



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 16, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

RE: S/D 88-76 - REBECCA ADDITION. Located at the northeast
corner of Central and Old Manor.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 September 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of County Commissioners 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.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: Dean L. Bussart, 5050 East Central, Wichita, KS. 67208

FILE COPY

REBECCA ADDITION

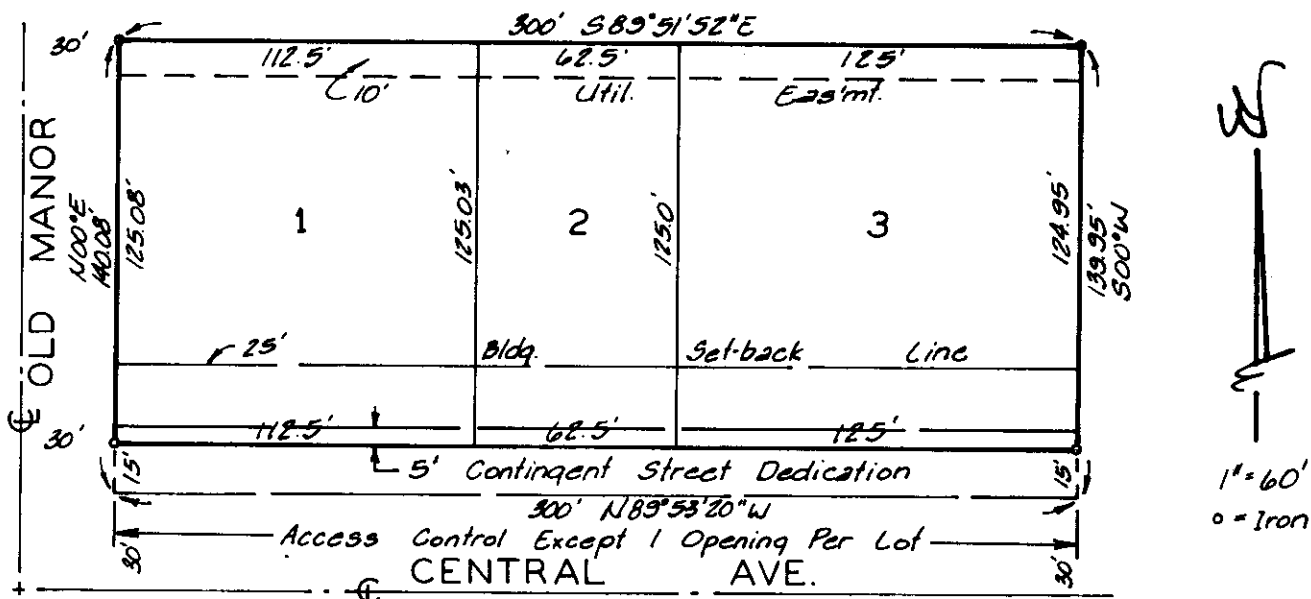
WICHITA, KANSAS

FINAL PLAT

OFFICE COPY

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/8/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/12/88



This plat of "REBECCA ADDITION,"
Wichita, Kansas, has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this _____ day of _____, 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton Parsons Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 198____.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____
day of _____, 198____.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register of Deeds
this _____ day of _____, 198____, at _____
o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Florida } S.S. The foregoing instrument acknowledged
County } before me this _____ day of _____, 198____, by
Claude Darryle Smith and Elizabeth J. Smith, his wife.

My Appt. Exp. _____ Notary Public

State of Washington } S.S. The foregoing instrument acknowledged
County } before me this _____ day of _____, 198____, by
Hurschall Eugene Smith and Bonnie Smith, his wife.

My App. Exp. _____ Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____, 198____, by
_____ of Bank IV Wichita, on behalf
of the bank.

My Appt. Exp. _____ Notary Public

State of Kansas } S.S. We, Baughman Company, P.A. Surveyors in
Sedgwick County } aforesaid county and state do hereby certify that we have
surveyed and platted "REBECCA ADDITION," Wichita, Kansas,
and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as and being a replat
of Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Block 12,
East Highlands, Sedgwick County, Kansas, together with that
portion of street right-of-way lying east of the west line of
said Lot 27, extended south and north of the south line of
said Block 12, extended west. Being situated in the SW 1/4 of
Sec. 13, Twp. 27-S, R-1-E of the 6TH P.M., Sedgwick County,
Kansas. The portion of street right-of-way being vacated
by virtue of K. S. A. 12-512 (b).

Date _____

Baughman Company, P.A.

Mark A. Savoy Surveyor

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into lots and street
to be known as "REBECCA ADDITION," Wichita, Kansas. The
utility easement is hereby granted as indicated for the con-
struction and maintenance of all public utilities. The street
is hereby dedicated to and for the use of the public. All
abutters rights of access to or from Central Ave. over and
across the south line of Lots 1, 2, and 3 are hereby granted
to the City of Wichita, provided however that Lots 1, 2, and 3
shall have access to Central Ave. at one point each, as
shall be determined by the City Engineer of Wichita, Kansas.

Dean L. Bussart

Rebecca B. Bussart

Claude Darryle Smith

Elizabeth J. Smith

Hurschall Eugene Smith

Bonnie Smith

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____, 198____, by
Dean L. Bussart and Rebecca B. Bussart, his wife.

My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a mort-
gage on a portion of the above described property do hereby
consent to the plat of "REBECCA ADDITION," Wichita, Kansas.

Bank IV Wichita

STAFF COMMENTS:

- A. The final plat tracing shall indicate a 25-foot building setback from the south property line and a 15-foot building setback from the west property line of the plat. These setbacks will pass through the existing building which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- B. On the final plat tracing, the wording in the plat's text regarding the contingent dedications shall be amended to read as follows:

"The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of those portions of the existing buildings which exist within and adjacent to the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of a portion of the existing buildings."
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Old Manor at the time of site development. (Commercial Zoning)
- D. Prior to scheduling this case before the City Council, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer. If the applicant desires to keep the existing buildings which encroach the easement, he will need to contact the Sewer Maintenance Division of the Water Department in order to obtain a "Hold Harmless Agreement." The applicant shall execute a copy of the City's standard agreement form. This agreement will permit the encroachments, but will however, hold the City harmless for any damage done to the building caused by maintenance of the sewer lateral in the subject easement.
- E. 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.
- F. 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.
- 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.

September 15, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-76 - REBECCA ADDITION

OWNER/APPLICANT: Dean L. Bussart

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of Old Manor and Central

SITE SIZE: 1.0 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 7,813.5 Sq. Ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "OC" (Z-2872)

VICINITY MAP:

