SEDGWICK COUNTY

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

March 2, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-9 Final Plat of ZIP'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, 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 February 24, 1989.

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:

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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Ridge Road Bowl, Inc. 749 N. Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/23/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/24/89

ZIP'S ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

State of Kansas } S.S.
Sedgwick County }

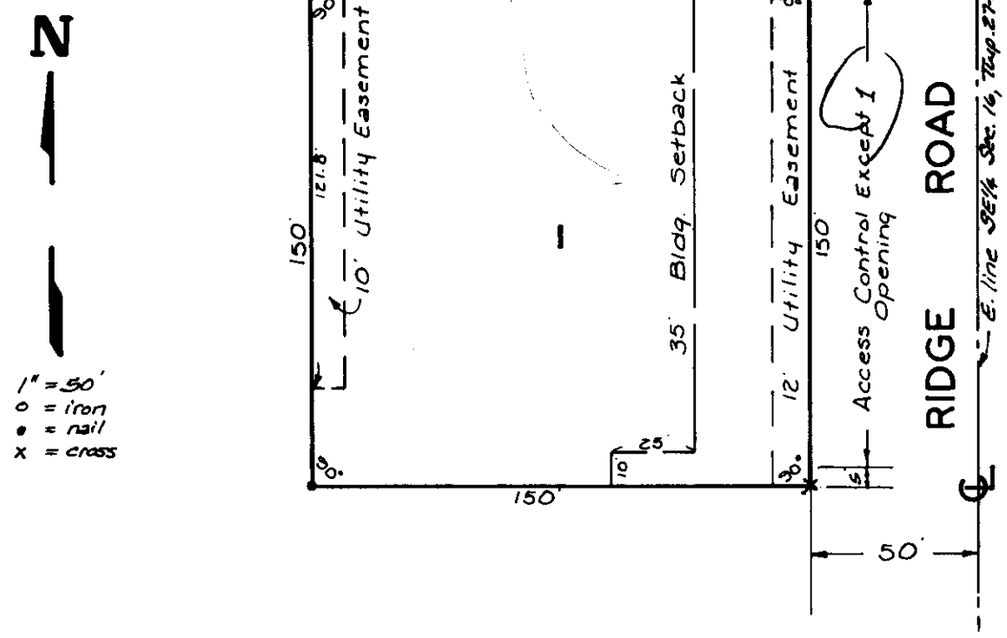
We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ZIP'S ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of a portion of Lot 3, Block 1, Gentry 4th. Addition, Wichita Kansas, beginning at a point on the east line of said Lot 3, said point being 15 feet south of the N.E. Corner of said Lot 3; thence west, parallel with the north line of said Lot 3, 150 feet to a point 15 feet south of the northerly most N.W. Corner of said Lot 3; thence south along the west line of said Lot 3 and extended, 150 feet; thence east, parallel with the north line of said Lot 3, 150 feet to the east line of said Lot 3; thence north, along the east line of said Lot 3, 150 feet to the point of beginning.

(The access control being vacated by virtue of K.S.A. 12-512(b).)

Baughman Company, P.A.

Date

Surveyor
Mark A. Savoy



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

Dated this ___ day of _____ 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
Sue L. Crockett

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 _____ 1989.

Mayor
Sheldon Kamen

~~Deputy~~ City Clerk
~~Sara G. Rea~~

Entered on transfer record this ___ day of _____ 1989.

County Clerk
Don Wright

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 _____ 1989, at ___ o'clock ___ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

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 "ZIP'S ADDITION", Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Ridge Rd. over and across the north 145 feet of the east line of Lot 1, are hereby granted to the City of Wichita provided however that Lot 1, shall have access to Ridge Rd at 1 point over the north 145 feet as shall be determined by the City Engineer of the City of Wichita, Kansas.

Ridge Road Bowl, Inc.

President
John Krum

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me, this ___ day of _____ 1989 by John Krum, President of Ridge Road Bowl, Inc., on behalf of the corporation.

Notary Public

My App't. Exp. _____

STAFF COMMENTS:

A. The final plat tracing shall extend the 10-foot easement along the west line of the plat all the way to the plat's south line. The applicant shall also provide, by separate instrument, 10-feet of additional off-site easement to cover the existing sanitary sewer line along this plat's west property line.

B. The final plat tracing shall include the portion of the lot to the north of this plat, originally left off of the preliminary plat.

C. The final plat tracing shall indicate "John Moir" as "City Clerk" in the City Council Signature Block.

D. The applicant is advised that with the platting of this property the remaining portion of Lot 3, Block 1, Gentry 4th Addition will be landlocked without direct access to a public right-of-way. This land locked area is not a "buildable site."

E. 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.

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

G. 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

March 2, 1989

STAFF REPORT
(Final Plat Approved 2/23/89)

CASE NUMBER:	S/D 89-9 - ZIP'S ADDITION
OWNER/APPLICANT:	Ridge Road Bowl, Inc., 749 N. Ridge Rd., Wichita, KS 67212
SURVEYOR/ENGINEER:	Baughman Co., P.A.
LOCATION:	West side of Ridge Road in an area north of Central Avenue.
SITE SIZE:	0.51 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	22,500 sq. ft.
CURRENT ZONING:	"LC" Light Commercial

VICINITY MAP:

