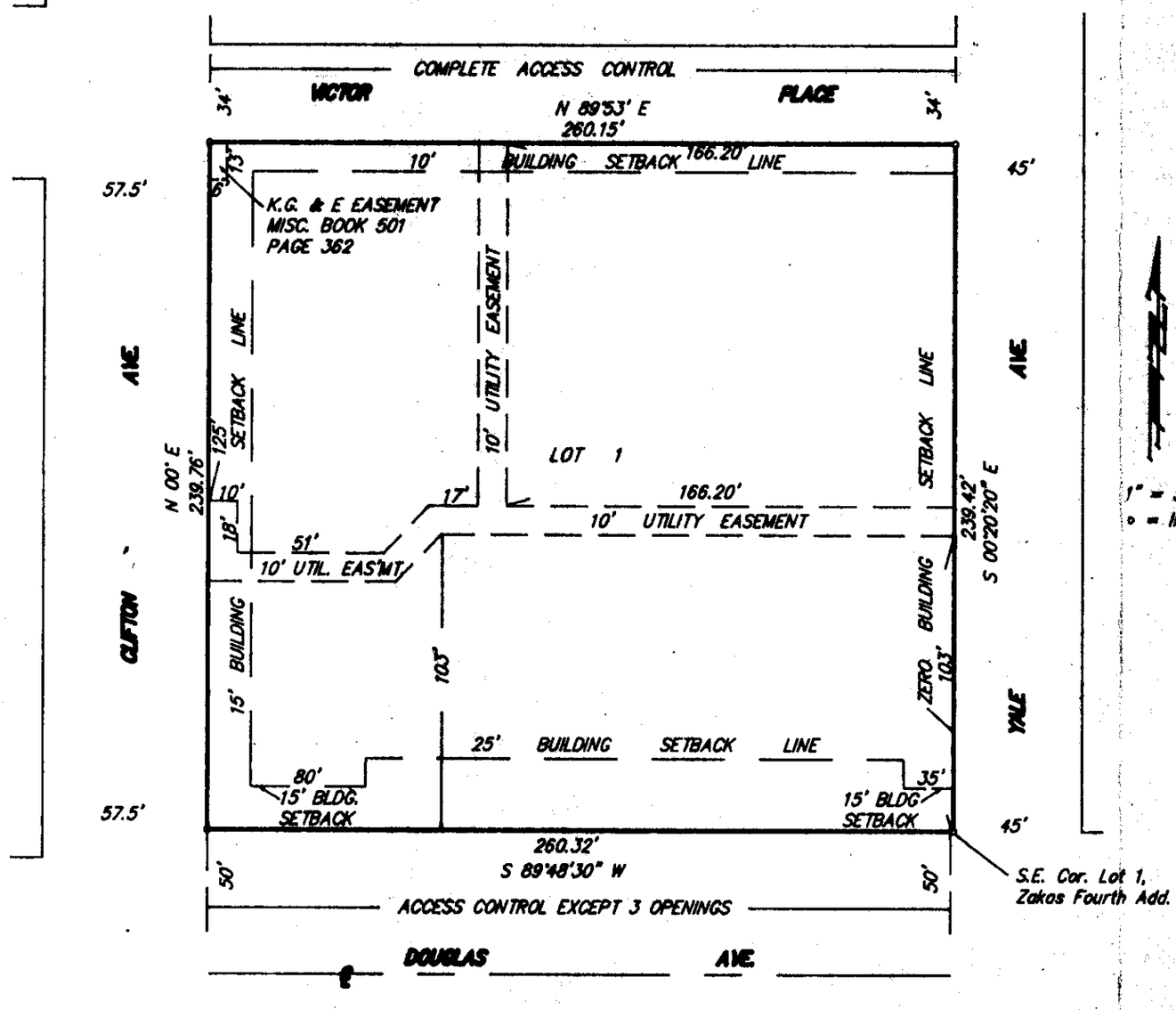
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DO NOT REMOVE

JO S. ZAKAS ADDITION

FINAL PLAT

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/29/90 SUBJECT TO THE CONDITIONS OF PRELIMINAL OUTLINE EB IN OUR LETTER DATED 11/30/90



1" = 50'
o = IRON

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 "Jo S. Zakas Addition," Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Zakas Fourth Addition, Wichita, Kansas. The 10 foot contingent street dedication created at Film 328, Page 953 is hereby vacated by virtue of KSA 12-512(b).

All being situated in the N.W.1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Surveyor
Gregory F. Severns

This plat of "Jo S. Zakas 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 _____ 1990.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
George Sherman

Secretary
Marvin S. Krout

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 to be known as "Jo S. Zakas Addition," Wichita, Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of acess to or from Victor Place over and across the north line of Lot 1, and to or from Douglas Ave. over and across the south line of Lot 1, are hereby granted to the City of Wichita provided however that Lot 1 shall have access to Douglas Ave. at 3 points as shall be determined by the City Engineer of the City of Wichita, Kansas.

Owner
Jo S. Zakas

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____ 1990.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

State of Kansas)
Sedgwick County) ss

The foregoing instrument acknowledged before me this ____ day of _____ 1990, by Jo S. Zakas, a single person.

Notary Public

My App't Exp. _____

Entered on transfer record this ____ day of _____ 1990.

County Clerk
Don Wright

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "Jo S. Zakas Addition," Wichita, sedgwick County, Kansas.

Mid-Continent Life Insurance Company

Exec. V.P.
T. A. Surdick

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 _____ 1990, at ____ o'clock M;. and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Oklahoma)
Oklahoma County) ss

The foregoing instrument acknowledged before me this _____ day of _____ 1990, by T.A. Surdick, Executive Vice-President of Mid-Continent Life Insurance Company on behalf of the corporation.

Notary Public

My App't Exp. _____

WICHITA — SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

December 7, 1990

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-63 - Jo S. Zakas Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on December 6, 1990, 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 November 30, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
cc: Gary L. Snyder, 310 W. Central, Suite 211, Wichita, KS 67202
Jo S. Zakas, 3700 E. Douglas, Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY

F. Since this site will be providing sidewalks within the site itself, along Victor and Clifton, sidewalk easements to allow for the maintenance of the sidewalks and to assure public access to those sidewalks will need to be provided at some point. These sidewalks were required by the BZA case and are to be provided at the time of the site's development. The applicant shall meet with Planning Department staff to determine how and when appropriate easements can be provided at the time of sidewalk installation.

G. The applicant is advised that the title binder indicates substantial taxes are due for this site and the plat tracing cannot be released for recording unless proof is provided that these taxes have been paid in full.

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.

L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the sanitary sewer easements are acceptable for this site.

Note: This plat has been submitted in final form only.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

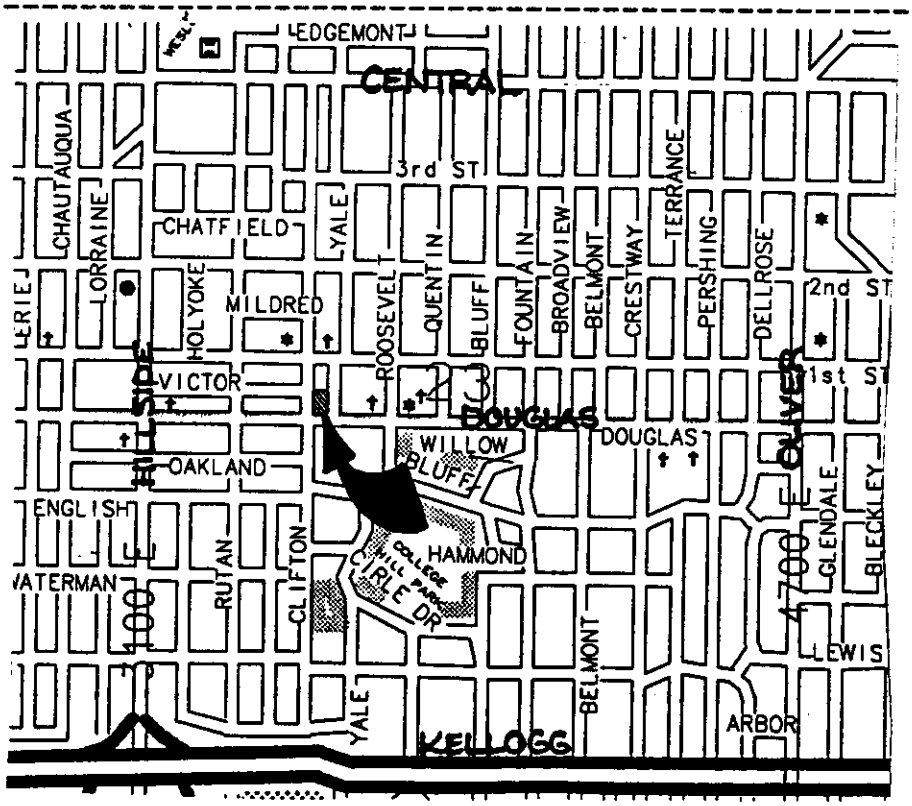
AGENDA ITEM NO. 2-3

December 6, 1990

STAFF REPORT
(Final Plat Approved 11/29/90)

CASE NUMBER:	S/D 90-63 - JO S. ZAKAS ADDITION
OWNER/APPLICANT:	Jo S. Zakas, 3700 E. Douglas, Wichita, KS 67218
SURVEYOR/ENGINEER:	Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION:	North of Douglas and East of Clifton
SITE SIZE:	1.4 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	1.4 Acres
CURRENT ZONING:	"LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the relocation of the sanitary sewer in the western portion of this site to the location of the easement being provided for this sewer. A separate sanitary sewer petition shall also be submitted, which will be held, for any future sewer improvements that may be needed in the eastern portion of the E-W easement crossing this site. The applicant shall meet with City Engineering to determine the extent of this guarantee.

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

C. The final plat shall, as indicated on the Zakas 4th Addition, provide a 20-foot sanitary easement in the eastern 3/4's of the plat. This easement may be reduced to 10-feet in the easterly 40 feet provided a guarantee is provided to repair or reconstruct this sewer line if or when needed.

D. When the Zakas 4th Addition was platted, a 10-foot contingent dedication was provided for right-of-way involving Yale. No change in the requirement for this dedication was established during the BZA case. However, planned expansions into this area does make the existing contingent dedication inappropriate. A revised contingent dedication shall be provided with the final plat tracing which revises the condition of the contingency to take into account both the existing and planned buildings.

E. While no alterations in the existing platted building setbacks were specifically identified during the BZA review of this site from those platted with the Zakas 4th Addition, this plat, however, is proposing some substantial changes. These changes, however, should only be considered appropriate for the specific development for which the BZA case was approved.

Consequently, the applicant shall submit a covenant which provides that a 20-foot setback, from the contingent dedication, will be observed to Yale. Twenty foot setbacks will also be observed from Clifton and Victor and a 35-foot setback shall be observed from Douglas should the site develop in any manner substantially different than what was initially proposed during the BZA review. For instance, any appreciable removal of the free standing structures and replacement by one or a limited number of large structures, would require observance of the 20-foot setback.

A note shall be placed on the face of the plat stating "A covenant has been recorded concerning conditions under which greater building setbacks are to be observed other than those shown on this plat."