

STAFF COMMENTS:

- A. The final plat shall indicate a 35-foot building setback from Maple Avenue except in the western portion where a 25-foot setback may be indicated to accommodate a planned office development.
- B. The applicant shall provide to the Planning Department, with the final plat tracing, a signed copy of the covenant being established for this site. This covenant will be recorded with the plat.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- D. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- E. Prior to submitting the final plat tracing, the applicant shall provide City Engineering with the additional information requested for this site's drainage plan.
- 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. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-10

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/28/89;
Preliminary Plat; Approved 8/24/89)

CASE NUMBER: S/D 89-56 - MITCHELL ADDITION

OWNER/APPLICANT: William B. Mitchell, 435 N. Broadway, Wichita,
KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Maple, in an area west of Young

SITE SIZE: 1.26 acres

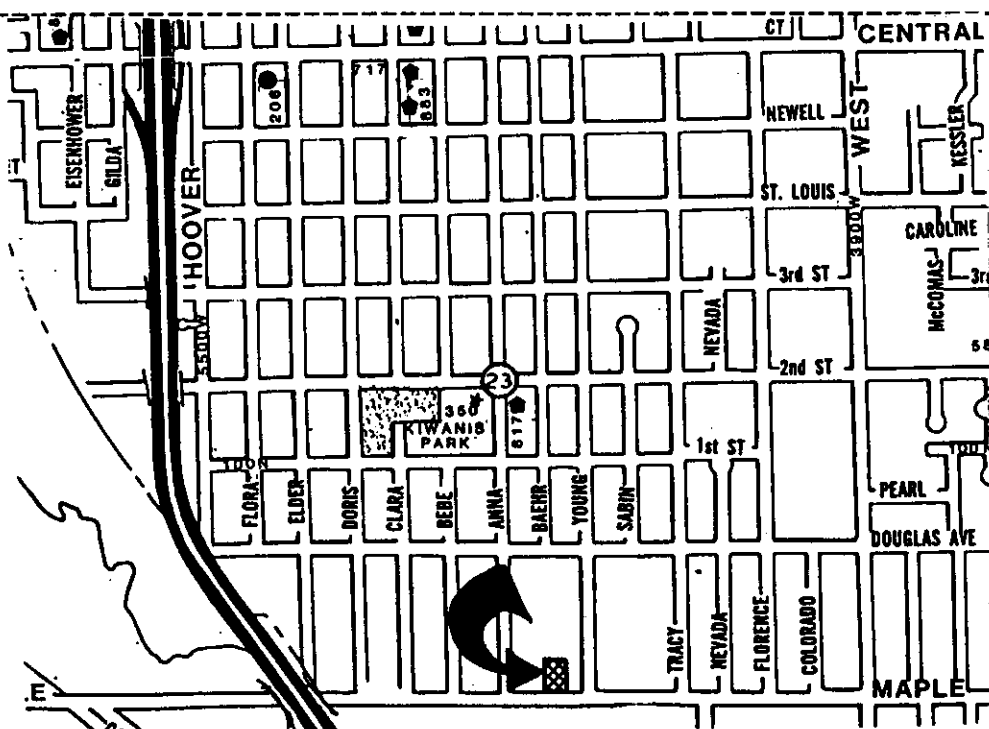
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 54,689.18 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling & "LC" Light
Commercial

PROPOSED ZONING: "R-5" General Residence District & "LC" Light
Commercial

VICINITY MAP:



OFFICE COPY
DO NOT REMOVE

FINAL PLAT

MITCHELL ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/21/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/25/89

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have sur-
veyed and platted "MITCHELL 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,
Strunk Addition, Wichita, Kansas, together with the south 11.17 feet
of the north 142.35 feet of Lot 14, McComas Acres, Sedgwick
County, Kansas, except the East 107 feet thereof. Easements are
hereby vacated by virtue of KSA 12-512 (b).

Date
Baughman Company, P.A.

Gregory F. Severns
Surveyor

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certi-
ficate to be platted into a lot to be known as "MITCHELL ADDITION,"
Wichita, Kansas. The utility easements are hereby granted as indicat-
ed for the construction and maintenance of all public utilities. All
abutters rights of access to or from Maple Ave. over and across the
south line of Lot 1 are hereby granted to the City of Wichita pro-
vided however that Lot 1 shall have 2 points of access to Maple
Ave. as shall be determined by the City Engineer of the City of
Wichita, Kansas.

_____ Charles E. Mitchell, Jr.	_____ Cynthia Ann Mitchell
_____ William H. Mitchell	_____ Peggy Ann Mitchell
_____ Terry L. Summerhouse	_____ Mary Louise Summerhouse
_____ Diversified Equities, Inc.	
_____ William H. Mitchell President	

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this ____ day of _____, 1989, by Charles E. Mitchell, Jr.
and Cynthia Ann Mitchell, his wife, and William H. Mitchell and Peggy
Ann Mitchell, his wife, and Terry L. Summerhouse and Mary Louise
Summerhouse, his wife, and William H. Mitchell, President of Div-
ersified Equities, Inc. on behalf of the corporation.

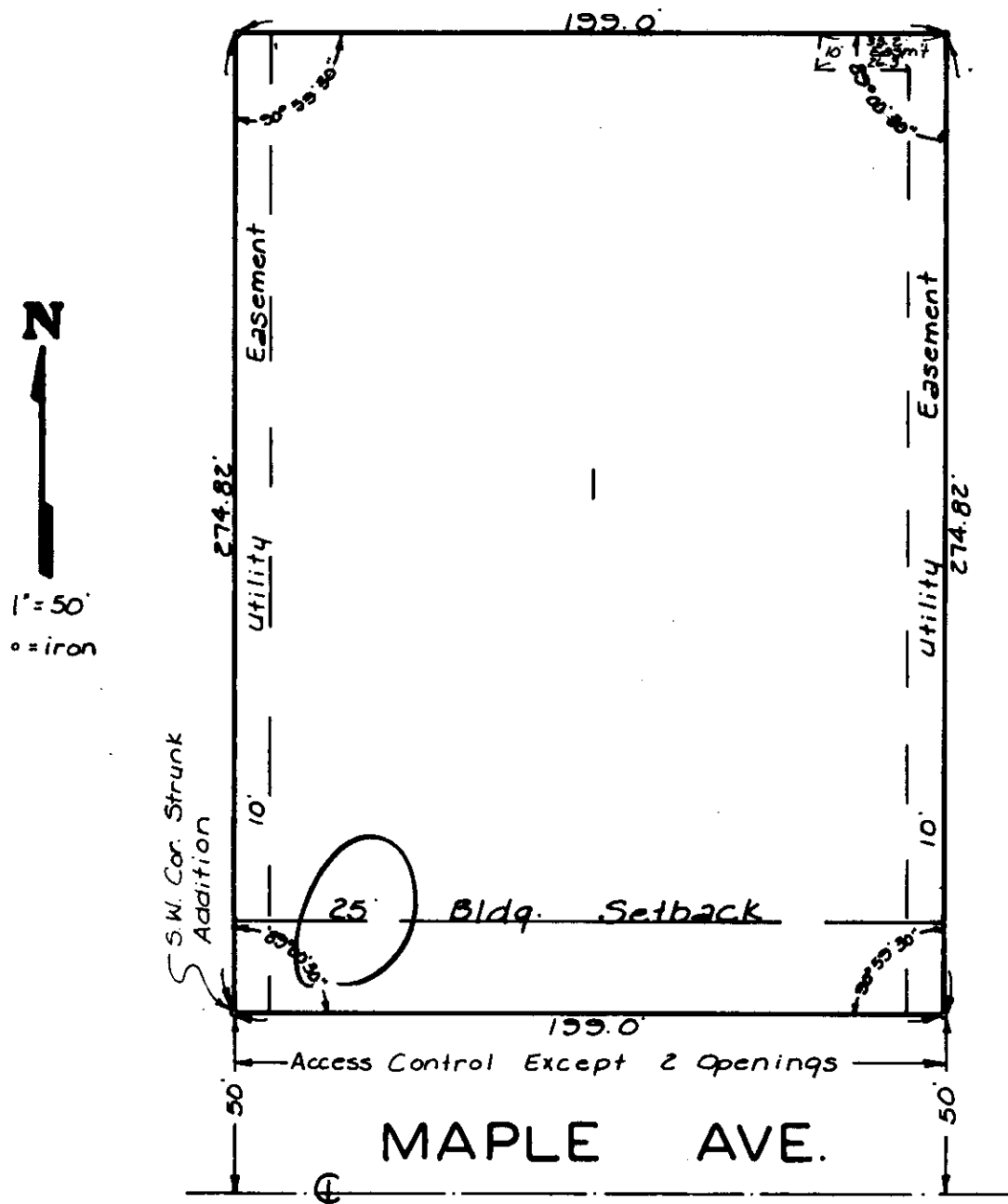
My Appt Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to the plat of
"MITCHELL ADDITION," Wichita, Kansas.

Metmor Financial

State of _____ } s.s.
County of _____ }
The foregoing instrument was acknowledged
before me this ____ day of _____, 1989, by _____
of Metmor Financial, on behalf of the corpor-
ation.

My Appt Exp. _____ Notary Public



This plat of "MITCHELL 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

Sue L. Crockett
Chairman

Marvin S. Krout
Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this ____ day of _____, 1989.

Bob Knight
Mayor

John Moir
City Clerk

Entered on transfer record this ____ day
of _____, 1989.

Don Wright
County Clerk

State of Kansas } s.s. This is to certify that this plat has been filed
Sedgwick County } for record in the office of the Register of Deeds, this ____ day of
_____, 1989, ____ o'clock ____ M; and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 28, 1989

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

Re: S/D/ 89-56 - MITCHELL ADDITION

Dear Gentlemen:

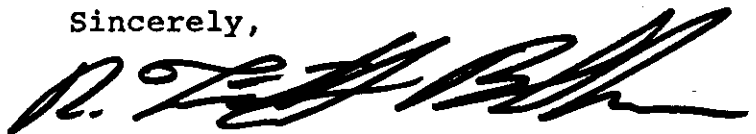
At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 22, 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 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 real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY