SEDGWICK COUNTY

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

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-7 BLASI ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 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 February 23, 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 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 due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Donald T. Blasi, 2717 Blvd. Plaza, Wichita, KS 67211
Robert Kaplan, 430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

BLASI ADDITION

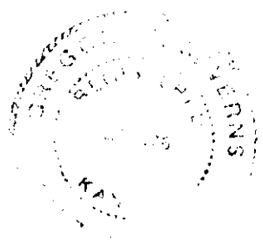
WICHITA, SEDGWICK COUNTY, KANSAS

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 "BLASI 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 Lots 81 and 83, Block 8, Sunny-Side Addition to the City of Wichita, Kansas.
All being situated in the NE¼ of Sec. 27, Twp. 27-S, R-1-E of the 6th. P.M., Sedgwick County, Kansas.

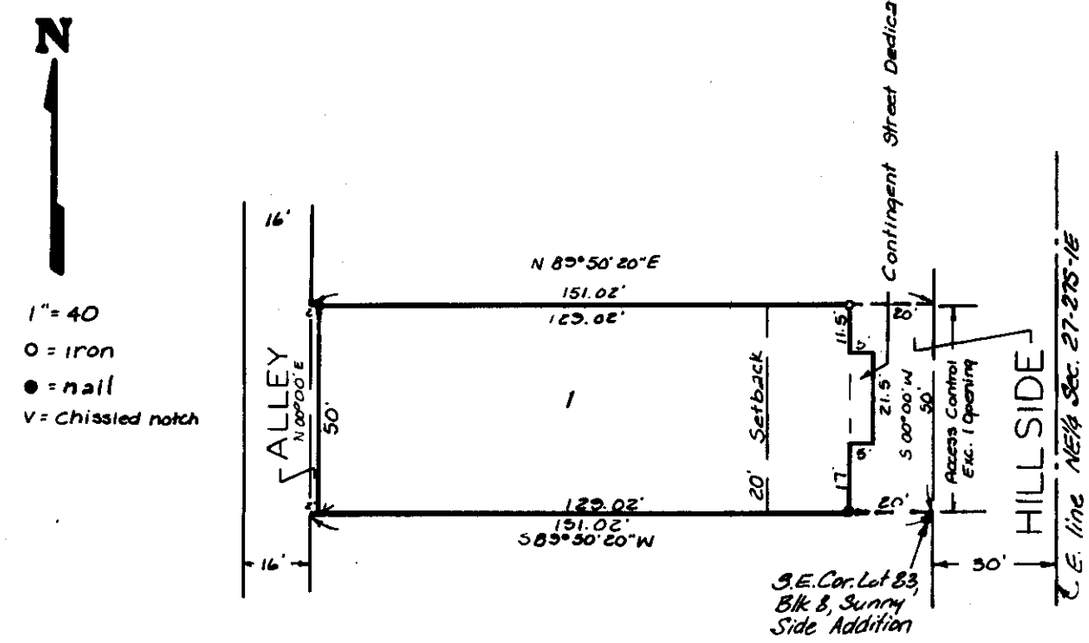
6/4/90
Date

Baughman Company, P.A.

Gregory F. Severns Surveyor
Gregory F. Severns



Know all men by these presents that we the undersigned, have caused the land described in the surveyors certificate to platted into lots, street, and alley to be known as "BLASI ADDITION," Wichita, Sedgwick County, Kansas. The street and alley are hereby dedicated to and for the use of the public. All abutters rights of access to or from Hillside over and accoss the east line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have one point of access to Hillside as shall be determined by the City Engineer of Wichita, Kansas. The contingent street dedication is hereby contingently dedicated to the public to take effect upon removal of the structure, and this contingency shall not be construed to require such removal; said contingent dedication is binding on future owners and assigns.



This plat of "BLASI ADDITION," Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 1st day of March, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

George D. Sherman Acting Chairman
George D. Sherman

Marvin S. Krout Secretary
Marvin S. Krout



This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this 14th day of June, 1990.



U.L. Gooch Vice Mayor
For Bob Knight mayor

Pat Burnett Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1990.

_____ County Clerk
Don Wright

Donald T. Blasi
Donald T. Blasi

Eileen M. Blasi
Eileen M. Blasi

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

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this 4th day of June, 1990, by Donald T. and Eileen M. Blasi, husband and wife.

Mark A. Savoy Notary Public
Mark A. Savoy

My App't. Exp. 16 May 1992



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

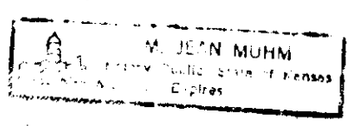
Bank IV

I. Fred Muenchrath, Vice-President
I. Fred Muenchrath Title

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this 7 day of June 1990, by I. Fred Muenchrath Vice-President of Bank IV on behalf of the corporation.

M. Jean Muhm Notary Public
M. Jean Muhm

My App't Exp. 1-6-92.



STAFF COMMENTS:

A. On the final plat tracing only one (1) access opening shall be indicated for Lot 1. A guarantee shall also be provided to close one of the two drives presently serving this site. The plattor's text shall be amended to indicate this access control.

B. Since the alley adjacent to this site is still in use by abutting properties, and the present standard for alleys is 20-feet, this plat shall indicate the dedication of the west two feet of the plat for alley right-of-way. This is in lieu of the two feet of easement being granted by the present plat.

C. The final plat tracing shall indicate a 20-foot building setback to Hillside. The applicant(s) are advised that the platting of the 20-foot building setback does not preclude the structures from being maintained or remodeled within the setback areas. However, the structures cannot be enlarged within the setback and if the structures are removed, any new construction must observe the platted building setback.

D. The plattor's text shall be amended to include wording noting that the contingent dedication of street right-of-way is "to the public" and that the dedication is binding of future owners and assigns."

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

March 1, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER:	S/D 90-7 - BLASI ADDITION
OWNER/APPLICANT:	Donald T. Blasi, 2717 Blvd. Plaza, Wichita, KS 672111
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	West side of Hillside between Orme St. & Gilbert Street.
SITE SIZE:	0.5 Acres
NUMBER OF LOTS	
Office:	2
Commercial:	
Industrial:	
Total:	2
MINIMUM LOT AREA:	6,551 sq. ft.
CURRENT ZONING:	"A" Two Family
PROPOSED ZONING:	"BB" Office District

VICINITY MAP:

