A. The applicant shall guarantee construction of a turnaround, for the proper termination of Osage, to the south of this plat. The applicant shall also attempt to acquire, as permanent right-of-way, the area indicated on the Vann-McNew plat as a temporary dedication for the turnaround.

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

C. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer. If the garage on Lot 2 does not encroach the easement, and is not intended to be removed, additional information shall be provided for the file which more precisely indicates this facility's location relative to the easement.

D. The applicant is advised that he should close the residential-width drive to Seneca Street from Lot 2 if it is not to be used for redevelopment of this site. If it is to be used, it must be reconstructed to the commercial-width standard.

E. On the final plat tracing, the MAPC signature block shall be amended to indicate Sue L. Crockett as the MAPC chairman.

F. 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.

G. 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.

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

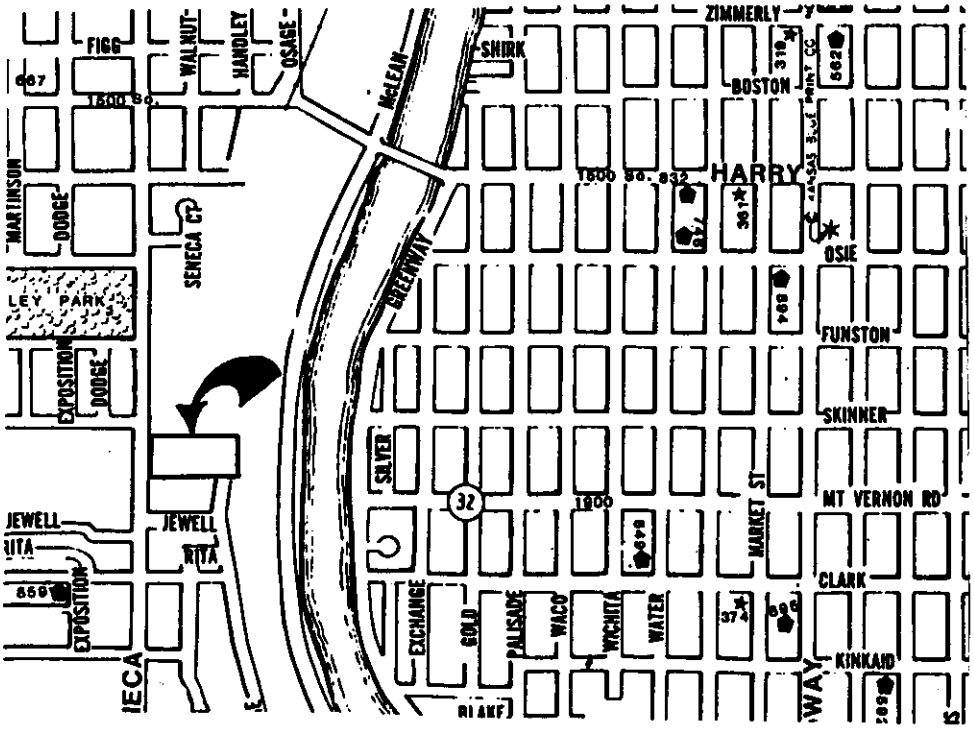
AGENDA ITEM NO. 2-7

November 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER:	**S/D 88-91, SECURITY STORAGE PROPERTIES 3RD ADDITION**
OWNER/APPLICANT:	Security Storage Properties, Attn: Bill Ard P.O. Box 8207, Wichita, KS 67208
SURVEYOR/ENGINEER:	Baughman Co., P.A.
LOCATION:	East side of Seneca in an area north of Jewell
SITE SIZE:	4.4 Acres
NUMBER OF LOTS	
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	2
MINIMUM LOT AREA:	22,770 sq. ft.
CURRENT ZONING:	"AA", "LC", and "BB"
PROPOSED ZONING:	"LC" and "BB" (Z-2527)

VICINITY MAP:



1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Security Storage Properties, Attn: Bill Ard, P.O. Box 8207, Wichita, KS 67208
PDS, Attn: John Gist, 924 N. Main, Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 14, 1988

Baughman Co., P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 88-91 - Security Storage Properties 3rd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988, however, with the following changes:

11/20? Still working with adjoining property owners

1. Replace comment A with the following; In order to provide for the proper termination of Osage Street to the south of this plat, the applicant's engineer shall meet with City Engineering to determine if existing paving petitions for Osage can be used to provide for such a turnaround. Specifically, it needs to be determined if the length of paving for Osage could be decreased to a point corresponding more with the south line rather than the north line of the Vann-McNew plat and the corresponding savings in paving costs applied to construction of a turnaround. If this turn around cannot be constructed through use of the existing petitions, this plat shall be returned for rehearing by the Subdivision Committee in order to resolve this issue.

2. Add to comment C the following; If these structures are not to be removed prior to completing this plat, the Sewer Maintenance Division shall be contacted to determine if a hold harmless agreement can be enacted to allow these structures to remain in the easement until some given removal date. If such an agreement is acceptable to Sewer Maintenance a copy of the signed agreement shall be provided to Planning for the file.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

FILE COPY

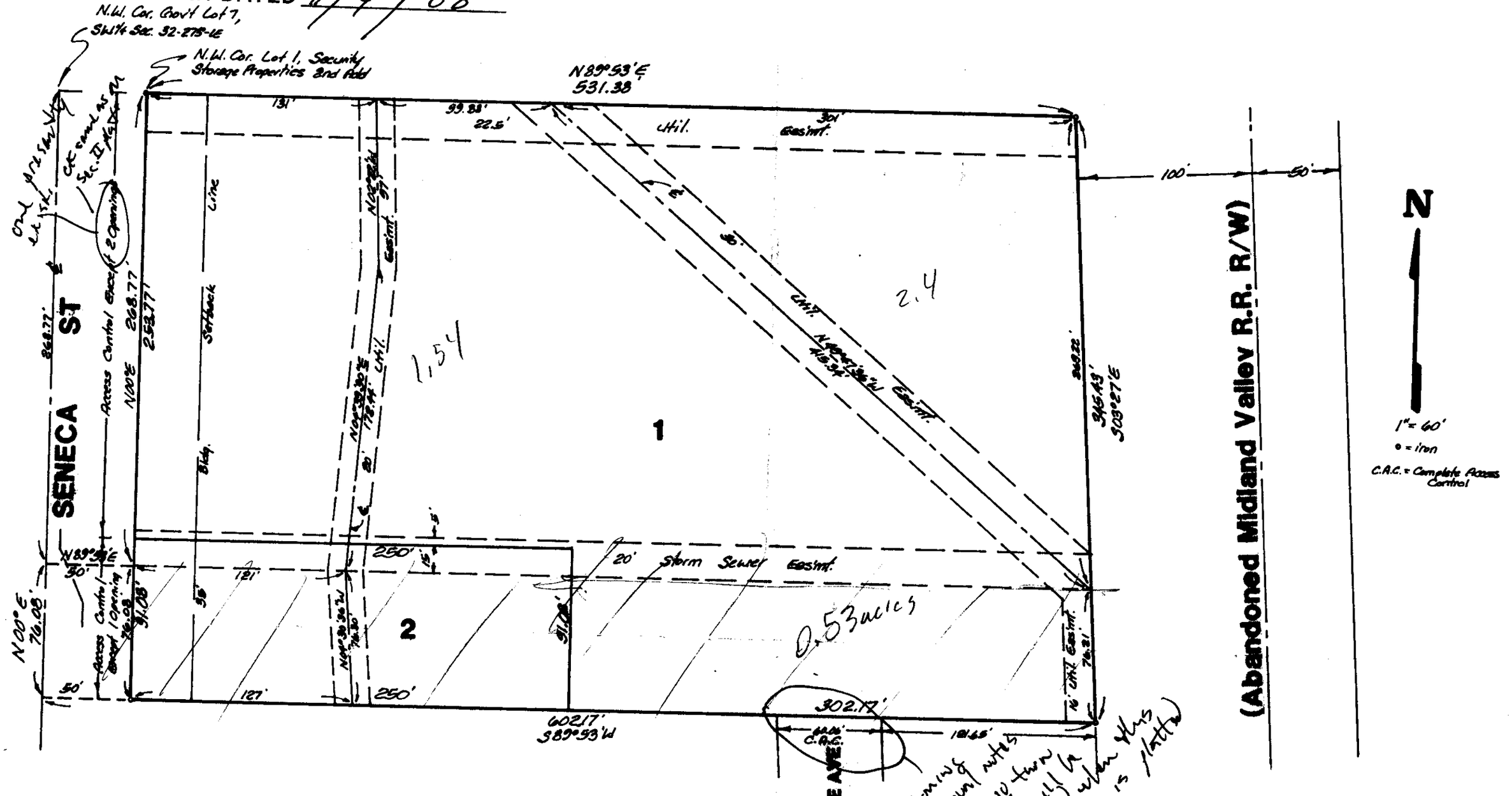
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

SECURITY STORAGE PROPERTIES 3RD ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/3/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/4/88



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SECURITY STORAGE PROPERTIES 3RD ADDITION", Wichita, 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, Security Storage Properties 2nd. Addition, Wichita Kansas, together with that part of Government Lot 7, in the SW¼ of Sec. 32, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described commencing at the N.W. Corner of said Lot 7; thence south, along the west line of said Lot 7, 268.77 feet for a place of beginning; thence south, along the west line of said Lot 7, 76.08 feet; thence east, parellel with the north line of said Lot 7, 602.17 feet more or less to the west right-of-way line of the Midland Valley Railroad; thence northerly, along the west line of said Railroad right-of-way, 76.21 feet to a point 268.77 feet south of the north line of said Lot 7; thence west, 597.58 feet more or less to the place of beginning.

Utility easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date

Mark A. Savoy — Surveyor

Know all men by the presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and a street to be known as "SECURITY STORAGE PROPERTIES 3RD. ADDITION", Wichita, Kansas. The easements are 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 Seneca St. over and across the west line of Lots 1 and 2 and to or from Osage 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 Seneca St. at 2 points and Lot 2 shall have access to Seneca St. at 1 point all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Security Storage Properties, a Kansas General Partnership

Stephen L. Clark — Partner

Orlin E. Ard, Jr. — Partner

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 198_, by Stephen L. Clark and Orlin E. Ard, Jr., partners of Security Storage Properties, a Kansas General Partnership, on behalf of the partnership.

My Appt Exp. _____ — Notary Public

This plat of "SECURITY STORAGE PROPERTIES 3RD. ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____ 1988.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons — Chairman

Marvin S. Kraut — Secretary

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas this ____ day of _____ 198_.

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

Entered on transfer record this ____ day of _____ 198_.

Don Wright — County Clerk

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 198_, at ____ o'clock __M; and is duly recorded.

Pat Kettler — Register of Deeds

Ed Rea — Deputy

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "SECURITY STORAGE PROPERTIES 3RD ADDITION", Wichita, Kansas

Cecil F. Fisher — Mary F. Fisher

Centerre Bank of Kansas, N.A.

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 198_, by Cecil F. Fisher and Mary F. Fisher, his wife.

My Appt Exp. _____ — Notary Public

State of _____ }
County of _____ } S.S.

The foregoing instrument acknowledged before me this ____ day of _____ 198_, by _____ _____ of Centerre Bank of Kansas, N.A., on behalf of the corporation.

My Appt. Exp. _____ — Notary Public