

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee a decel lane on 21st St. North to serve this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As this site is adjacent to the City of Wichita and will be using City of Wichita water and sanitary sewer, prior to this plat being scheduled for City Council review, annexation shall have been obtained. Upon annexation this site will be zoned "LC" which is the equivalent zoning approved by the County zone change.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. The applicant shall submit a revised legal description for the platting binder. The binder is indicating the site as being in "Range 2 East" instead of West.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

December 19, 1991

STAFF REPORT  
(Final Plat Approved 12/12/91,  
Preliminary Plat Approved 10/3/91)

CASE NUMBER: S/D 91-49 - HARP ADDITION

OWNER/APPLICANT: Lloyd & Karen Harp, 215 S. Tyler, Wichita, KS  
67209

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

LOCATION: North side of 21st St. North in an area west  
of 119th St. West

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

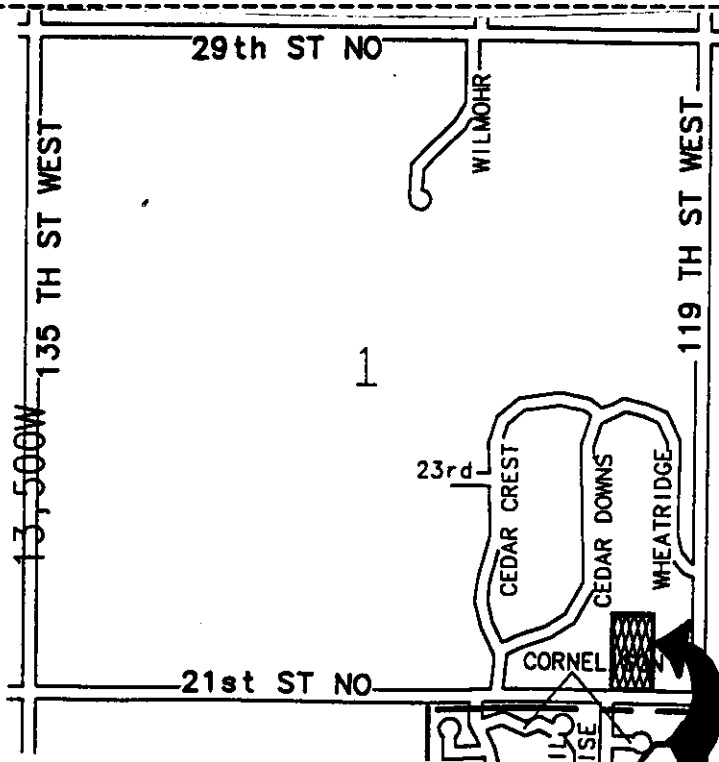
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

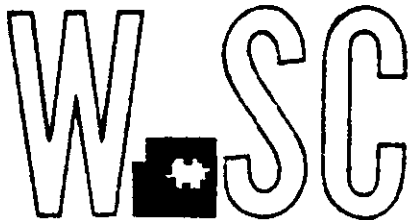
MINIMUM LOT AREA: 191,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "LC" Light Commercial (SCZ-0629)

VICINITY MAP:





METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

December 20, 1991

Greg Severns  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 91-49 (Final Plat) Harp Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on December 19, 1991, 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 13, 1991.

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:sm

cc: Lloyd and Karen Harp, 215 S. Tyler, Wichita, KS 67209  
Mike Lindebak, City Engineer

FILE COPY

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/12/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/13/91

# HARP ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

**OFFICE COPY**

DO NOT REMOVE

**FINAL PLAT**

State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HARP ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as the West 330 feet of the East 680 feet of the South 660 feet of the S.E. 1/4 of Sec. 1, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

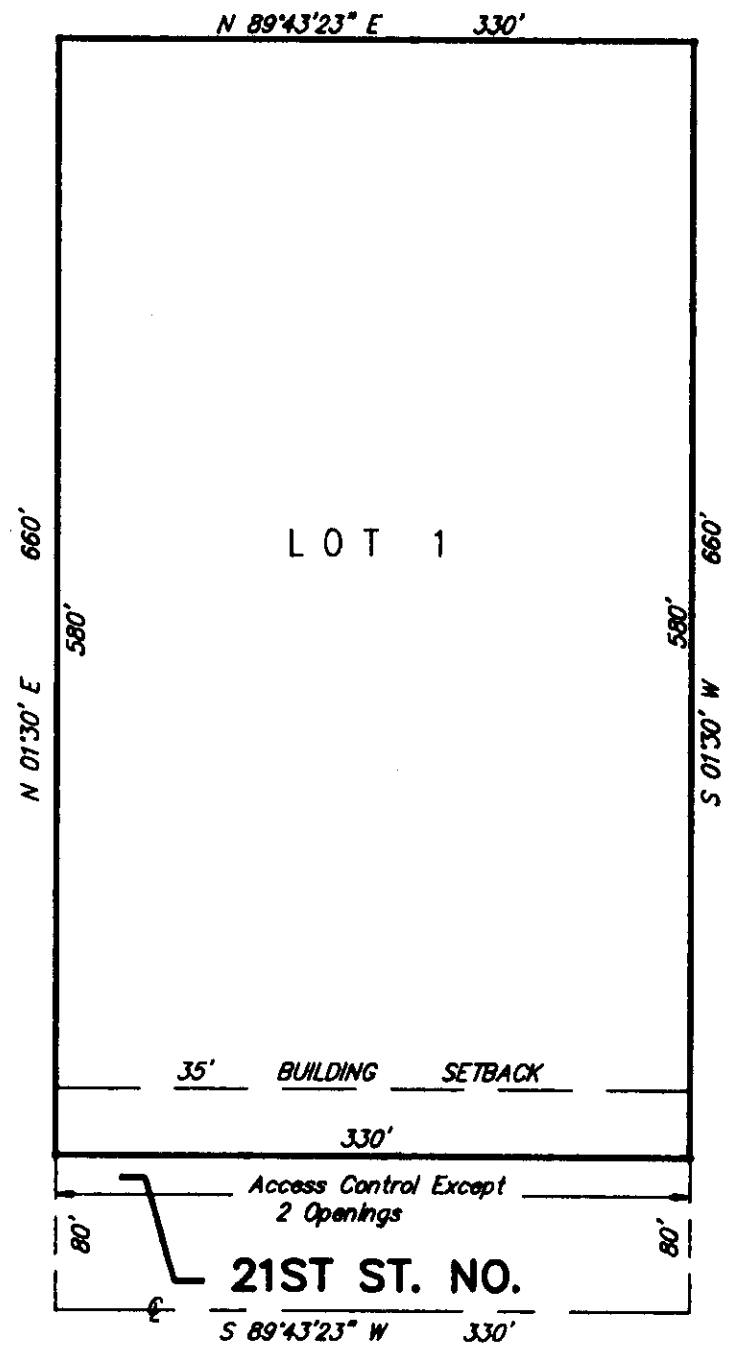
Baughman Company, P.A.

Date

Surveyor

Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be known as "HARP ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st St. No. over and across the south line of Lot 1, are granted to the City of Wichita, provided however that Lot 1 shall have two points of access to 21st St. No. as shall be determined by the City Engineer of Wichita, Kansas.



Lloyd L. Harp

Karen L. Harp

State of Kansas) Sedgwick County) SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by Lloyd L. Harp and Karen L. Harp, husband and wife.

Notary Public

My App't Exp. \_\_\_\_\_

This plat of "HARP 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 \_\_\_\_\_ 1991. Wichita-Sedgwick County Metropolitan Area Planning Commission

*George D. Sherman*

George D. Sherman

Chairman

Marvin S. Krout

Secretary

Entered on transfer record this \_\_\_\_\_ day of 1991.

County Clerk  
Don Wright

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

Register of Deeds  
Pat Kettler

Deputy  
Ed Resa

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this \_\_\_\_\_ day of \_\_\_\_\_ 1991.

Mayor  
Bob Knight

Deputy City Clerk  
Pat Burnett