

STAFF COMMENTS:

NOTE: The applicant's associated zoning case (SCZ-0570), requesting a zone change from "R-1" (suburban residential) to "E" (light industrial), was approved by the County Commission November 26, 1986.

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan and if an off-site drainage easement is required. If required, this easement shall be submitted with the final tracing for recording.

STAFF REPORT
(Final Plat, Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-79 - DULING INDUSTRIAL ADDITION

OWNER/APPLICANT: Ray Duling

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: $\frac{1}{4}$ -mile south of MacArthur, on the east side of West Street.

SITE SIZE: 7.0 Acres

NUMBER OF LOTS:

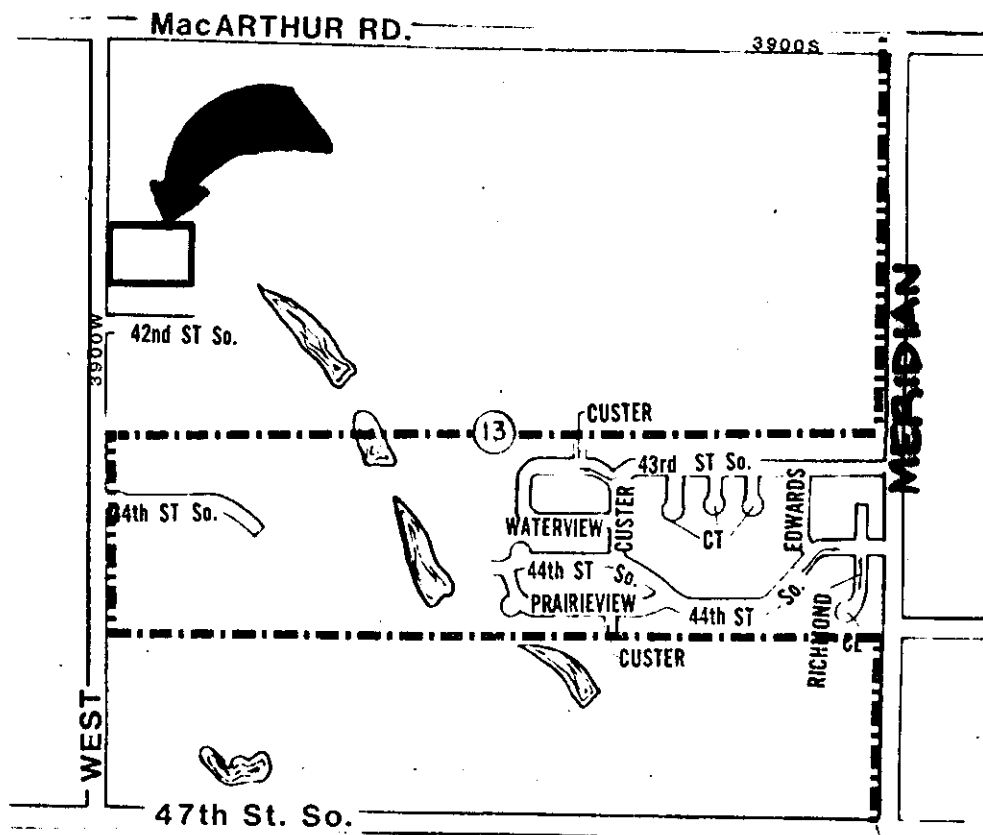
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 282,277 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (SCZ-0570)

VICINITY MAP:

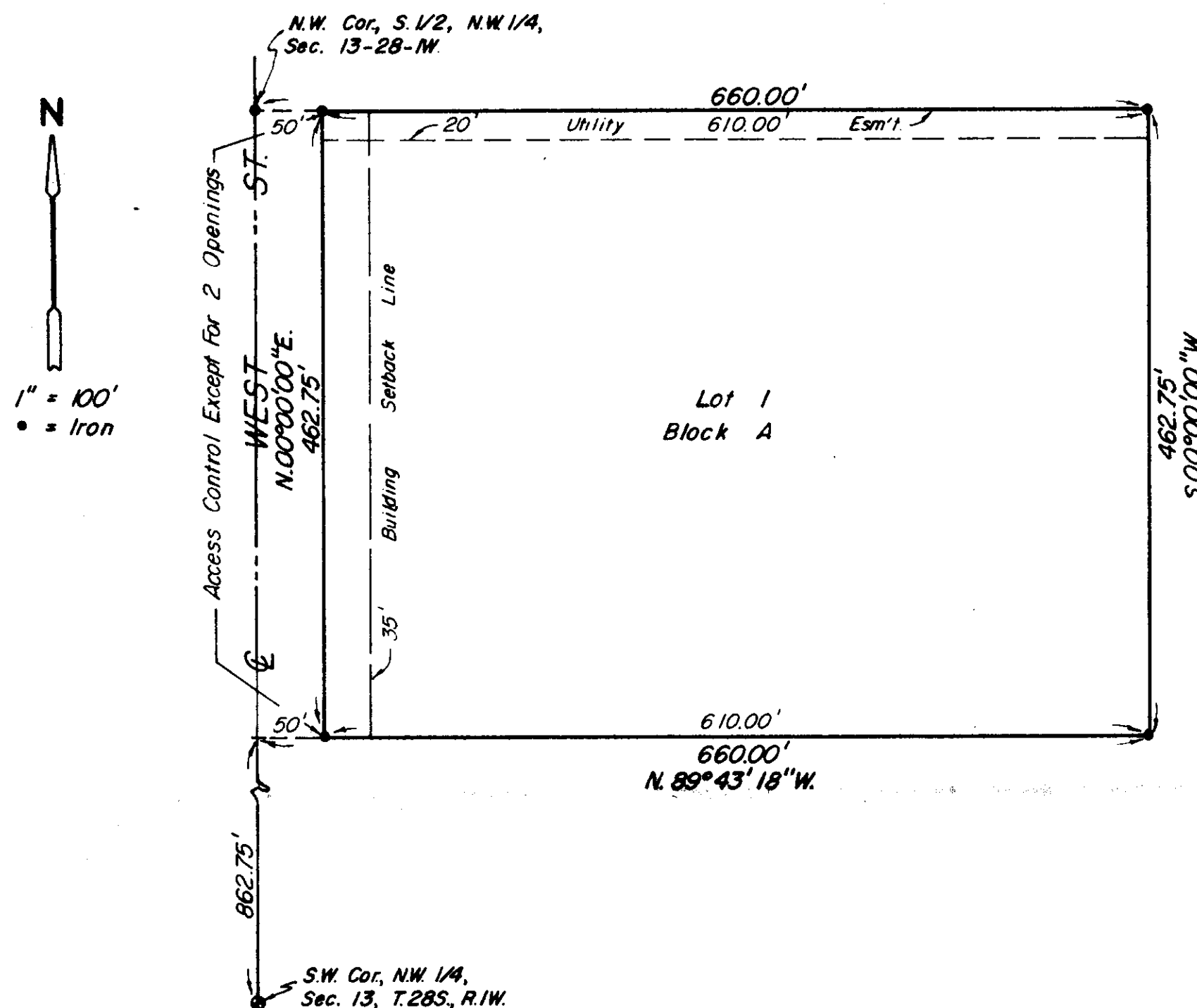


THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/9/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/9/87

FINAL PLAT

DULING
OFFICE COPY
DO NOT REMOVE

INDUSTRIAL ADDITION
Sedgwick Co., Kansas.



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "DULING INDUSTRIAL ADDITION", Sedgwick County, Kansas, into a Lot, a Block and a Street, the same being accurately set forth on the accompanying plat and described as the West 660.0' of the North 1/2 of the South 1/2 of the NW 1/4 of Sec. 13, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, except the South 200.0' thereof.

Craig Moehring Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block and a Street, to be known as "DULING INDUSTRIAL ADDITION", Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The street is hereby dedicated to and for the use of the public. All abutter's rights of access to or from West St., over and across the West line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to West St. at two locations, as determined by the appropriate Engineer.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1987, before me, a Notary Public in and for said State and County, came Ray Duling and Winona Duling, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

This plat of "DULING INDUSTRIAL ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1987.

_____, Chairman
Tom Scott

_____, Chairman Pro-tem
Mark F. Schroeder

_____, Commissioner
David Bayouth

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy D. McCray

Attest: _____ County Clerk
Don Wright

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Mark F. Schroeder

_____, Deputy City Clerk
Don Wright

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 _____ on the _____ day of _____, 1987.

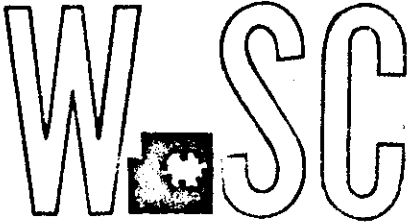
_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 15, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-79 - DULING INDUSTRIAL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 October 9, 1987.

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:

- ✓ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ~~✗~~ 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.
- ✓ Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Ray Duling, 4200 S. West Street, Wichita, KS 67217

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