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

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

M. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Particularly, Southwestern Bell and K.G.&E. need to indicate if this final plat properly shows the easements requested during review of the preliminary plat.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

DECEMBER 3, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 11/5/87)

CASE NUMBER: S/D 87-107 - CRANMER ADDITION

OWNER/APPLICANT: David Cranmer

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the north side of 21st Street North, in an area west of Maize Road.

SITE SIZE: 15.5± Acres

NUMBER OF LOTS:

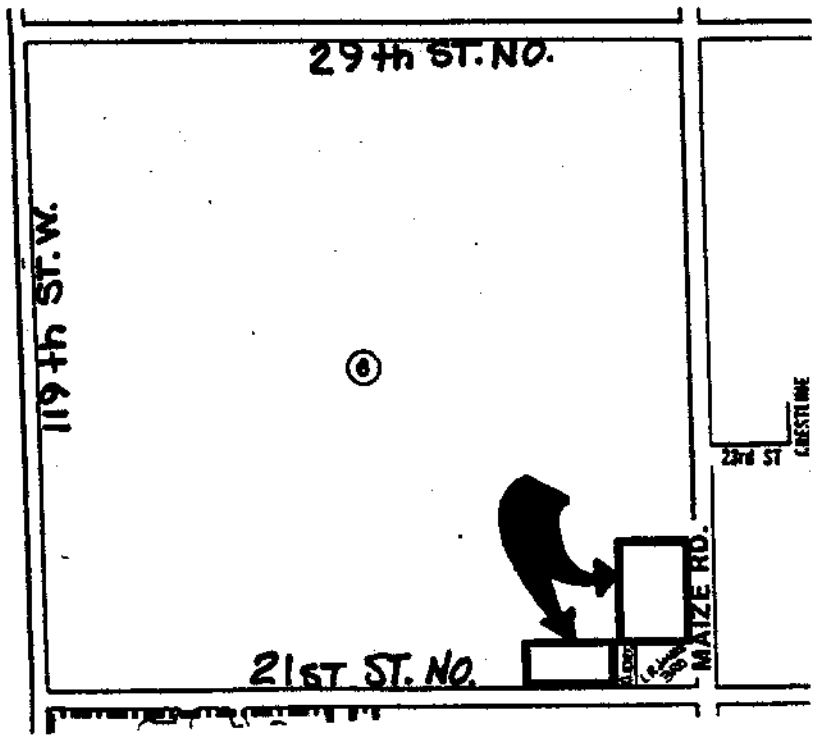
Residential:	
Office:	1
Commercial:	3
Industrial:	
Total:	4

MINIMUM LOT AREA: 53,022 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "BB", "C" and "LC" (SCZ-0584 and CU-309)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0584) requesting "R-1" (suburban residential) to "C" (commercial), "LC" (light commercial) and "BB" (office) zoning will be considered by the County Commission on 11/25/87. As is correctly indicated on the preliminary plat, Lot 1 will be zoned "C", Lots 2 and 3 will be zoned "LC" and Lot 4 will be zoned "BB".

A. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be submitted for Lot 1.

B. The applicant shall guarantee any medial improvements within 21st Street North and Maize Road that are required by the platting of this property.

C. The applicant shall petition for the extension of sanitary sewer to serve this 4-lot plat. This petition will be held until the required main extension to the southeast is made. Approval for temporary use of on-site septic systems on the lots shall be obtained from the Health Department.

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

E. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (SCZ-0584).

F. Since the applicant owns the remaining unplatted property in this quarter section, the platting of either a north/south or east/west street to access the unplatted property is not being required.

G. Since this plat is adjacent to property being annexed into the City of Wichita, the applicant shall request annexation for Lots 2, 3 and 4.

H. 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.

I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

J. 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.

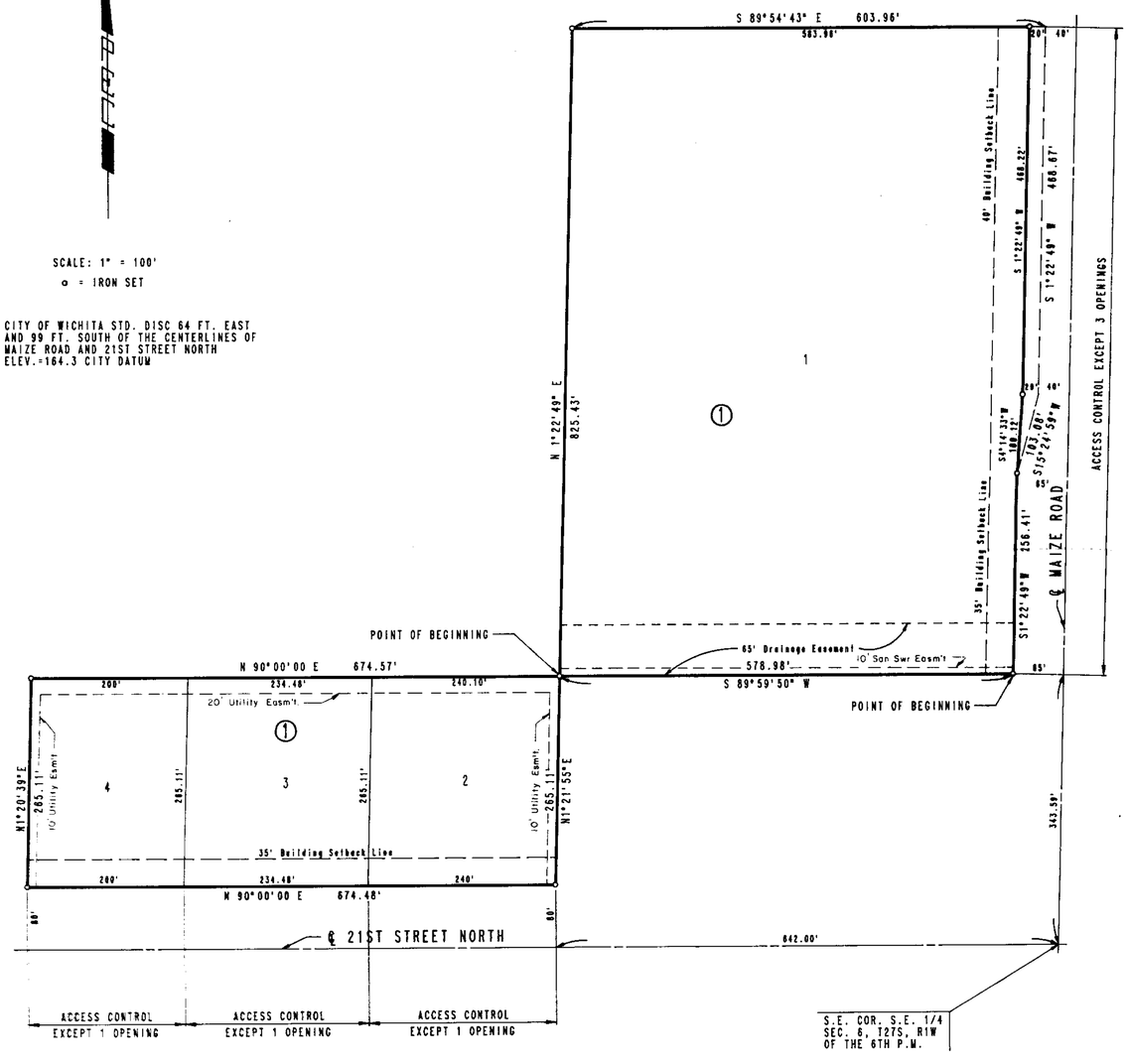
FINAL PLAT

CRANMER ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/3/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/3/87

OFFICE COPY
DO NOT REMOVE



SCALE: 1" = 100'

o = IRON SET

B.M. - CITY OF WICHITA STD. DISC 64 FT. EAST AND 99 FT. SOUTH OF THE CENTERLINES OF MAIZE ROAD AND 21ST STREET NORTH ELEV.=1643 CITY DATUM

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF CRANMER ADDITION, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING IN THE S.E. 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. DESCRIBED AS: BEGINNING AT A POINT IN THE NORTH LINE AND 5.00 FEET WEST OF THE N.E. CORNER OF L.R. JONES THIRD ADDITION, SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°59'50"W ALONG THE NORTH LINE OF SAID L.R. JONES THIRD ADDITION AND NORTH LINE OF KLIEWER ADDITION, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 578.98 FEET TO THE N.W. CORNER OF SAID KLIEWER ADDITION; THENCE BEARING N1°22'49"E A DISTANCE OF 825.43 FEET; THENCE BEARING S89°54'43"E A DISTANCE OF 603.96 FEET; THENCE BEARING S1°22'49"W PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 6, A DISTANCE OF 488.67 FEET; THENCE BEARING S15°24'59"W A DISTANCE OF 103.08 FEET; THENCE BEARING S1°22'49"W PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 6, A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING. CONTAINING 11.26 ACRES MORE OR LESS. ALSO A TRACT OF LAND BEGINNING AT THE N.W. CORNER OF KLIEWER ADDITION, SEDGWICK COUNTY, KANSAS; THENCE BEARING S1°21'55"W ALONG THE WEST LINE OF SAID KLIEWER ADDITION A DISTANCE OF 265.11 FEET TO A POINT IN THE NORTH LINE OF 21ST STREET NORTH; THENCE BEARING N90°00'00"W PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M. A DISTANCE OF 674.48 FEET; THENCE BEARING N1°20'39"E A DISTANCE OF 265.11 FEET; THENCE BEARING N90°00'00"E A DISTANCE OF 674.57 FEET TO THE POINT OF BEGINNING. CONTAINING 4.10 ACRES MORE OR LESS.

_____
R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND A STREET THE SAME TO BE KNOWN AS CRANMER ADDITION, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MAIZE ROAD AND 21ST STREET NORTH OVER AND ACROSS THE EAST LINE OF LOT 1 AND SOUTH LINE OF LOTS 2,3 AND 4 ALL IN BLOCK 1 ARE HEREBY GRANTED TO APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO MAIZE ROAD AT THREE (3) LOCATIONS AND THAT LOTS 2, 3 AND 4, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET NORTH AT ONE (1) LOCATION EACH, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

OWNER: CRANMER GRASS FARMS, INC.

BY: _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF CRANMER FARMS INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, 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 _____

WE, AMERICAN NATIONAL BANK OF WESTLINK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CRANMER ADDITION, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____, OF AMERICAN NATIONAL BANK OF WESTLINK, IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. 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 HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1987.

_____, 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. DATED THIS _____ DAY OF _____, 1987.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1987.

_____, CHAIRMAN
TOM SCOTT

_____, PRO-TEM CHAIRMAN
MARK F. SCHROEDER

_____, COMMISSIONER
DAVID BAYOUTH

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
BILLY Q. MCCRAY

ATTEST

_____, COUNTY CLERK
DON WRIGHT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____.M., ON THIS _____ DAY OF _____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1620
(316) 268-4421

December 10, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-107 - CRANMER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 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 December 4, 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:

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 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: David Cranmer, Cranmer Grass Farms, Inc., 2501 N. Maize Road, Wichita, KS 67205

FILE COPY