

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to the site. A sufficient public utility easement both on and off site shall also be provided for such an extension.
- 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 or the applicant's agent shall submit copies of the various access easements or agreements effecting this site. Such access easements need to be approved by the Planning Commission and must provide for a hard surface drive, unobstructed at all times, with provisions for maintenance of the drive indicated in such an agreement. The applicant is responsible to see that such a drive, unimpeded by obstructions is provided before development of the site occurs.
- D. The applicant's agent shall verify the recording information indicated for the easement along the east line of this site. The title binder indicates an easement being recorded on film 1272 page 1931, with page 1930 involving an agreement. The easement on the plat is noted as being recorded on a page 1930 however. The applicant shall verify this recording information with any needed changes shown on the final plat tracing.
- E. As indicated by the drainage plan for this site, the applicant shall provide for recording with the plat, needed off-site drainage easements.
- 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. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

October 8, 1992

STAFF REPORT
(Final Plat Approved 10/1/92)

CASE NUMBER: S/D 92 - 45 - MOOSE LODGE ADDITION

OWNER/APPLICANT: Wichita Lodge No. 138, Loyal Order of Moose
Incorporated, P. O. Box 780426, Wichita, KS
67278

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita,
KS 67211

LOCATION: East of Webb Road and south side of Kellogg

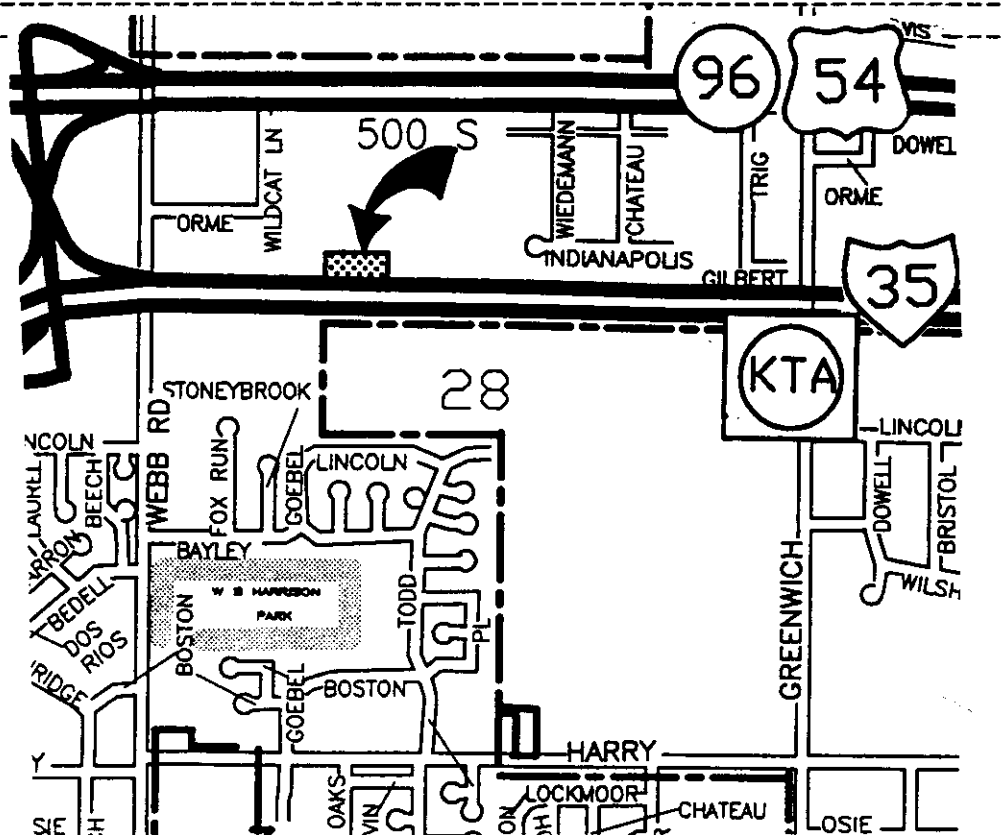
SITE SIZE: 1.8 Acres

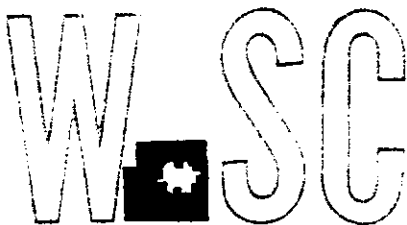
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 79,200 sq. ft.

CURRENT ZONING: "C" Commercial

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

October 12, 1992

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

Re: S/D 92-45 MOOSE LODGE ADDITION (FINAL PLAT)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 8, 1992, 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 October 2, 1992.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Wichita Lodge No. 138, Loyal Order of Moose Incorporated,
P. O. Box 780426, Wichita, KS 67278
Mike Lindebak, City Engineer

FINAL PLAT

MOOSE LODGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/1/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/2/92

State of Kansas) ss We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and plotted "MOOSE LODGE ADDITION," Wichita, Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the prop-
erty surveyed described as follows: Beginning at the N.W. Corner of
the E1/2 of the N.W.1/4 of Sec. 28, Twp. 27-S, R-2-E of the 6th
P.M., Sedgwick County, Kansas; thence south 80 rods; thence east
30 rods; thence north 80 rods; thence west 30 rods to beginning,
EXCEPT that portion condemned for Highway purposes in Case No.
A-54089 in the District Court of Sedgwick County, Kansas, and
EXCEPT commencing at the N.W. Corner of the E1/2 of said N.W.1/4;
thence south along the west line of the E1/2 of said N.W.1/4, 81.9
feet to the south right-of-way line of U.S. Highway 54 as condemned
in said Case No. A-54089, as a place of beginning; thence continuing
south along the west line of the E1/2 of said N.W.1/4, 1078.10 feet;
thence east parallel with the north line of said N.W.1/4, 495 feet;
thence north parallel with the west line of the E1/2 of said N.W.1/4,
1078.3 feet to a point on the south line of said highway right-of-way;
thence west 495 feet to the place of beginning.

This plat of "MOOSE LODGE ADDITION," Wichita,
Sedgwick County, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____ 199 .
Wichita-Sedgwick County Metropolitan Area Planning Commission

George D. Sherman Chairman

Marvin S. Krout Secretary

Baughman Company, P.A.

Date _____ Surveyor
Gregory F. Severns

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas
this _____ day of _____ 199 .

Bob Knight Mayor

Pat Burnett Deputy City Clerk

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 to be known as "MOOSE LODGE
ADDITION," Wichita, Sedgwick County, Kansas.

1931
WICHITA LODGE NO. 138, LOYAL ORDER OF MOOSE, INCORPORATED

Kenneth Greever Governor

Arnold Sollars Secretary

Entered on transfer record this _____ day of
1991.

Don Wright County Clerk

State of Kansas) ss The foregoing instrument was acknowledged
Sedgwick County) before me this _____ day of _____ 199 , by Kenneth Greever,
Governor, and by Arnold Sollars, Secretary of Wichita Lodge No. 138,
Loyal Order of Moose, Incorporated, on behalf of the corporation.

My App't Exp. _____ Notary Public

State of Kansas) ss This is to certify that this plat has been filed
Sedgwick County) for record in the office of the Register of Deeds this _____ day of
_____ 1991, _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

