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

July 8, 1988

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

Re: Final Plat S/D 88-50 - ZAKAS 6TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 7, 1988, 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 July 1, 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 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 half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: John H. Zakas, 105 S. Ridgewood, Wichita, KS 67218

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

ZAKAS 6TH ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/30/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/30/88

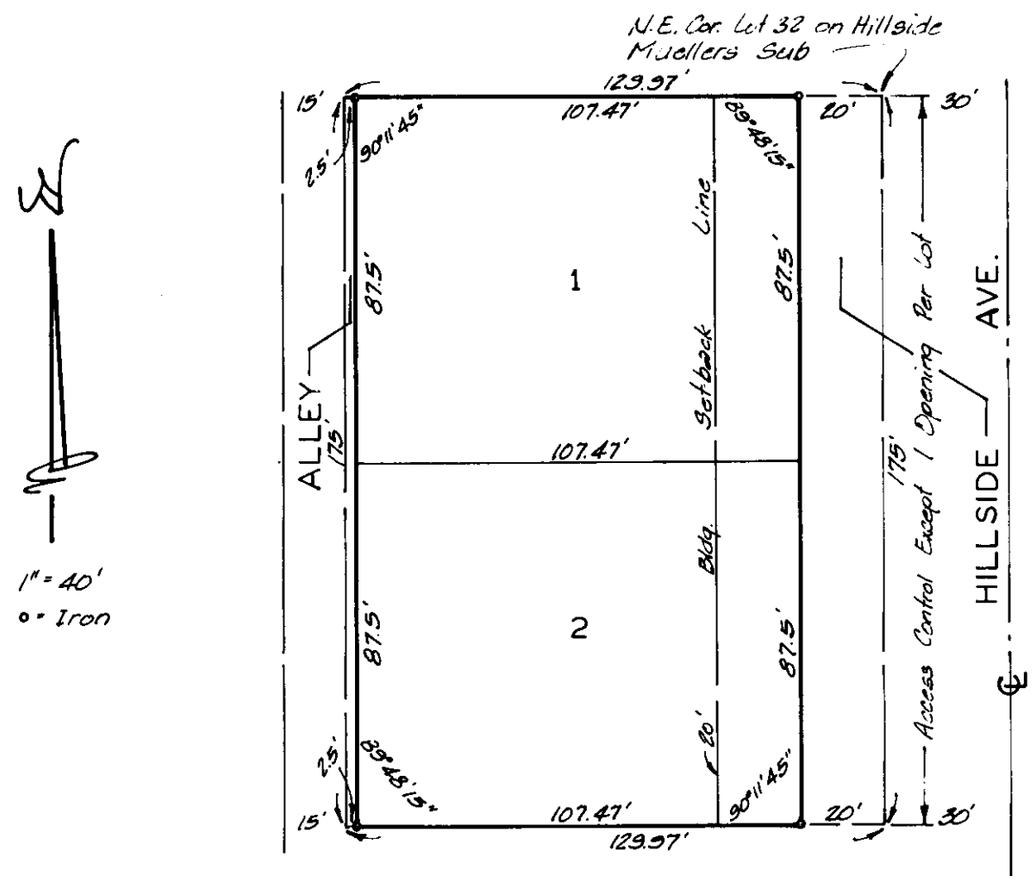
State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ZAKAS 6TH 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 Lots 32, 34, 36, 38, 40, 42 and 44 on Hillside, Muellers Subdivision of Lots 1 and 4 in Block 4, Richlands 2nd Addition, Wichita, Kansas. Being situated in the SE1/4 of Sec. 22, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

_____
Date

Baughman Company, P.A.

_____ 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, street and alley to be known as "ZAKAS 6TH ADDITION," Wichita, Kansas. The street and alley are hereby dedicated to and for the use of the public. All abutters rights of access to or from Hillside Ave. over and across the east line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lots 1 and 2, shall have access to Hillside Ave. at one point per lot as shall be determined by the City Engineer of Wichita, Kansas.

_____ John H. Zakas

_____ Connie L. Zakas

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by John H. Zakas and Connie L. Zakas, his wife.

_____ Notary Public

My Appt. Exp. _____

Entered on transfer record this day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

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.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

This plat of "ZAKAS 6TH ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Resa

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "ZAKAS 6TH ADDITION," Wichita, Kansas.

Citadel Bank of Wichita

_____ Vice President
Thomas G. Lambert

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Thomas G. Lambert, Vice President of Citadel Bank of Wichita, on behalf of the bank.

_____ Notary Public

My Appt. Exp. _____

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2918) requesting a zone change from "A" (two-family dwelling) to "BB" (office district). This zone case is scheduled to be heard by the MAPC on 7/7/88.

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2918).

D. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.

E. 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.

F. 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.

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

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

I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

Note: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 5

JUNE 30, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-50 - ZAKAS 6TH ADDITION

OWNER/APPLICANT: John H. Zakas, 105 S. Ridgewood, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Hillside Avenue, between English and Waterman.

SITE SIZE: 0.522 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 9,403.57 Sq. Ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "BB" (Z-2918)

VICINITY MAP:

