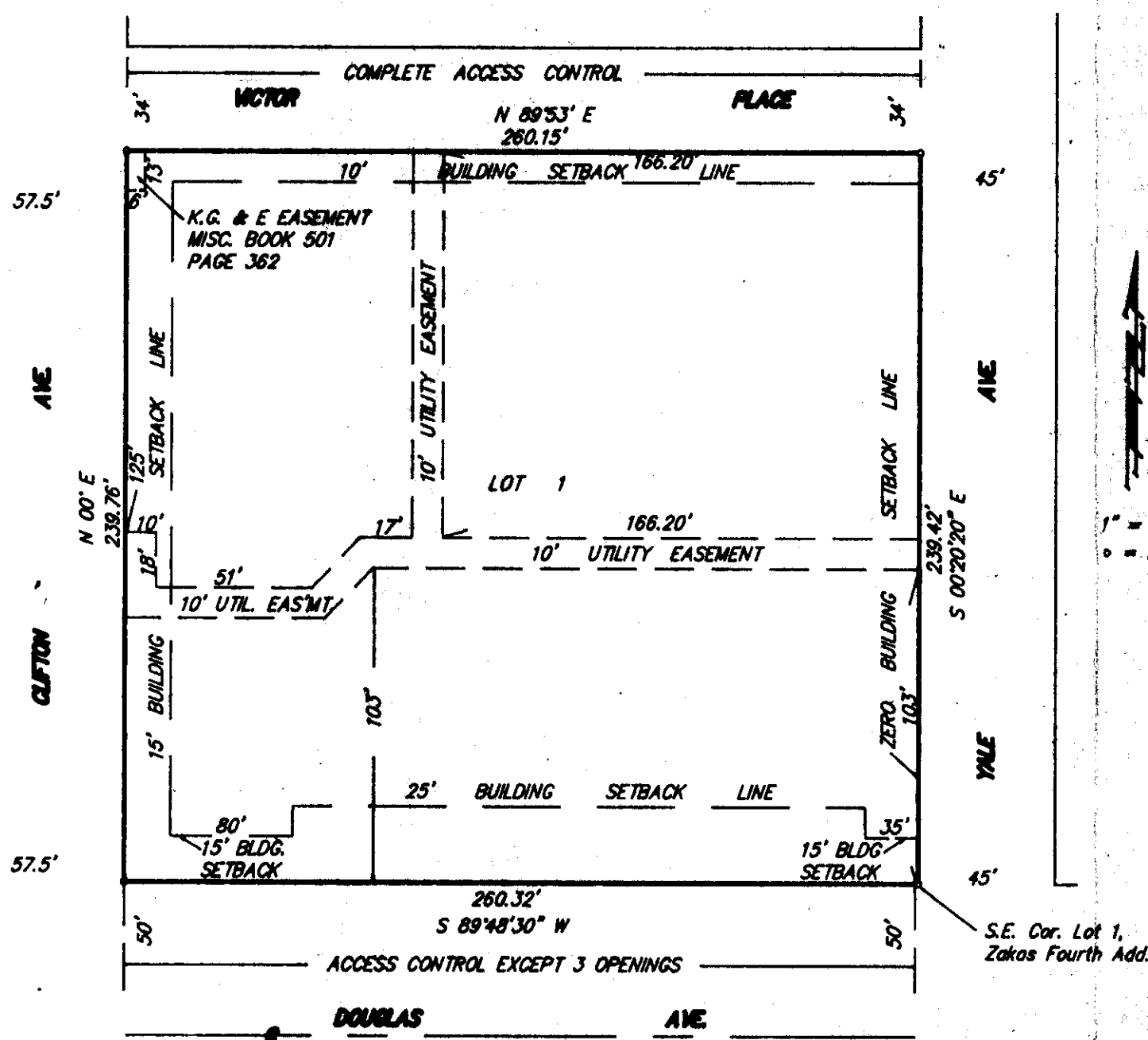


OFFICE COPY
DO NOT REMOVE

JO S. ZAKAS ADDITION

FINAL PLAT

WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 12/29/90 SUBJECT
TO THE CONDITIONS OF THE FINAL OUTLINE
LETTER DATED 11/30/90

State of Kansas) ss We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state hereby certify that we have surveyed
and platted "Jo S. Zakas Addition," Wichita, Sedgwick County, Kan-
sas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat of Lot
1, Zakas Fourth Addition, Wichita, Kansas. The 10 foot contingent
street dedication created at Film 328, Page 953 is hereby vacated
by virtue of KSA 12-512(b).

All being situated in the N.W.1/4 of Sec. 23, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Surveyor
Gregory F. Severns

This plat of "Jo S. Zakas 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 ____ 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
George Sherman

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

Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day
of ____ 1990.

County Clerk
Don Wright

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 ____ 1990, at ____ o'clock ____ M., and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas) ss The foregoing instrument acknowledged be-
Sedgwick County) fore me this ____ day of ____ 1990, by Jo S. Zakas, a
single person.

My App't Exp. ____

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

Mid-Continent Life Insurance Company

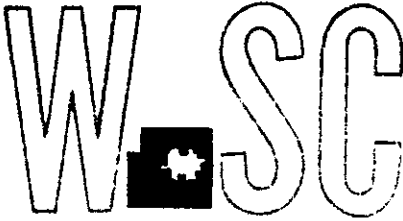
Exec. V.P.
T. A. Surdick

State of Oklahoma) ss The foregoing instrument acknowledged be-
Oklahoma County) fore me this ____ day of ____ 1990, by T.A. Surdick,
Executive Vice-President of Mid-Continent Life Insurance Company
on behalf of the corporation.

My App't Exp. ____

Notary Public

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

December 7, 1990

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-63 - Jo S. Zakas Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on December 6, 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 November 30, 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
Associate Planner

KJ:sm

cc: Gary L. Snyder, 310 W. Central, Suite 211, Wichita, KS
67202

Jo S. Zakas, 3700 E. Douglas, Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY

- F. Since this site will be providing sidewalks within the site itself, along Victor and Clifton, sidewalk easements to allow for the maintenance of the sidewalks and to assure public access to those sidewalks will need to be provided at some point. These sidewalks were required by the BZA case and are to be provided at the time of the site's development. The applicant shall meet with Planning Department staff to determine how and when appropriate easements can be provided at the time of sidewalk installation.
- G. The applicant is advised that the title binder indicates substantial taxes are due for this site and the plat tracing cannot be released for recording unless proof is provided that these taxes have been paid in full.
- 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.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the sanitary sewer easements are acceptable for this site.

Note: This plat has been submitted in final form only.

December 6, 1990

STAFF REPORT
(Final Plat Approved 11/29/90)

CASE NUMBER: S/D 90-63 - JO S. ZAKAS ADDITION

OWNER/APPLICANT: Jo S. Zakas, 3700 E. Douglas, Wichita,
KS 67218

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

LOCATION: North of Douglas and East of Clifton

SITE SIZE: 1.4 Acres

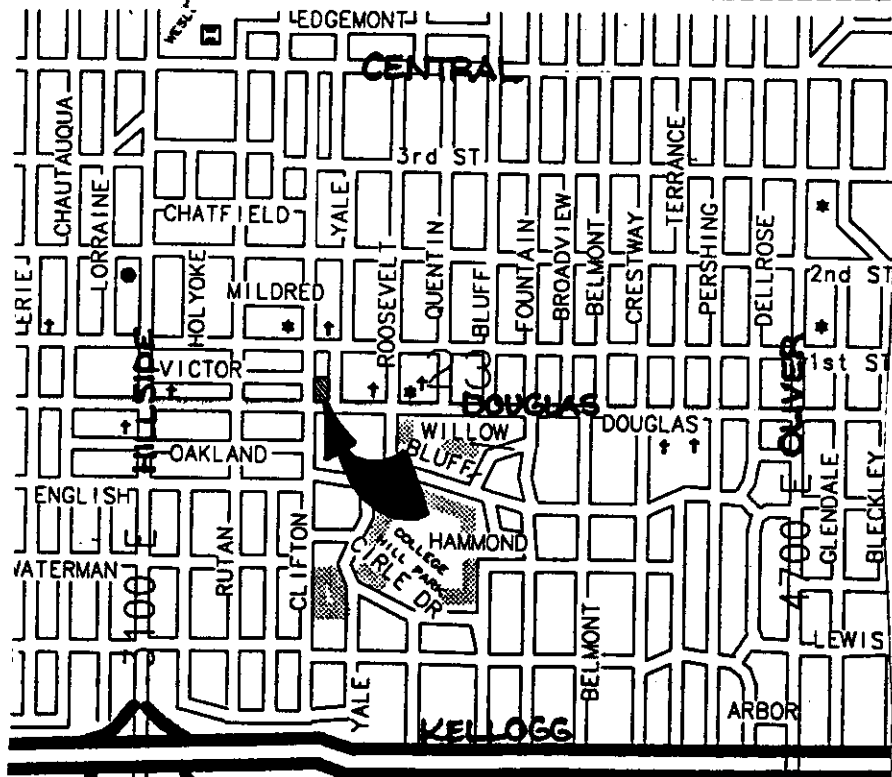
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.4 Acres

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the relocation of the sanitary sewer in the western portion of this site to the location of the easement being provided for this sewer. A separate sanitary sewer petition shall also be submitted, which will be held, for any future sewer improvements that may be needed in the eastern portion of the E-W easement crossing this site. The applicant shall meet with City Engineering to determine the extent of this guarantee.
- 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 shall, as indicated on the Zakas 4th Addition, provide a 20-foot sanitary easement in the eastern 3/4's of the plat. This easement may be reduced to 10-feet in the easterly 40 feet provided a guarantee is provided to repair or reconstruct this sewer line if or when needed.
- D. When the Zakas 4th Addition was platted, a 10-foot contingent dedication was provided for right-of-way involving Yale. No change in the requirement for this dedication was established during the BZA case. However, planned expansions into this area does make the existing contingent dedication inappropriate. A revised contingent dedication shall be provided with the final plat tracing which revises the condition of the contingency to take into account both the existing and planned buildings.
- E. While no alterations in the existing platted building setbacks were specifically identified during the BZA review of this site from those platted with the Zakas 4th Addition, this plat, however, is proposing some substantial changes. These changes, however, should only be considered appropriate for the specific development for which the BZA case was approved.

Consequently, the applicant shall submit a covenant which provides that a 20-foot setback, from the contingent dedication, will be observed to Yale. Twenty foot setbacks will also be observed from Clifton and Victor and a 35-foot setback shall be observed from Douglas should the site develop in any manner substantially different than what was initially proposed during the BZA review. For instance, any appreciable removal of the free standing structures and replacement by one or a limited number of large structures, would require observance of the 20-foot setback.

A note shall be placed on the face of the plat stating "A covenant has been recorded concerning conditions under which greater building setbacks are to be observed other than those shown on this plat."