

FINAL PLAT
SCHUYLER ADDITION

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DO NOT REMOVE

WICHITA, SEDGWICK COUNTY, KANSAS

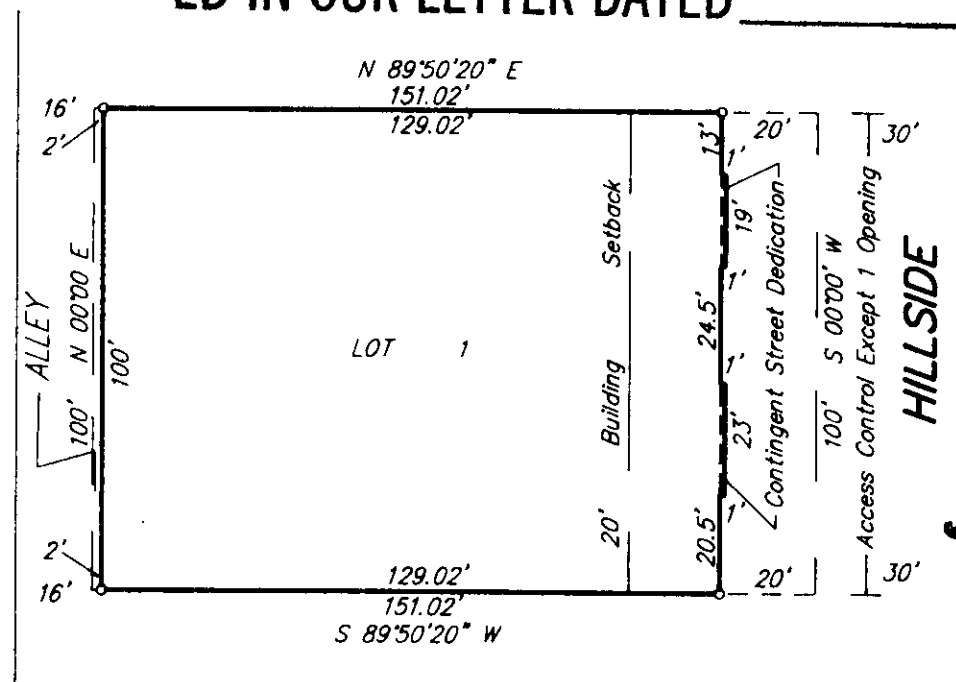
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____

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 "Schuyler Addition," Wichita, Sedgwick County, Kansas, and
that we accompanying plat is a true and correct exhibit of the prop-
erty surveyed described as and being a replat of Lots 73, 75, 77,
and 79, Block 8, Sunny-Side Addition to the City of Wichita, Kansas.
All being situated in the N.E. 1/4 of Sec. 27, Twp. 27-S, R-1-E
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____

Gregory F. Severns
Surveyor



and alley
Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be known as "Schuyler 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 Hillside over and across
the east line of Lot 1 are hereby granted to the City of Wichita, pro-
vided however that Lot 1 shall have one point of access to Hillside
as shall be determined by the City Engineer of Wichita, Kansas. The
contingent street dedication is hereby contingently dedicated to the
public to take effect upon removal of the structure, and this conting-
ency shall not be construed to require such removal; said contingent
dedication is binding on future owners and assigns.

Mark W. Schuyler

Erin S. Schuyler

This plat of "Schuyler 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
Chairman

Marvin S. Krout
Secretary

State of Kansas
Sedgwick County SS The foregoing instrument was acknowledged
before me this _____ day of _____ 1991, by Mark W. and
Erin S. Schuyler, husband and wife.

Notary Public

My App't Exp. _____

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

Bob Knight
Mayor

Pat Burnett
City Clerk

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

Mike S. Sikes
Ass't. Vice-President

Entered on transfer record this _____ day of
_____ 1991.

Don Wright
County Clerk

State of Kansas
Sedgwick County SS The foregoing instrument was acknowledged
before me this _____ day of _____ 1991, by Mike S. Sikes,
Assistant Vice-President of First Community Federal Savings and Loan,
on behalf of the Savings and Loan.

Notary Public

My App't Exp. _____

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.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 3, 1991

Bill Korber
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-67 - Schuyler Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on January 3, 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 27, 1990.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm

cc: Mark W. Schuyler, 536 S. Bluff, Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY

January 3, 1991

STAFF REPORT
(Final Plat Approved 12/27/90)

CASE NUMBER: S/D 90-67 - SCHUYLER ADDITION

OWNER/APPLICANT: Mark W. & Erin S. Schuyler

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West of Hillside in an area south of Kellogg

SITE SIZE: 15,102 sq. ft.

NUMBER OF LOTS

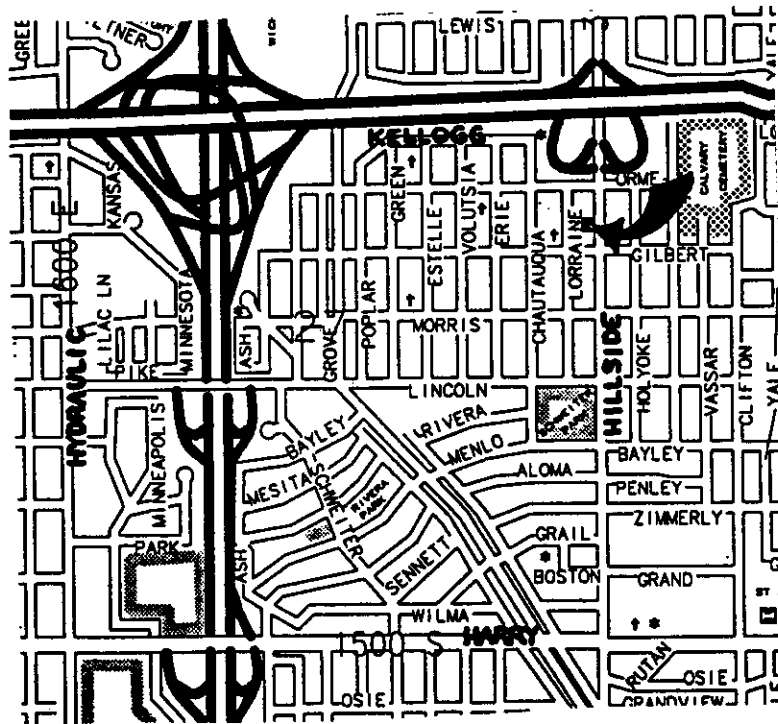
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 12,902 sq. ft.

CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "BB" Office(Z-2961)

VICINITY MAP:



STAFF COMMENTS:

- A. Since two drives are presently indicated to Hillside, but access is to be limited to one-opening, a guarantee or other appropriate assurance shall be provided for closure of one drive and reconstruction of the associated sidewalk.
- B. The platlor's text shall be amended to indicate the dedication of both the street and "alley" right-of-way to and for the use of the public.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.