

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 16, 1989

Terra Tech Land Survey Inc.
2245 W. Dewey
Wichita, KS 67202

Re: S/D 88-100 - LETTERMAN SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 16, 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 March 10, 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 platlor.
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,

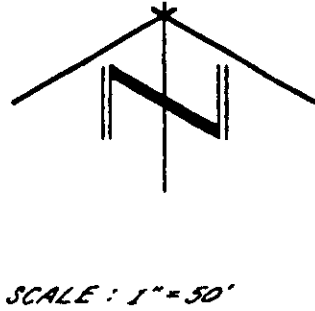
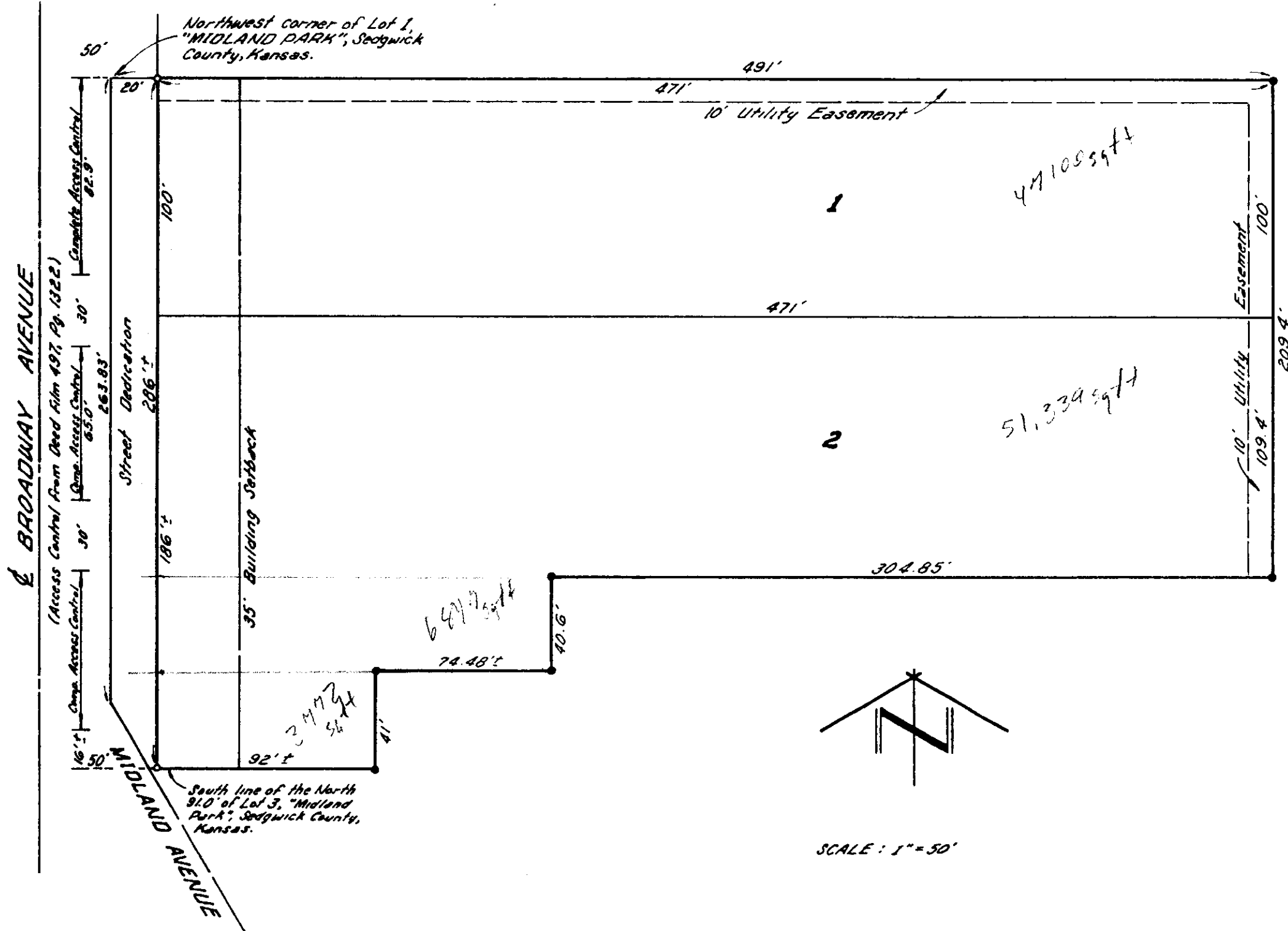
R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Mary Weidner, 5706 S. Broadway
Wichita, KS 67216
Jim Weber, County Engineer
Ron Worley, County Public Works
Mike Lindebak, City Engineer

FILE COPY

LETTERMAN SECOND ADDITION
SEDGWICK COUNTY, KANSAS



OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS) SS
SEDGWICK COUNTY)
TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "LETTERMAN SECOND ADDITION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, BEING A REPLAT OF PROPERTIES DESCRIBED AS:

LOTS 1 AND 2, EXCEPT THE EAST 410.76 FEET, AND PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3; THENCE EAST, ALONG THE NORTH LINE OF LOT 3, 491 FEET; THENCE SOUTH 9.4 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF LOT 3, 304.35 FEET; THENCE SOUTH 40.6 FEET; THENCE WEST TO A POINT 111 FEET 8 INCHES EAST OF THE WEST LINE OF LOT 3; THENCE SOUTH 41 FEET; THENCE WEST TO MIDLAND AVENUE; THENCE NORTHWEST ALONG THE EAST LINE OF MIDLAND AVENUE TO THE EAST LINE OF HIGHWAY 81; THENCE NORTH TO THE NORTHWEST CORNER OF LOT 3, ALL LOCATED IN "MIDLAND PARK", SEDGWICK COUNTY, KANSAS.

TERRA TECH LAND SURVEYING, INC.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/9/89
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/10/89
DAVE GODDRICH LS#957

REVISED COPY
FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND A STREET TO BE KNOWN AS "LETTERMAN SECOND ADDITION", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN ON THE PLAT ARE HEREBY GRANTED 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 BROADWAY AVENUE OVER AND ACROSS THE WEST LINES OF LOTS 1 AND 2 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO BROADWAY AVENUE AT ONE LOCATION AND LOT 2 SHALL HAVE ACCESS TO BROADWAY AVENUE AT TWO LOCATIONS AS SHOWN ON THE ACCOMPANYING SKETCH.

MARY KATHLEEN WEIDNER
FORMERLY MARY KATHLEEN LETTERMAN

STATE OF KANSAS) SS
SEDGWICK COUNTY)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1989, BY MARY KATHLEEN WEIDNER, FORMERLY KNOWN AS MARY KATHLEEN LETTERMAN.

_____, NOTARY PUBLIC
MICHELE R. HALL
MY COMMISSION EXPIRES: AUGUST 25, 1992

THIS PLAT OF "LETTERMAN SECOND ADDITION", SEDGWICK COUNTY, 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 ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1989.

WICHITA CITY COUNCIL

_____, MAYOR
SHELDON KAMEN
_____, CITY CLERK
JOHN MOIR

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1989.

BOARD OF COUNTY COMMISSIONERS

_____, CHAIRMAN
PAUL W. HANCOCK

_____, CHAIRMAN PRO TEM
BERNARD A. HENTZEN

_____, COMMISSIONER
DAVID BAYOUTH

_____, COMMISSIONER
BILLY Q. MCCRAY

_____, COMMISSIONER
MARK F. SCHROEDER

ATTEST: _____, COUNTY CLERK
DON WRIGHT

STATE OF KANSAS) SS
SEDGWICK COUNTY)
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1989, AT _____ O'CLOCK _____.M.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989.

_____, COUNTY CLERK
DON WRIGHT

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit a petition for extension of City water across the front of the lots being platted. This petition shall be held until water service is extended to this area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the existing drives should be reconstructed to commercial width standards.
- E. As shown on the accompanying Sketch Plat there is an existing opening between Lots 1 & 2. The applicant shall create a joint ingress and egress easement for this area between Lots 1 & 2. The width of this opening shall be 30-foot center on the joint lot line between Lots 1 & 2. The final plat tracing shall indicate "granted by separate instrument" and provide the film and page on the face of the final plat tracing. A copy of the instrument shall be submitted to the Planning Department.
- F. The applicant shall attempt to obtain a joint ingress and egress easement with the property owner to the south of this plat.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, the maximum depth of all Commercial lots shall not exceed 3 times the width thereof. Section 7-204(c).
- 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.

March 16, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-100 - LETTERMAN SECOND ADDITION

OWNER/APPLICANT: Ms. Mary Weidner, 5706 S. Broadway, Wichita,
KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: East of Broadway in an area south of 56th
Street South and North of Midland

SITE SIZE: 2.7 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 44,100 sq. ft.

CURRENT ZONING: "C" & "R-1" (County Commercial & Suburban
Residential)

VICINITY MAP:

