

# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

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

March 16, 1989

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

Re: S/D 89-10 - BRATCHERS 2ND 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 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: Michael D. Bratcher, etal  
c/o Gold Key Realtors  
3535 W. 13th  
Wichita, KS 67203  
Mike Lindebak, City Engineer

**FILE COPY**

FINAL PLAT

OFFICE COPY

DO NOT REMOVE

# BRATCHER 2ND ADDITION

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

WICHITA, KANSAS

See D-1296

State of Kansas  
Sedgwick County <sup>S.S.</sup> We, Baughman Company, P.A.,  
Surveyors in aforesaid county and state do hereby cert-  
ify that we have surveyed and platted "BRATCHER 2ND  
ADDITION", Wichita, Kansas, and that the accompanying  
plat is a true and correct exhibit of the property sur-  
veyed, described as and being a replat of Lot 17, except  
the west 510 feet thereof, R.A. Morris Tracts, Sedgwick  
County, Kansas.

Existing public easements and dedications vacated by  
virtue of KSA 12-512(b)

Date

Baughman Company, P.A.

Mark A. Savoy Surveyor

Know all men by these presents that  
we, the undersigned, have caused the land described in the  
surveyors certificate to be platted into Lots & streets to be  
known as "BRATCHER 2ND ADDITION," Wichita, Kansas.  
The utility easement is hereby granted as indicated for the  
construction and maintenance of all public utilities. The  
street is hereby dedicated to and for the use of the public.

Michael D. Bratcher

Sue Ann Bratcher

State of Kansas }  
Sedgwick County } <sup>S.S.</sup> The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Michael D. Bratcher and Sue Ann Bratcher, his wife.

My App't Exp. \_\_\_\_\_ Notary Public

We, the undersigned, holders of a mort-  
gage on the above described property do hereby consent to  
the plat of "BRATCHER 2ND ADDITION," Wichita, Kansas.

Vernon F. Vogel

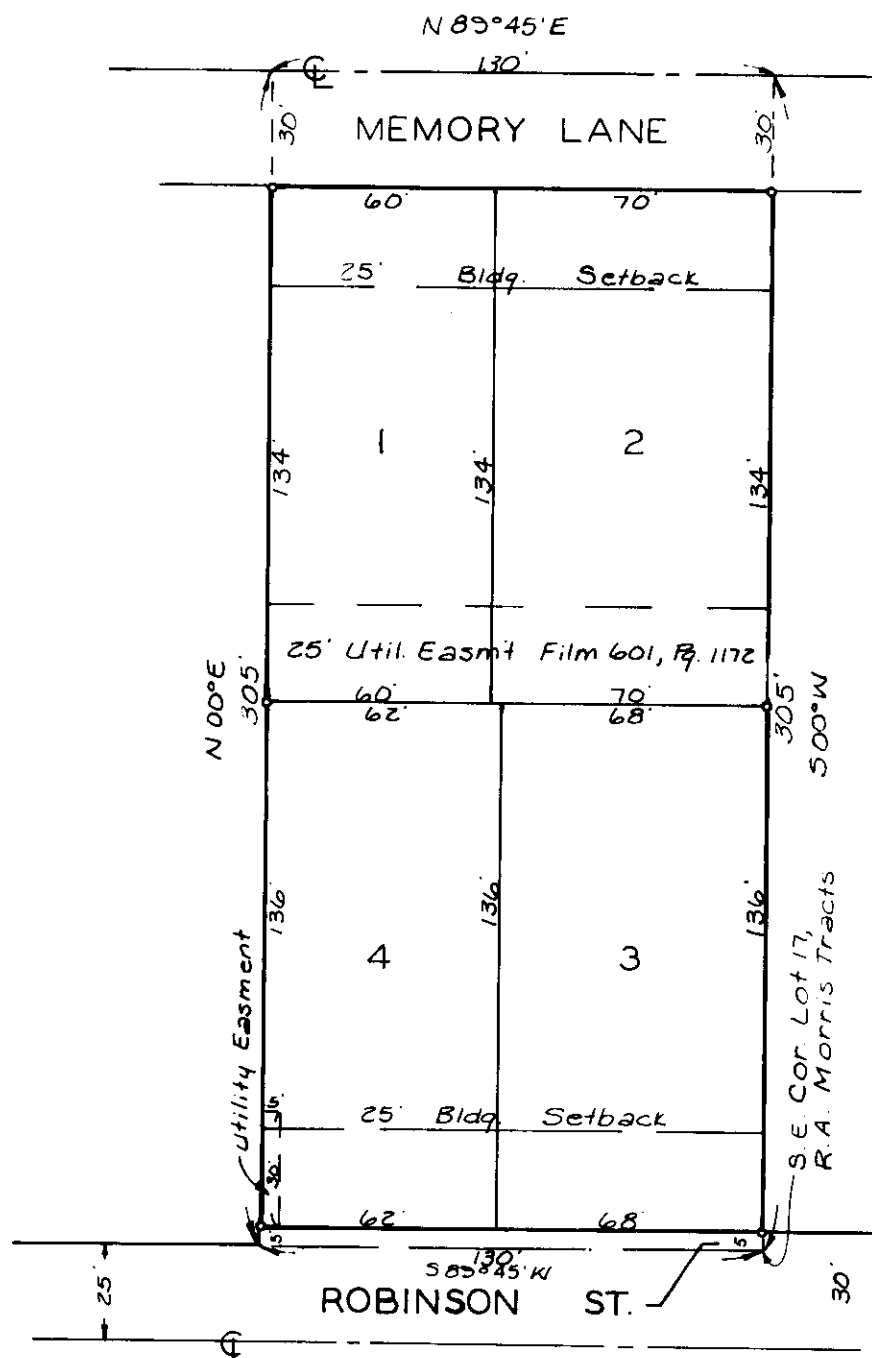
Edrie L. Vogel

State of Kansas }  
Sedgwick County } <sup>S.S.</sup> The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Vernon F. Vogel and Edrie L. Vogel, his wife.

My App't Exp. \_\_\_\_\_ Notary Public



1"=50'  
• = iron



This plat of "BRATCHER 2ND ADDITION"  
Wichita, Kansas, has been submitted to and approved by the  
Wichita-Sedgwick County Metropolitan Area Planning Comm-  
ission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_.  
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 \_\_\_\_\_ 198\_\_\_\_.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

J. L. Moir

Entered on transfer record this \_\_\_\_\_  
day of \_\_\_\_\_ 198\_\_\_\_.

Don Wright County Clerk

State of Kansas }  
Sedgwick County } <sup>S.S.</sup> This is to certify that this plat has been  
filed for record in the office of the Register of Deeds this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Rea Deputy

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Memory Lane adjacent to this plat.
- B. The applicant shall guarantee the extension of City water to serve Lots 1 and 2.
- 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 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.
- E. The City Council signature block shall indicate "John Moir" as "City Clerk."
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

March 16, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-10 - BRATCHER 2ND ADDITION

OWNER/APPLICANT: Michael Bratcher, etux, 3535 W. 13th, Wichita,  
KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Curtis St. between Robinson St. and  
Memory Lane

SITE SIZE: 0.9 acres

NUMBER OF LOTS

|              |   |
|--------------|---|
| Residential: | 4 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 4 |

MINIMUM LOT AREA: 8,040 sq. ft.

CURRENT ZONING: "AA" single-family

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VICINITY MAP:

