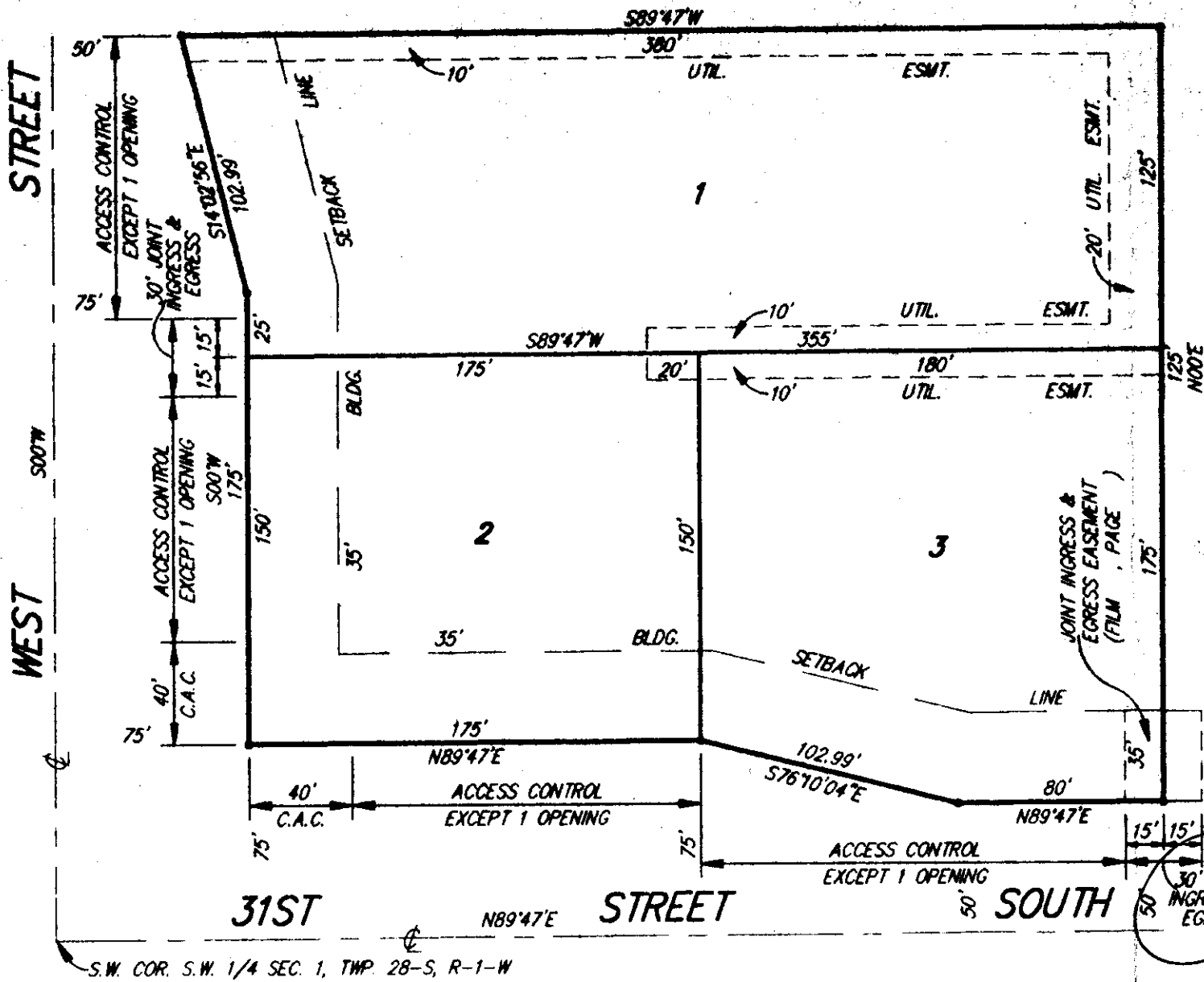


OFFICE COPY
DO NOT REMOVE

KESSLER ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/29/92 SUBJECT **WICHITA, SEDGWICK COUNTY, KANSAS**
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 11-2-92

FINAL PLAT



This plat of "KESSLER 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 _____, 1992.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
L. O. Breckenridge, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1992.

Mayor

City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____ 1992.

County Clerk
Don Wright

SCALE: 1" = 60'
• = PIN

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 "KESSLER 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 Lot 10, Block 1, Kessler-Koch Addition, Wichita, Sedgwick County, Kansas, except the east 170 feet thereof.

All being situated in the SW1/4 of Sec. 1, Twp. 28-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).

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 platted into lots to be known as "KESSLER ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access controls as depicted on the face of the plat are granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

The Margaret K. Kessler Revocable Trust dated 9-7-89

Trustee
Margaret K. Kessler

R. Frances Chadwick

Karl Frederick Kessler

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 _____, 1992, at _____ o'clock _____ M. and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas) SS The foregoing instrument acknowledged before Sedgwick County) me, this _____ day of _____, 1992, by Margaret K. Kessler, a Trustee of the Margaret K. Kessler Revocable Trust dated 9-7-89, on behalf of the Trust.

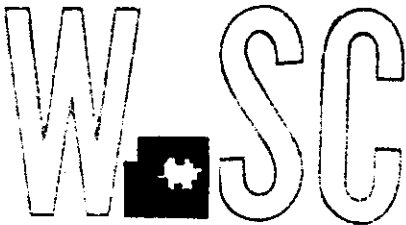
Notary Public
My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before Sedgwick County) me, this _____ day of _____, 1992, by R. Frances Chadwick, a single person.

Notary Public
My App't. Exp. _____

State of Kansas) SS The foregoing instrument acknowledged before Sedgwick County) me, this _____ day of _____, 1992, by Karl Frederick Kessler, a single person.

Notary Public
My App't. Exp. _____



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 9, 1992

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-54 KESSLER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 5, 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 November 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: Margaret Kessler, Et al, 53 Via Verde, Wichita, KS 67230
Karl F. Kessler, 6740 Douglas Circle, Wichita, KS 67212
R. Francis Chadwick, 1227 Park Street, Greenville, Texas
75401
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate complete access control for a distance of 100 feet along both West and 31st Street South from the southwest corner of Lot 2. Access control except for 2-openings shall also be indicated for the plat's frontage to west and also to 31st Street South. If these openings are joint, as is the one allowed at the plat's southeast corner, joint access easements with agreements shall be created, recorded, and the recording information shown on the plat tracing. If the existing drive on Lot 1 is not included as one of the allowed openings, a guarantee shall be submitted to close that drive.
- D. As was volunteered during review of the zone change request, the applicant shall submit to Planning for recording, the covenant concerning various use limitations for this site.
- E. 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.
- F. 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.
- 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 City Council.

METROPOLITAN AREA PLANNING COMMISSION

November 5, 1992

STAFF REPORT
(Final Plat Approved 10/29/92)

CASE NUMBER: S/D 92-54 - KESSLER ADDITION

OWNER/APPLICANT: Margaret Kessler, Et al, 53 Via Verde,
Wichita, KS 67230

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

LOCATION: Northeast corner of 31st Street South and West
Street

SITE SIZE: 2.0 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	1
Total:	3

MINIMUM LOT AREA: 26,250 sq. ft.

CURRENT ZONING: "C"

PROPOSED ZONING: "C" and "E" (Z-3066)

VICINITY MAP:

