STAFF COMMENTS:

A. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.

B. On the final plat tracing, the face of the plat shall indicate the amounts of street rights-of-way being dedicated for both Pawnee and Atlanta Avenue. Also, the amount of existing half-street right-of-way shall be indicated.

C. Since lot lines and easements are being vacated and rededicated by virtue of K.S.A. 12-512(b), such reference shall appear in either the surveyor's or plattor's text.

D. The final plat tracing shall indicate "Lot 1" instead of only the number "1".

E. Since the tie point for this plat is to a previously platted lot corner, the surveyor's text shall be amended to reference the section, range and township in which this property is located.

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. 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.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

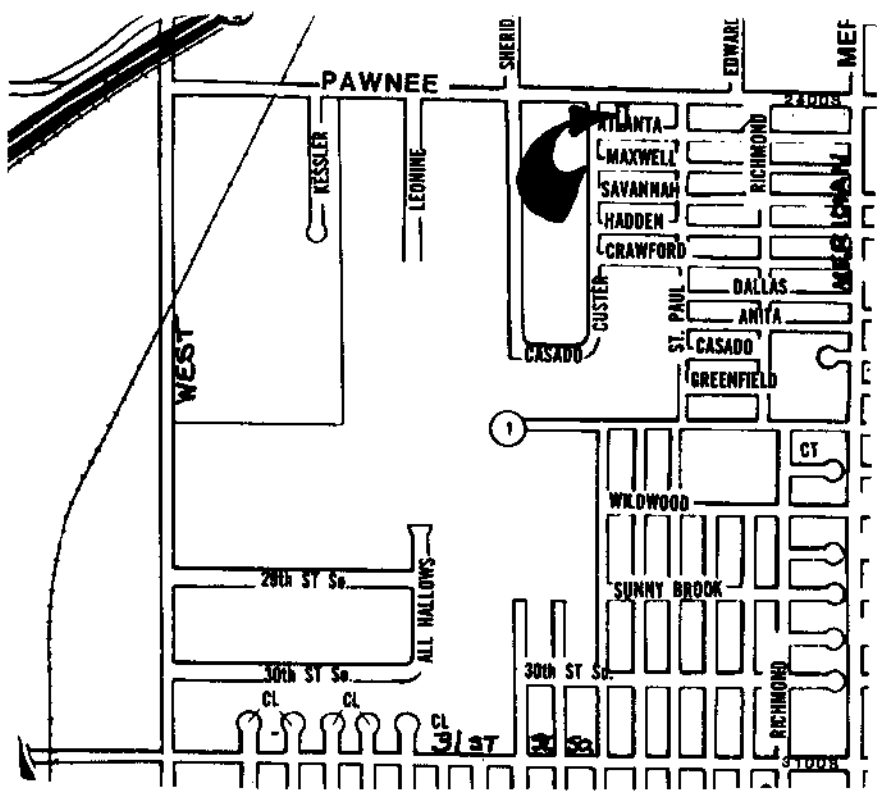
AGENDA ITEM NO. 2-6

September 15, 1988

STAFF REPORT
(Final)

CASE NUMBER:	S/D 88-78 - G. L. LONG ADDITION
OWNER/APPLICANT:	Glee L. Long
SURVEYOR/ENGINEER:	Terra Tech Land Surveying, Inc.
LOCATION:	South of Pawnee, between Custer and St. Paul
SITE SIZE:	0.6 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	26,400 sq. ft.
CURRENT ZONING:	"AA" One-Family Dwelling District
PROPOSED ZONING:	"C" Commercial District (Z-2922)

VICINITY MAP:



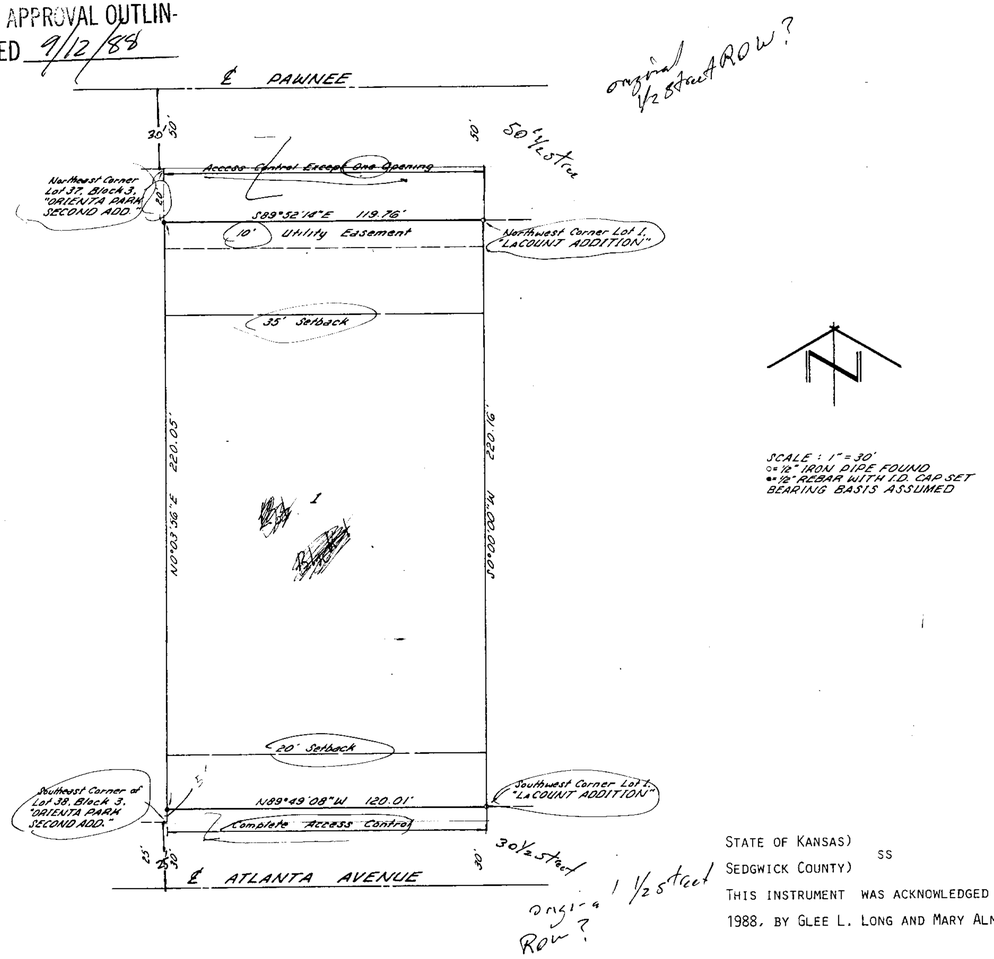
OFFICE COPY
DO NOT REMOVE

G. L. LONG ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/8/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/12/88

FINAL PLAT



SCALE: 1" = 30'
○= ½" IRON PIPE FOUND
●= ½" REBAR WITH I.D. CAP SET
BEARING BASIS ASSUMED

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO A LOT AND STREETS TO BE KNOWN AS "G. L. LONG ADDITION", WICHITA, KANSAS. THE EASEMENT AS SHOWN HEREON IS HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM ATLANTA AVENUE OVER AND ACROSS THE SOUTH LINE OF LOT 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM PAWNEE, OVER AND ACROSS THE NORTH LINE OF LOT 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO PAWNEE AT ONE LOCATION AS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

_____
GLEE L. LONG

_____
MARY ALMA LONG
A.K.A. MARY M. LONG

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1988, BY GLEE L. LONG AND MARY ALMA LONG, ALSO KNOWN AS MARY M. LONG.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1988, AT _____ O'CLOCK ____.M.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

STATE OF KANSAS)
SEDGWICK COUNTY) SS

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 "G. L. LONG ADDITION", WICHITA, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, BEING A REPLAT OF PROPERTIES DESCRIBED AS:

PARCEL #1:
LOTS 25, 27, 29, 31, 33, AND 35, IN BLOCK 3, IN "ORIENTA PARK SECOND ADDITION" TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY ADJOINING ON THE SOUTH.

PARCEL #2:
LOTS 26, 28, 30, 32, 34, AND 36, IN BLOCK 3, IN "ORIENTA PARK SECOND ADDITION" TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE SOUTH HALF OF THE VACATED ALLEY ADJOINING ON THE NORTH.

KSA 12-512(b)

TERRA TECH LAND SURVEYING, INC.

DAVE GOODRICH REGISTERED LS-957 KANSAS LAND SURVEYOR

_____ _____
DAVE GOODRICH LS#957 DATE

THIS PLAT OF "G. L. LONG ADDITION", WICHITA, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1988.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
ELTON PARSONS

_____, 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 _____, 1988.

WICHITA CITY COUNCIL

_____, MAYOR
SHELDON KAMEN

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____, 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

September 16, 1988

Terra Tech Land Surveying
245 West Dewey
Wichita, Kansas 67202

RE: S/D 88-78 - G. L. LONG ADDITION. Located on the south side of Pawnee between Custer and St. Paul.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 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 September 12, 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 Board of County 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
Junior Planner

RTB:blw

cc: G. L. Long, 215 Oil Hill Road, El Dorado, Kansas 67042
Mike Lindebak, City Engineer

FILE COPY