I. On the final plat tracing, the MAPC signature block shall indicate Sue L. Crockett as Chairman.

J. 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.

K. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

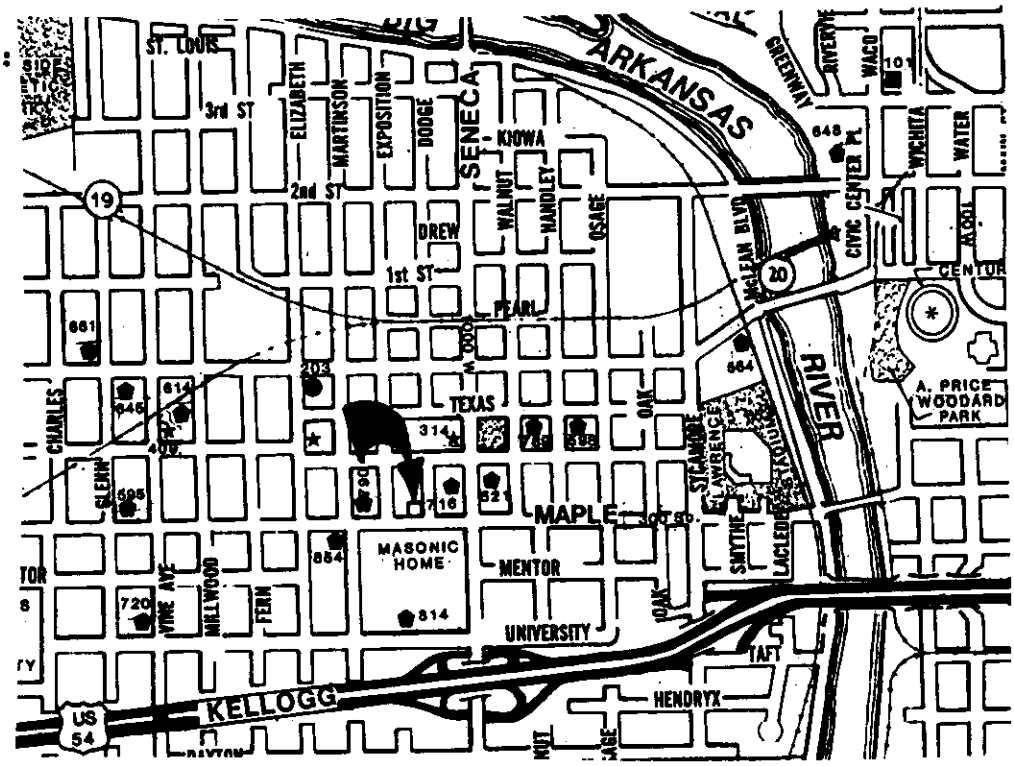
AGENDA ITEM NO. 2-7

December 8, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER:	S/D 88-101 Herndon-Bettis Addition
OWNER/APPLICANT:	Billy Bob Herndon & David L. Bettis 1202 W. Maple, Wichita, KS 67213
SURVEYOR/ENGINEER:	Lowell D. High
LOCATION:	Northwest corner of Maple and Dodge
SITE SIZE:	.3 Acre
NUMBER OF LOTS	
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1
MINIMUM LOT AREA:	12,589 sq. ft.
CURRENT ZONING:	"B" (multi-family)

VICINITY MAP:



STAFF COMMENTS:

A. The final plat tracing shall indicate a contingent street dedication for Maple, providing as required for an arterial, 50-feet of half street right-of-way. That is this contingent dedication shall include that area along the southern line of the plat, in addition to the area being dedicated outright, so as to provide enough half street right-of-way for Maple to total 50-feet (35-feet existing + additional outright + contingent = 50-feet).

B. On the final plat tracing, the plattor's text shall be amended to reference that the proposed contingent street dedication is contingent upon the removal of the portion of the existing structure within the contingent street dedication.

C. On the final plat tracing, a 15-foot building setback (17-feet from the portion of the plat extending 2-feet further south) shall be indicated to Maple along the south line of the plat (this setback being 5-feet north of the contingent dedication line). Central Inspection has advised that the plattings of this building setback does not preclude the property owners from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and if the building is removed, any new building construction must observe the platted building setback.

D. With the platting of the setback indicated above the dimension and 20-foot building setback line shown in the southeast corner of the final plat, should be deleted from the final plat tracing, since this area is now within or corresponds to the 15-foot setback to Maple.

E. On the final plat tracing a 2 1/2 foot utility easement shall be indicated along the west line of the plat. The plattor's text shall be amended to reference the granting of this easement. This 2 1/2 foot strip shall also be indicated as contingent alley dedication.

F. The plattor's text shall indicate that "the contingent alley dedication is contingent upon the City's need for the alley right-of-way."

G. The final plat tracing shall indicate the platting of access control, except for one-opening, across the south line of the plat, to Maple.

H. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

SEDGWICK COUNTY

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

December 8, 1988

Mr. Lowell D. High
154 S. St. Francis
Wichita, KS 67211

Re: S/D 88-101 - HERNDON-BETTIS ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 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 December 2, 1988.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

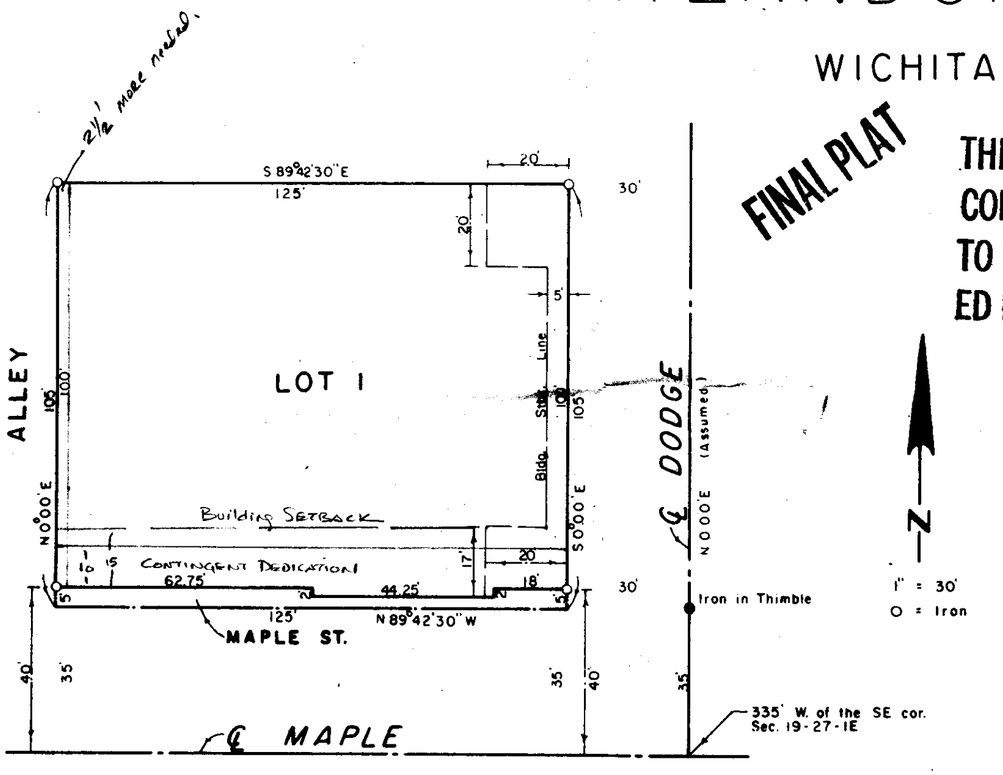
R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure
cc: Billy Bob Herndon, etal, 1202 W. Maple
Wichita, KS 67213
Pettit-Bullinger Architects, 1202 E. 1st
Wichita, KS 67214
Mike Lindebak, City Engineer

FILE COPY

HERNDON - BETTIS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/1/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/2/88

OFFICE COPY
DO NOT REMOVE

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "HERNDON-BETTIS ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows:
The north 105 feet of the south 110 feet of the E 1/2 of Reserve F, EXCEPT the west 7.5 feet, thereof, Lawrence's Second Addition to West Wichita, Sedgwick County, Kansas.

_____, Land Surveyor
Lowell D. High

Know all men by these presents that we, Billy Bob Herndon and David L. Bettis, have caused the land described in the Land Surveyor's certificate to be platted into a Lot, and street to be known as "HERNDON-BETTIS ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public.

_____ _____
Billy Bob Herndon David L. Bettis

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1988, by Billy Bob Herndon and David L. Bettis.

_____, Notary Public

My Commission expires: _____

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this ____ day of _____, 1988.

_____, Mayor
Sheldon Kamen

_____, Deputy City Clerk
Dale E. Rea

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock, ___.m., on the _____ day of _____, 1988.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1988.

_____, County Clerk
Don Wright

This plat of "HERNDON-BETTIS ADDITION", Wichita, Sedgwick County, Kansas 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.

_____, Chairman

_____, Secretary
Marvin S. Krout