



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 6, 1981

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

Re: S/D 81-18 - Final plat of Caster Addition

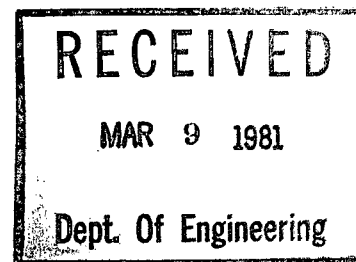
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The Subdivision Committee recommends a waiver of the minimum lot area requirement from 6000 square feet to 5000 square feet. (In accordance with Article 10-104(c) of the Subdivision Regulations, this waiver does not relieve the applicant from the necessity of proceeding under the applicable provisions of any other regulations of the City relating to variances).
- B. The applicant shall guarantee extension of sanitary sewer to serve the lot. An easement for sewer shall be granted in the front of the lot at the proposed manhole location.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

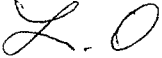
The enclosed "marked" copy of the final plat is for your information and files.



Baughman Company
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March 6, 1981

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 12, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Maurice L. Caster, P.O. Box 10, Kechi, Ks. 67067
Mike Lindebak, City Engineering

REALTY TITLE CO., INC.
928 SOUTH BROADWAY
WICHITA, KANSAS 67211

TELEPHONE
(316) 262-8248
(316) 262-6451

SUE GILLILAND

Life Insurance Corporation

A Stock Company
Office - Richmond, Virginia

COMPANY OF TITLE INSURANCE

DATE OF POLICY

April 13, 1978

\$ 36,750.00

SCHEDULE A
NAME OF INSURED

Jarma Jo Mosier

1. The estate or interest in the land described herein and which is covered by this policy is:

fee simple

2. The estate or interest referred to herein is at Date of Policy vested in:

Jarma Jo Mosier

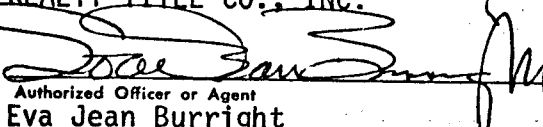
3. The land referred to in this Policy is described as follows:

A tract in the Northeast Quarter of the Southwest Quarter of Section 32, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 487.75 feet East of the Southwest corner thereof; thence East along the South line of the Northeast Quarter of the Southwest Quarter of said Section 32, 88.5 feet; thence North parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 32, 135 feet; thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter of said Section, 24 feet; thence North parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section, 22 feet; thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter of said Section to a point 497.75 feet East of the Southwest corner of said Northeast Quarter of Southwest Quarter, thence south to a point 130 feet North of the South line of said Northeast Quarter of Southwest Quarter, thence South 130 feet to beginning.

Being the same property conveyed by Carolyn S. Epperly, a single person, to Jarma Jo Mosier, by Deed dated April 11, 1978, filed for record April 12, 1978, on Film 299, page 1111, Document No. 379343, in the Office of the Register of Deeds, Sedgwick County, Kansas.

RT-78631

Countersigned:
REALTY TITLE CO., INC.


Authorized Officer or Agent
Eva Jean Burright

Issued at: Wichita, Kansas

Page 1—Sched. A—Policy No. **K**

308742

ORIGINAL

S/D NO. 81-18 Name Caster Addition
 Date Application Rec'd. 2-20-81 Preliminary Approval _____
 Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location North side of 31st St. North between Jeannette and Mascot

Owner Maurice L. Caster
 Surveyor/Engineer Baughman Company
 Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>0.15</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>1</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>5,000</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Although this lot has less than the 6,000 square feet required in the "AA" zoning district, it is the only remaining undeveloped tract of ground in the immediate area. Many adjacent properties are developed on similarly substandard-sized unplatted tracts. With these factors in mind, planning staff recommends approval of this plat subject to the following requirements.
- B. The applicant shall guarantee extension of sanitary sewers to serve the lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.