STAFF COMMENTS:

NOTE: Associated zone case Z-2859 requesting a change from "A" (two-family) to "LC" (light commercial) zoning has been approved subject to replatting (by 9/29/88).

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. The applicant is advised that he should close the residential-width drive approach to Seneca Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.

D. As required by the City Council during review of the zone case, the applicant must submit a covenant which restricts certain uses from occurring on this property. This covenant is to be recorded with the plat and must be approved by the Park Board.

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 from City Engineering should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the proposed contingent grant of utility easement.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

MARCH 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-10 - F AND K ADDITION

OWNER/APPLICANT: F & K Enterprises, c/o Frank Sauerwein, Box 13057, Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of South Seneca, in an area south of Harry.

SITE SIZE: 1.4 Acres

NUMBER OF LOTS:

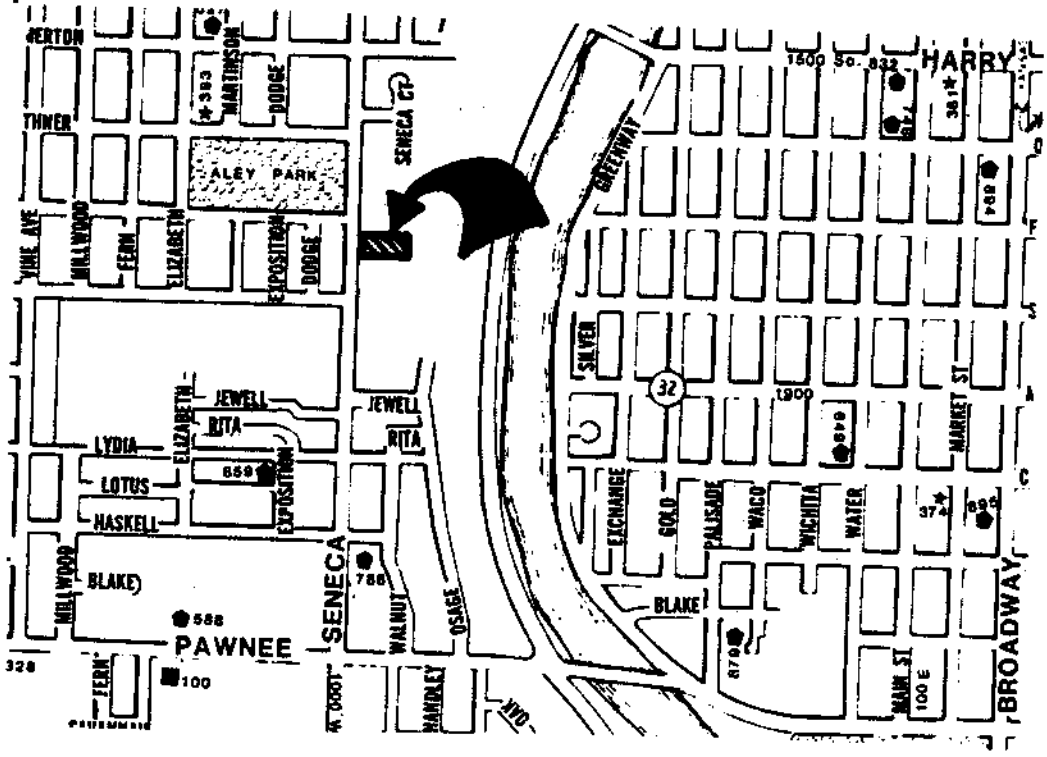
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 56,548.56 Sq. Ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "LC" (Z-2859)

VICINITY MAP:



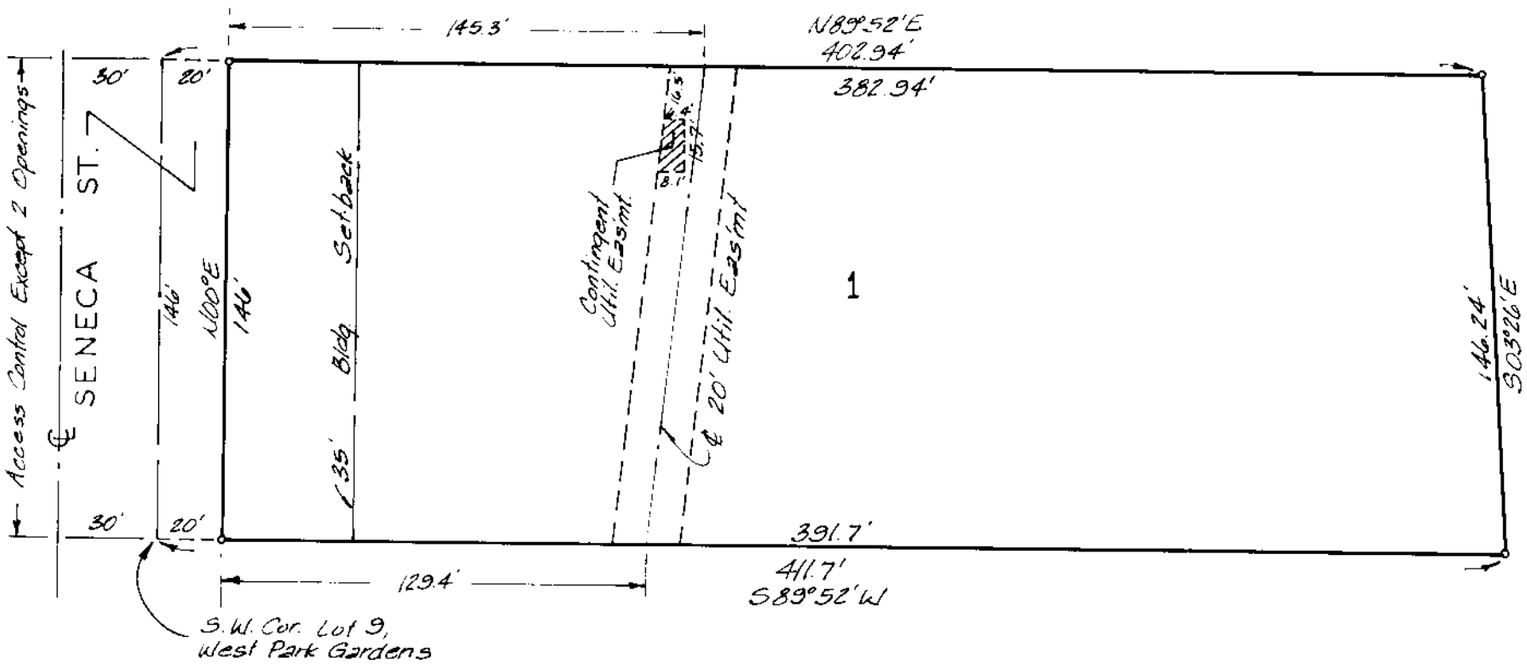
OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/10/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/4/88

F AND K ADDITION

WICHITA, KANSAS

FINAL PLAT





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 "F AND K 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 8 and 9, West Park Gardens, Sedgwick County, Kansas. Easements being vacated by virtue of K.S.A. 12-512(b). Being situated in the NW 1/4 of Sec. 32, 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 a lot and street to be known as "F AND K ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The contingent utility easement is to become effective only at such time as the existing building is removed or destroyed, and this contingent easement shall not be construed to require such removal or destruction. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Seneca St. over and across the west line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Seneca St. at two points as shall be determined by the City Engineer of Wichita, Kansas.

F and K Enterprises

_____ Partner
Frank J. Sauerwein

_____ Partner
Kent Richardson

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Frank J. Sauerwein and Kent Richardson, partners of F and K Enterprises, on behalf of the partnership.

_____ Notary Public

My Appt. Exp. _____

This plat of "F AND K 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
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

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

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "F AND K ADDITION," Wichita, Kansas.

United American Bank & Trust Company

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by _____, _____ of United American Bank & Trust Company, on behalf of the company.

_____ Notary Public

My Appt. Exp. _____

SEDGWICK COUNTY

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

March 18, 1988

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

Re: Final Plat S/D 88-10 - F & K ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 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 March 11, 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: F & K Enterprises, c/o Frank Sauerwein, Box 13057, Wichita, KS 67213

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