

- I. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).
- J. The applicant shall submit a copy of the K.G. & E. and Gas Service Easements prior to scheduling this plat for the City Council.
- K. Prior to submitting the final plat tracing, the applicant shall submit to City Engineering, for approval, an off-site utility easement needed for the extension of sanitary sewer. Upon approval, the easement shall be submitted with the final plat tracing to the Planning Department for recording.
- L. The final plat tracing shall indicate a 10-foot utility easement along the plat's south line and the easement requested by K.G. & E. and indicated on the enclosed marked copy of the plat.
- M. The plat's text misspelled "all" as "alld" this shall be corrected on the final plat tracing.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

April 26, 1990

STAFF REPORT
(Final Plat Approved 4/19/90)

CASE NUMBER: S/D 90-18 - WHITCHER ADDITION

OWNER/APPLICANT: Scott Whitcher, 920 E. 43rd St. So., Wichita,
KS 67216

SURVEYOR/ENGINEER: Donald C. Armstrong

LOCATION: North of 43rd St. So. in an area west of
Laura.

SITE SIZE: 2.5 Acres

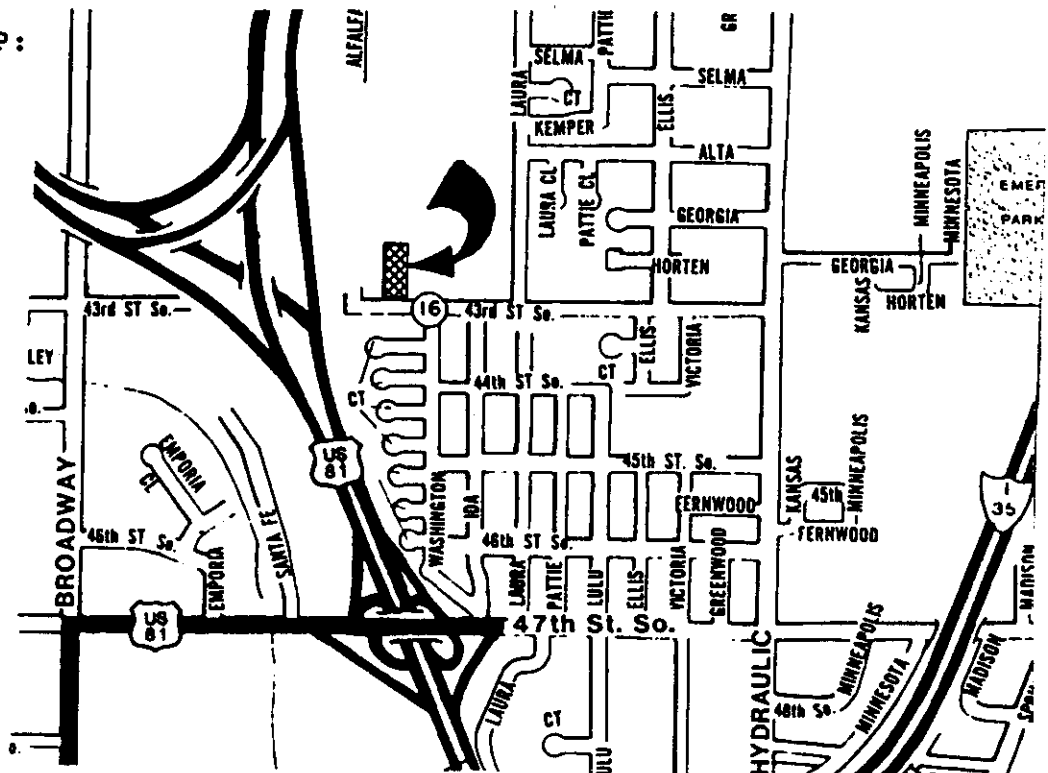
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 27,225 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

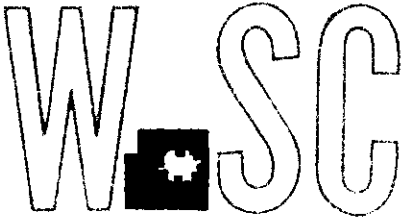
VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lots 1 & 2.
- 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 shall submit, by separate instrument, a contingent street dedication for the north 30 feet of Lots 1 and 2 and the south 30 feet of Lots 3 and 4. The contingent street dedication shall be contingent upon all of the following conditions:
 - 1. The City's need for the right-of-way for any street related purpose; and
 - 2. Construction or guarantee of a street; and
 - 3. The removal of the oil well and with the approval of the oil and gas lessee.
- D. The applicant shall submit a covenant that ties Lots 3 and 4 to Lots 1 and 2 in a combination that assures these lots will not be sold separate from a lot with direct access to 43rd Street South until such time that Horton Street is constructed. This covenant shall also state that no habitable structure may be constructed on Lots 3 and 4 until said Lots have access to sewer and water.
- E. On the final plat tracing the platlor's text shall cite the following: "The contingent street dedication as shown on the plat has been created by separate instrument."
- F. The sketch plat shows an oil well within the boundary of the plat. Therefore, the applicant's agent shall determine to what extent if any this plat is encumbered by any second party. The applicant is advised that a note may be required on the plat referencing any oil lease agreements.
- G. The applicant shall submit a copy of the "15 foot access easement," recorded on Film 470 and Page 228 to the Planning Department prior to this plat being scheduled for the City Council. Also, if this "access easement" is for private purposes the final plat tracing shall show it as a "private access easement."
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 27, 1990

Armstrong Land Survey
Donald C. Armstrong
1021 E. Waterman, Suite 4
Wichita, KS 67203

Re: S/D 90-18 - WHITCHER ADDITION

Dear Mr. Armstrong:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 1990, 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 April 20, 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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

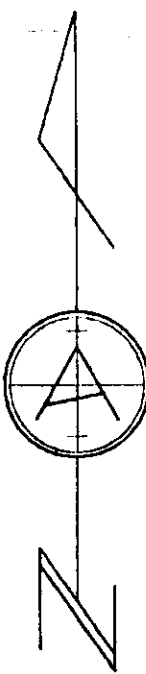
Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

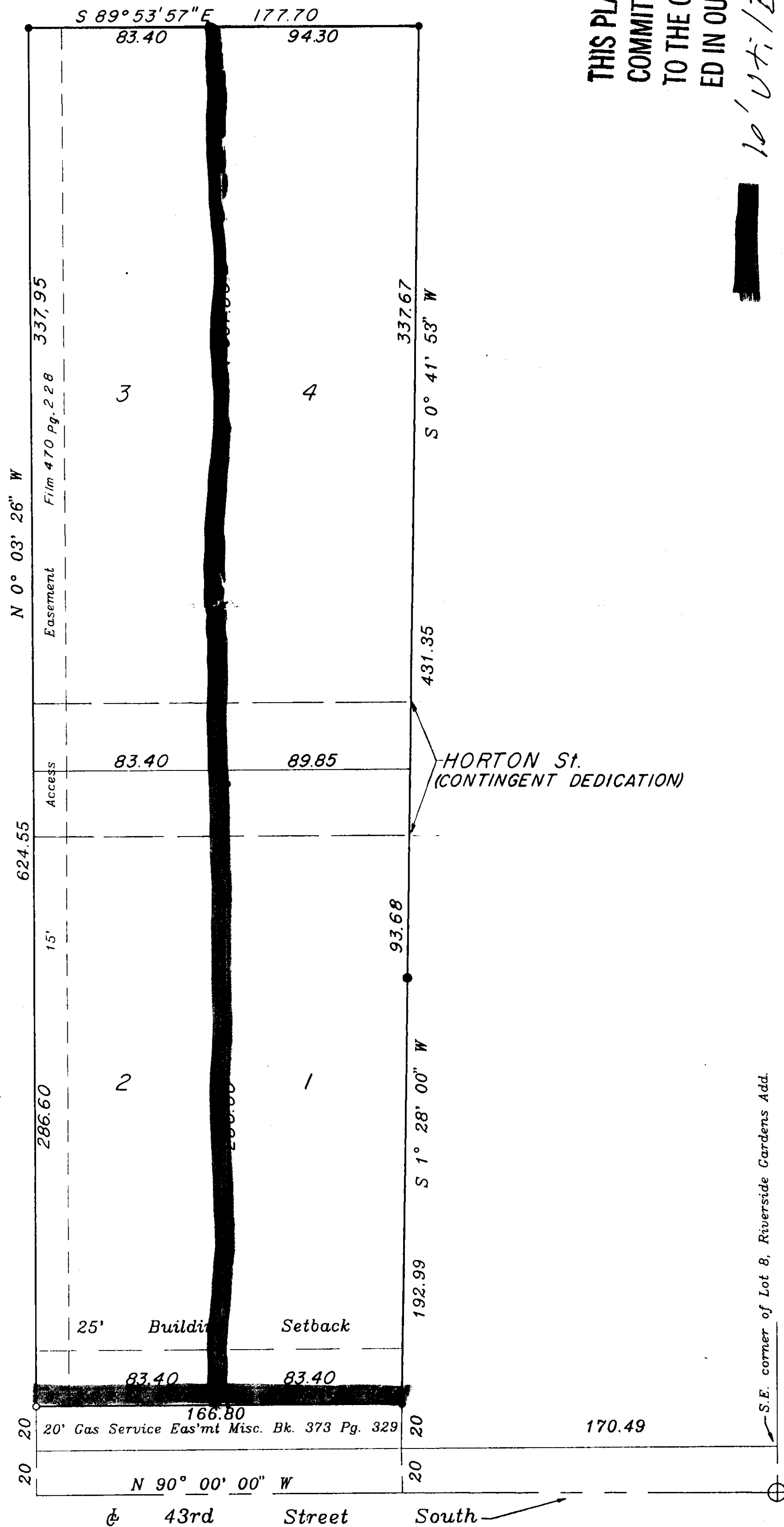
DL:sm

cc: Scott Whitcher, 920 E. 43rd St. South, Wichita, KS 67216
Mike Lindebak, City Engineer



1" = 40'

- - 5/8" rebar set
- - 3/4" iron pipe found



OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/19/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/20/90

10' Utility Easmt

FINAL PLAT REVISED COPY

WHITCHER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that on this _____ day of _____, 1990 I have surveyed and platted a lot and block known as "WHITCHER ADDITION" to Wichita, Sedgwick County, Kansas, the same being described as: BEGINNING AT A POINT 170.49 FEET WEST OF THE S.E. CORNER OF LOT 8, RIVERSIDE GARDENS ADDITION, SEDGWICK COUNTY, KANSAS; THENCE N 90 DEGREES 00' 00" W ALONG THE SOUTH LINE OF SAID LOT 8, 166.31 FEET; THENCE N 0 DEGREES 03' 26" W, 644.55 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE S 89 DEGREES 53' 57" E ALONG THE NORTH LINE OF SAID LOT 8, 177.70 FEET; THENCE S 0 DEGREES 41' 53" W, 431.35 FEET; THENCE S 1 DEGREE 28' 00" W, 212.99 FEET TO THE POINT OF BEGINNING.

DONALD C. ARMSTRONG L.S.#780

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "WHITCHER ADDITION" to Wichita, Sedgwick County, Kansas. The street is hereby dedicated for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Owner:
Scott C. Whitcher

State of Kansas)
County of Sedgwick) SS

Be it remembered that on this _____ day of _____, 1990, before me, a Notary Public in aforesaid state and county, came Scott C. Whitcher, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My commission expires: _____

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1990.

_____, Chairman
Wayne L. Brinegar

_____, 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 _____, 1990.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

Entered on transfer record the _____ day of _____, 1990.

_____, County Clerk
Don Wright

State of Kansas)
County of Sedgwick) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1990, at _____ M., and is duly recorded.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa