

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-106 Name: BANNON 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: East side of West Street, south of 9th Street
Owner: Kansas Investment Corp., c/o Jeff W. Bannon, Pres., 946 N. West St.
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.46 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area:
4. Existing Zoning: "AA" & "B"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2738) requesting "AA" (single family) and "B" (multi-family) to "LC" (light commercial).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Approval of this final plat is subject to approval of the applicant's associated zone case.
- E. The final plat tracing shall indicate the platting of "access control except for one (1) opening" to West Street across the west line of this lot.
- F. The applicant is advised that the residential-width driveway, existing to West Street, should be reconstructed to the commercial-width standard.
- 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 Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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

December 13, 1985

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 85-106 - Final Plat of Bannon 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 1985, 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 6, 1985.

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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Kansas Investment Corp., Attn: Jeff W. Bannon, Pres., 946 N. West St.
Wichita, KS. 67203
Mike Lindebak, City Engineer

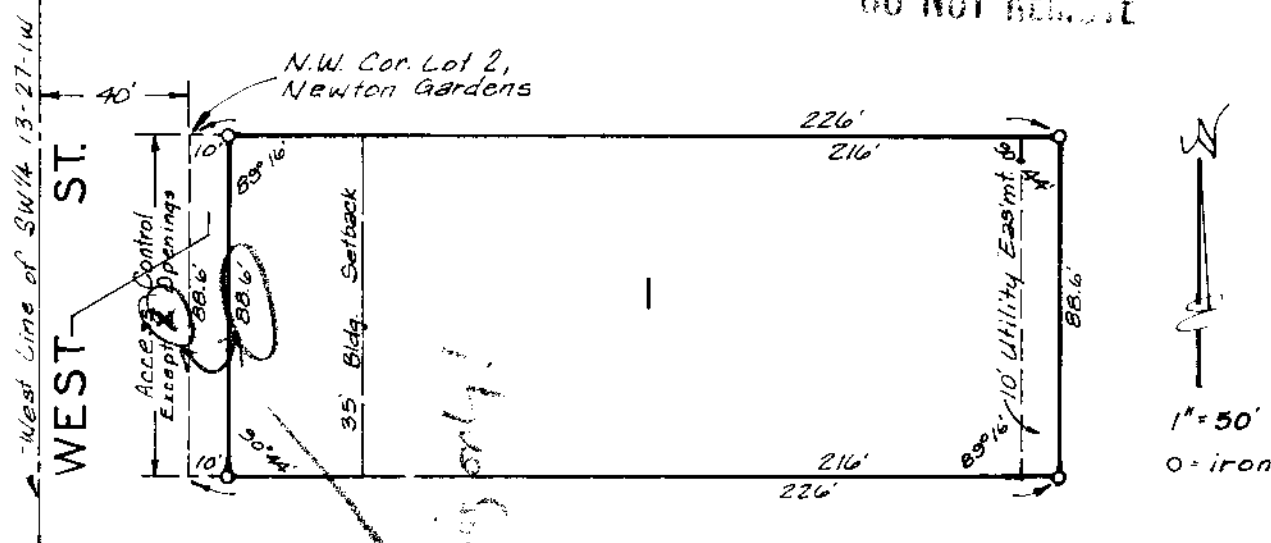
FINAL PLAN

BANNON 2ND ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12-5-85 SUBJECT
TO THE CONDITIONS OF PLAT OUTLINED
IN OUR LETTER DATED 12-6-85

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE



This plat of "BANNON 2ND 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.

William J. Goebel Chairman

Michael E. Lindebak Secretary

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

Robert C. Brown Mayor

Donald C. Giesick City Clerk

Entered on transfer record,
this _____ day of _____, 198__.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat
Sedgewick County }
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.

Pat Kettler _____ Register of Deeds

Deputy

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "BANNON 2ND ADDITION," Wichita, Kansas.

First National Bank in Haysville

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me, this _____ day of _____ 198____,
by _____, _____ of First National
Bank in Haysville, on behalf of the corporation.

Notary Public

My App't. Expires _____

State of Kansas }
Sedgwick County } S.S.

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BANNON 2ND. 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 Lot 2, Newton Gardens, Sedgwick County, Kansas. Being situated in the SW 1/4 of Sec. 13, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas

Baughman Company, P. A.

Date

Surveyor

William L. Korber

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 "BANNON 2ND. ADDITION" Wichita, Kansas. An easement is 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 West Street 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 West Street at two points as shall be approved by the City Engineer of Wichita, Kansas.

Kansas Investment Corp.

President

Jeff W. Bannon

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____, 198____,
by Jeff W. Bannon, President of Kansas Investment Corp.,
on behalf of the Corporation.

Notary Public

My App't. Expires _____

_____, _____ Notary Public

My App't. Expires _____