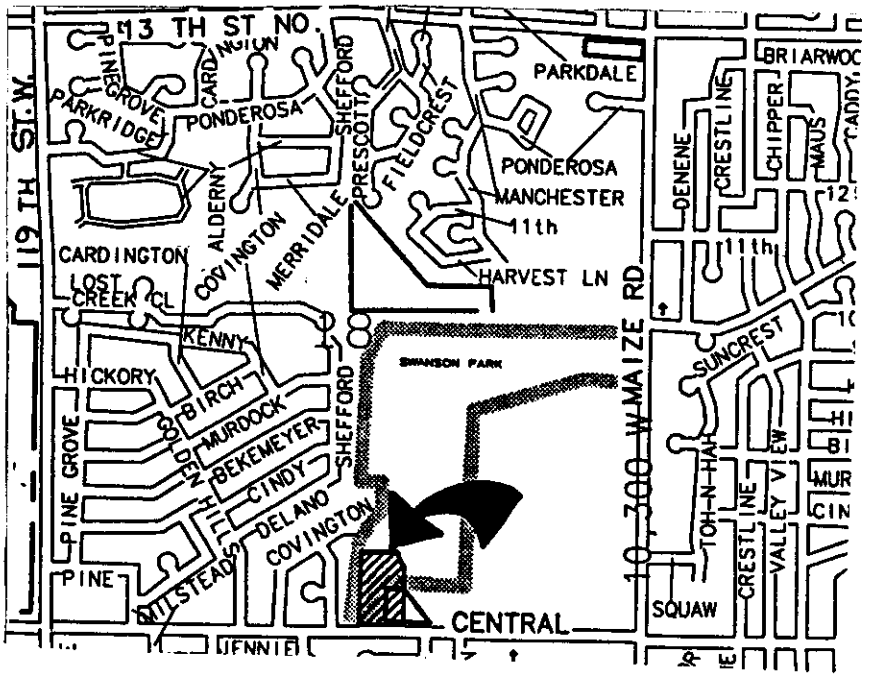
AGENDA ITEM NO. 2-4

October 10, 1991

STAFF REPORT
(Final Plat Approved 10/3/91,
Preliminary Approved 9/19/91)

CASE NUMBER:	**S/D 91-40 - OGDEN ADDITION**
OWNER/APPLICANT:	Max Ogden, 9422 W. 12th St. N., Wichita, KS 67212
SURVEYOR/ENGINEER:	Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION:	North of Central Ave. and west of Maize Road
SITE SIZE:	6.45 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	3.7 Acres
CURRENT ZONING:	"R-1" Suburban Residential
PROPOSED ZONING:	"AA" One Family Dwelling

VICINITY MAP:



WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

October 11, 1991

Rob Hartman
Bill Yung Design
4912 E. 29th St. N.
Suite One
Wichita, KS 67220

Re: S/D 91-40 - Ogden Addition

Dear Rob:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, 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 8, 1991.

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

cc: Baughman Co., 315 Ellis, 67211
Max Ogden, 9422 W. 12th St. N., 67212
Mike Lindebak, City Engineer

FILE COPY

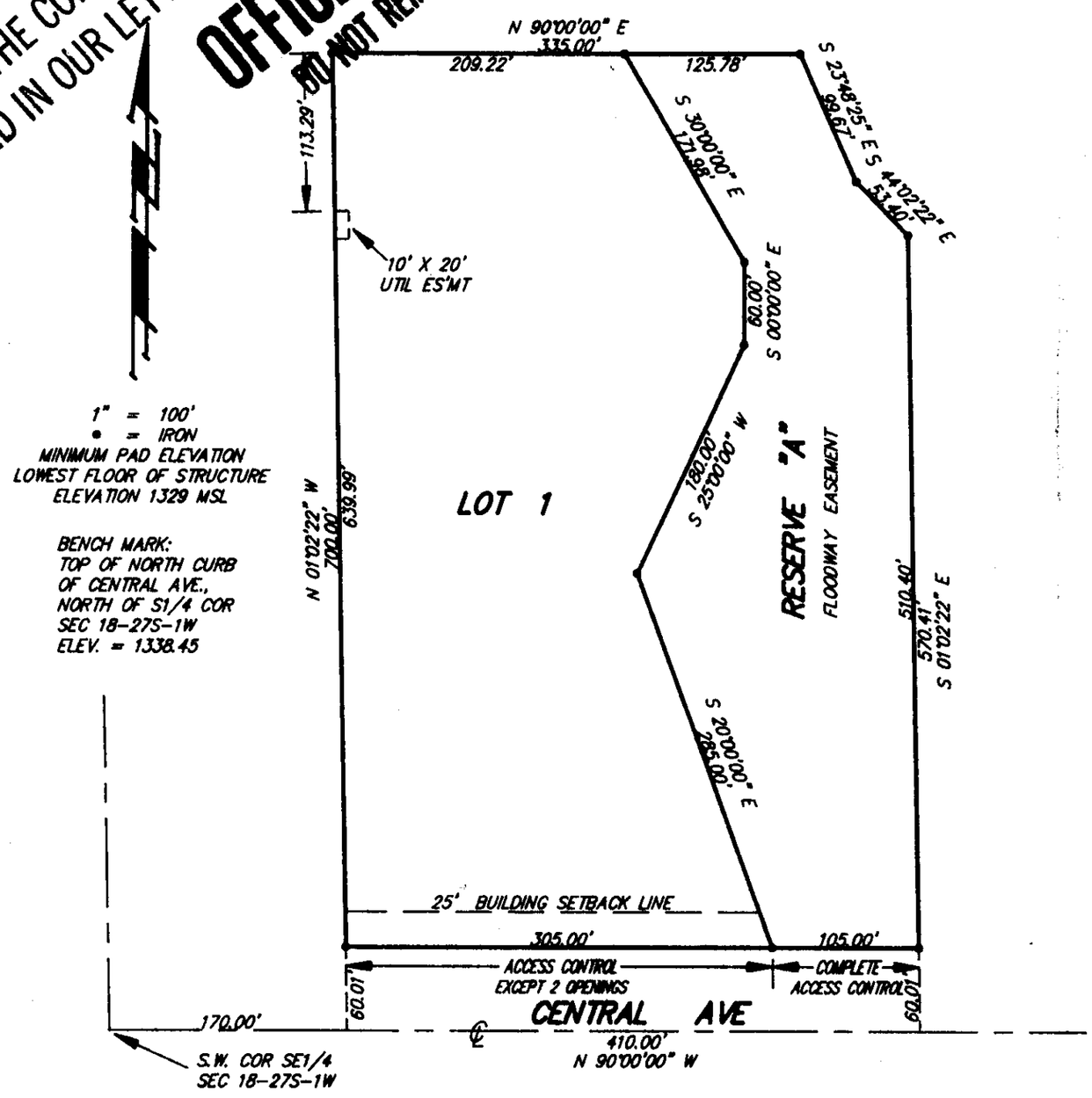
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/3/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/7/91

OFFICE COPY DO NOT REMOVE

FINAL PLAT

OGDEN ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "OGDEN ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the SE1/4 of Sec. 18, Twp. 27-S, R-1-W of the the 6th P.M., Sedgwick County, Kansas described as commencing at the S.W. Corner of said SE1/4; thence east, along the south line of said SE1/4, 170 feet for a place of beginning; thence north, parallel with the west line of said SE1/4, 700 feet; thence east, parallel with the south line of said SE1/4, 399 feet more or less to the west corner of Lot 3, Timber Grove Lakes an Addition to Wichita, Kansas; thence southeasterly, along the westerly line of said Lot 3, to the S.W. Corner thereof; thence south, 60 feet to the south line of said SE1/4; thence west, along the south line of said SE1/4, 1360 feet more or less to the place of beginning, except that part described as commencing at the S.W. Corner of said SE1/4; thence east, along the south line of said SE1/4, 170 feet; thence north, parallel with the west line of said SE1/4, 700 feet; thence east, parallel with the south line of said SE1/4, 335 feet for a place of beginning; thence continuing east, parallel with the south line of said SE1/4, 64 feet more or less to the west corner of said Lot 3, Timber Grove Lakes; thence southeasterly, along the westerly line of said Lot 3 to the S.W. Corner thereof; thence south, 60 feet to the south line of said SE1/4; thence west, along the south line of said SE1/4, 950 feet more or less to a point 580 feet east of the S.W. Corner of said SE1/4; thence north, parallel with the west line of said SE1/4, 570.41 feet; thence northwesterly, with a deflection angle to the left of 43°00', 53.40 feet; thence northerly, 100 feet more or less to the place of beginning.

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

Baughman Company, P.A.

Date _____ _____ Surveyor
Mark A. Savoy

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

Dated this ____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
George D. Sherman

_____ 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 _____ 1991.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____ 1991.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 1991, at ____ o'clock__ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____ 1991, by _____ of American National Bank of Wichita, on behalf of the corporation.

My App't. Exp._____ _____ Notary Public

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Reserve and Street to be known as "OGDEN ADDITION", Wichita, Sedgwick County, Kansas. The easement is 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 Central Ave. over and across the south line of Lot 1 and Reserve "A", are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Central Ave. at two locations over the south line thereof as shall be determined by the City Engineer of the City of Wichita, Kansas. No structure shall be constructed with a lowest floor elevation lower that 1329 mean sea level. Reserve "A" is hereby reserved for open space, landscaping, recreational purposes and as a floodway easement for floodway purposes. Reserve "A" shall be owned and maintained by the owner of Lot 1. The floodway easement shall be the responsibility of the owner of Lot 1 and Reserve "A" until such time as the body exercising jurisdiction elects to assume responsibility for the maintenance and improvements 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. With such permission of said appropriate governing body additional improvements and/or activities may be permitted within said floodway.

_____ _____
Max W. Ogden Debra D. Ogden

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____ 1991, by Max W. Ogden and Debra D. Ogden, husband and wife.

My App't. Exp._____ _____ Notary Public

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

American National Bank of Wichita,

_____ _____