STAFF COMMENTS:

NOTE: This plat was approved by the Subdivision Committee on April 7, 1988. Since that time, the applicant has been unable to resolve issues of a condemnation case relating to a proposed Reserve. This revised final plat has deleted the reserve from the perimeter of the plat. The area is shown as an exception between the river and the west line of the plat.

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

B. The applicant shall guarantee the abandonment of the sanitary sewer lateral on the northern half of Lot 1, which is not being covered by a utility easement.

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 is advised that, at the time of site redevelopment, the vacated Dewey Street return to Wichita Street should be closed or reconstructed to the standards of a private drive.

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 representative form the City Engineer's Office should be prepared to comment on the drainage plan for this revised plat. Specifically, are any drainage guarantees required?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

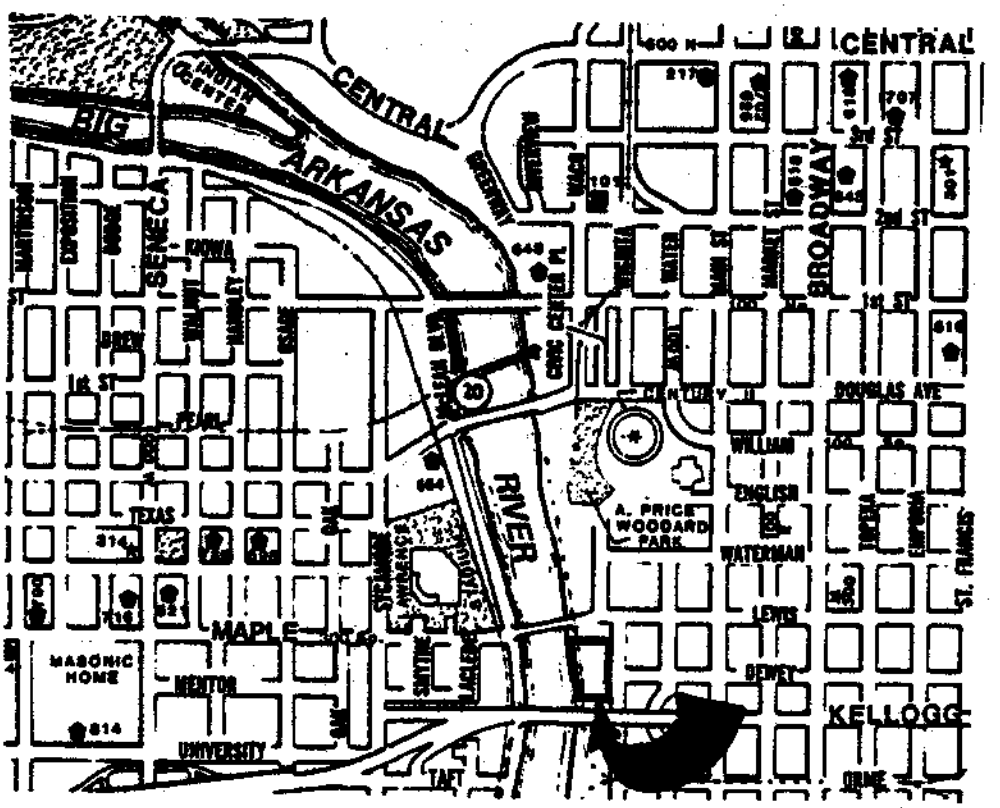
August 25, 1988

STAFF REPORT

(Revised final plat; Old final approval: 4/14/88; Preliminary approval: 3/24/88)

CASE NUMBER:	S/D 88-19 - EASTBANK FIRST ADDITION
OWNER/APPLICANT:	City of Wichita
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	West side of Wichita Street, between Kellogg and Lewis
SITE SIZE:	1.5 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	42,625 Sq. Ft.
CURRENT ZONING:	"E"
PROPOSED ZONING:	"E"

VICINITY MAP:



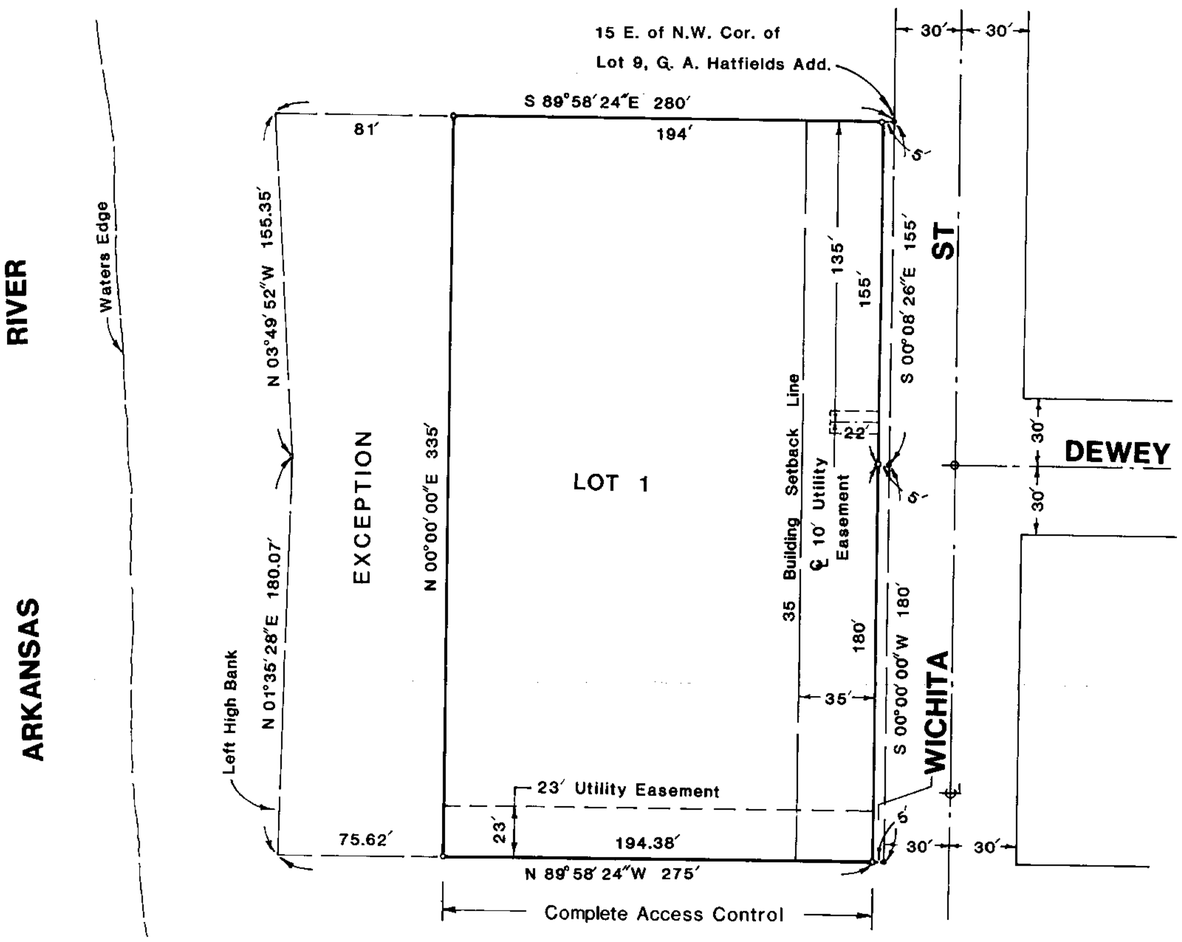
REVISED COPY
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

EASTBANK FIRST ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/25/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/26/88



N

1" = 50'

o = iron

Bearings = Assumed

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 _____ 1988, at ____ o'clock __M; and is duly recorded.

Pat Kettler — Register of Deeds

Ed Resa — Deputy

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 "EASTBANK FIRST 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 the west 15 feet of Lot 9 and all of Lots 10, 11, 12, 13, 14 and 15, in G.A. Hatfields Addition to Wichita, Sedgwick County, Kansas and Lot 1, in Jackson-Walker Addition to Wichita, Sedgwick County, Kansas and Lots 3, 4, 5 and 6, Swope Addition to Wichita, Kansas, Sedgwick County, Kansas and all of Dewey St. adjacent thereto, lying west of the west line of Wichita St. and portions of the SE¼ of Sec. 20, Twp. 27S, R-1-E of the 6th. P.M. Sedgwick County, Kansas, all being described as beginning at a point on the north line of said G.A. Hatfields Addition, 15 feet east of the N.W. Corner of Lot 9 in said Addition and being 30 feet west of the center line of Wichita St.; thence S 00°08'26"E, parallel with said center line, 155 feet; thence S00°00'00"W, parallel with said center line, 180 feet; thence N 89°58'24"W, along the south line of Lots 3, 4, 5 and 6 in said Swope Addition and the south line of Lot 1 in said Jackson-Walker Addition and extended, 275 feet to the left high bank of the Arkansas River; thence N 01°35'28"E, along said left bank, 180.07 feet; thence N 03°49'52"W, along said left bank, 155.35 feet to the extended north line of said G.A. Hatfields Addition; thence S 89°58'24"E, along said north line and as extended, 280 feet to the point of beginning, except that part beginning at the S.W. Corner of the above described tract; thence N 01°35'28"E, 180.07 feet; thence N03°49'52"W, 155.35 feet thence S89°58'24"E, 81 feet; thence S00°00'00"W, 335 feet; thence N 89°58'24"W, 75.62 feet to beginning. The street and easements being vacated by virtue of K.S.A. 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 a lot and street to be known as "EASTBANK FIRST ADDITION," Wichita, Kansas. The utility easements are 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. All abutters rights of access to or from U.S. 54 Highway over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas.

The City of Wichita, Kansas

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 1988, by Sheldon Kamen, Mayor and Dale E. Rea, Deputy City Clerk of the City of Wichita, Kansas, on behalf of the municipal corporation.

My App't. Exp. — Notary Public

This plat of "EASTBANK FIRST ADDITION" Wichita, Kansas, has been submitted to and appoved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____ 1988.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons — 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 _____ 1988.

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

Entered on transfer record this ____ day of _____ 1988.

Don Wright — County Clerk

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

September 6, 1988

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

Re: S/D 88-19 - EASTBANK FIRST ADDITION - West side of Wichita Street, between Kellogg and Lewis

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 1, 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 August 26, 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 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
Junior Planner

RTB:jcm

cc: Steve Potucek, Property Management

FILE COPY