

- A. Because of the lack of public access to Lot 2 and also the lack of access to public sanitary sewer, the applicant shall covenant Lot 2 with the lots to the north in such a manner that cross-lot access will be assured and so that Lot 2 of this plat cannot be sold separately from these other lots unless or until public sanitary sewer is extended to this lot. The applicant may also wish to establish a separate access agreement for the benefit of Lot 2, in addition to the covenant.
- B. The applicant shall meet with City and Traffic Engineering to determine appropriate temporary turnarounds for Vermont and St. Louis. As determined necessary, the applicant shall submit a guarantee for such turnarounds. Also, the applicant shall submit a petition for the future installation of permanent turnarounds. This petition will be held until these streets are paved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. As requested by City Engineering, the final plat tracing shall indicate a drainage easement along the east 5 feet of Lot 2 and across the southern tip of Lot 2. The plat's text shall also note the granting of such an easement.
- 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.
- J. The applicant is advised that the required platting binder has not yet been submitted for this site and that the forwarding of the plat to the City Council will be subject to a review of this binder and the satisfaction of any appropriate requirements noted by such review.

March 25, 1993

STAFF REPORT

(Revised Final Plat Approved 3/18/93, Final Plat Approved 2/4/93)

CASE NUMBER: S/D 93-3 - J. ROGERS ADDITION

OWNER/APPLICANT: Roger's Enterprises, Inc., 1125 South Rock Road, Wichita, KS 67207

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

LOCATION: South of Central and west of I-235

SITE SIZE: 88,645 sq. ft.

NUMBER OF LOTS

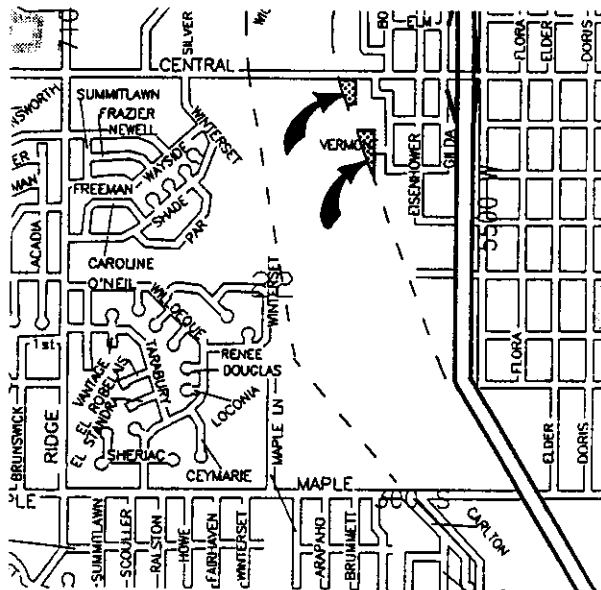
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 43,036 sq. ft.

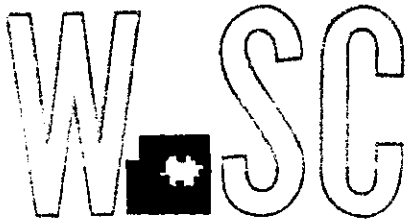
CURRENT ZONING: "LC", "C", & "AA"

PROPOSED ZONING: "LC" and "C" (Z-3078)

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 25, 1993

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

Re: S/D 93-3 J. ROGERS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1993, 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 19, 1993.

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,

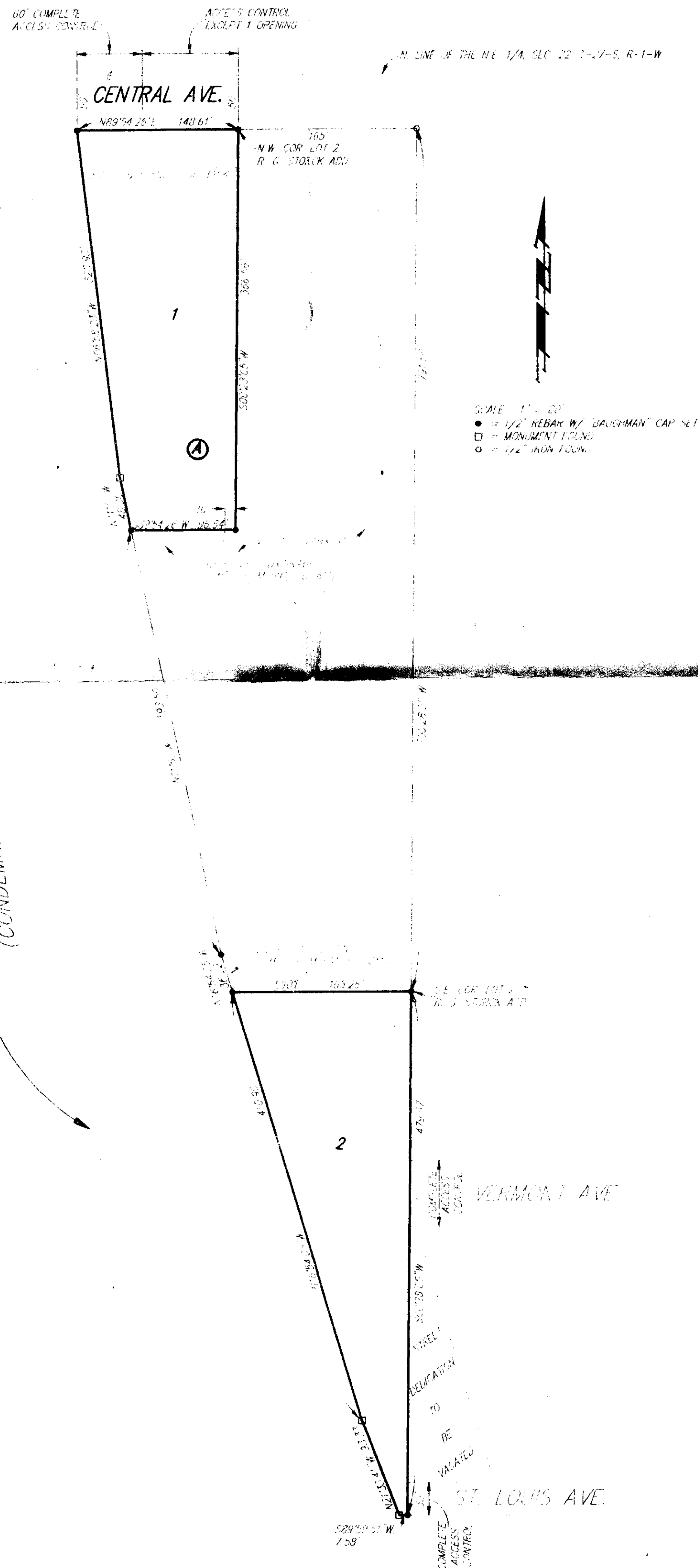
DL / BLP
Don Losew
Senior Planner

DL:rh

cc: Roger's Enterprises, Inc., 1125 South Rock Road, Wichita, KS
67207
Mike Lindebak, City Engineer

J. ROGERS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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 platted "J. ROGERS ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of the following:
The north 366.56 feet of Lot 1, Block A, R. G. Storck Addition to
Wichita, Sedgwick County, Kansas and the south 915 feet of Lot 14,
except the north 435 feet thereof, Central Acres, Sedgwick County,
Kansas, except that part condemned for Flood Control in Case No.
A-31849, Sedgwick County, Kansas.

All being situated in the NE 1/4 of Sec. 22, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by
virtue of KSA 12-512(b).

Date _____

Baughman Company, P.A.

Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots and a block to be known as
"J. ROGERS ADDITION", Wichita, Sedgwick County, Kansas. All abutters
rights of access to and from Vermont Avenue and the north half
of St. Louis Avenue over and across the East line of Lot 2 are
hereby granted to the City of Wichita, Kansas. All abutters rights of
access to and from Central Avenue over and across the North line
of Lot 1 are hereby granted to the City of Wichita, Kansas, provided
however that Lot 1 shall have one point of access to Central Avenue
over all but the west 60 feet thereof. The permitted entrance location
shall be as determined by the City Engineer of the City of Wichita,
Kansas.

Roger's Enterprises Inc.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 1993, by _____,
(Title) _____, of J. Roger's Enterprises Inc., on behalf of the corporation.

My App't. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above-described property do hereby consent to this plat of
"J. ROGERS ADDITION", Wichita, Sedgwick County, Kansas.

Bank of America National Trust and Savings Association, as Trustee
under that certain Pooling and Servicing Agreement dated as of
July 1, 1992, for RTC Commercial Mortgage Pass-Through Certificates,
Series 1992-C5

(Title)

This plat of "J. ROGERS 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 _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

L. O. Breckenridge, Jr. Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

Frank M. Ojile Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this _____ day
of _____, 1993.

Susan E. Crockett-Spoon County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1993, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me this _____ day of _____, 1993, by _____,
(Title) _____ of Bank of America National Trust and Savings Association,
for and on behalf of the Bank as Trustee under that certain Pooling and
Servicing Agreement dated as of July 1, 1992, for RTC Commercial
Mortgage Pass-Through Certificates, Series 1992-C5.

My App't. Exp. _____ Notary Public