

STAFF COMMENTS:

- NOTE: A zone change (Z-2948) had been requested for this site to "A" (two-family) and "BB" (office-district) zoning, but subsequently it has been withdrawn. Present zoning for the entire site is "AA", single-family. The larger lot is being retained for an existing church.
- A. The applicant shall guarantee the extension of water across the frontages of lots 1, 2, 3 and 5 adjacent to Westlink Ave.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall guarantee those storm sewer improvements being located in street/public right-of-way.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The final plat tracing shall indicate the center line of Hardtner and Peterson.
 - G. The final plat tracing shall more clearly indicate the perimeter of lot 5 or indicate in some manner that one lot is being platted, as lot 5.
 - H. 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.
 - I. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - J. 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.
 - K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - L. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 2-7

STAFF REPORT
(Revised Final Plat Approved 6/29/89;
Preliminary Plat Approved 4/6/89)

<u>CASE NUMBER:</u>	S/D 89-22 - THUNDERBIRD 6TH ADDITION
<u>OWNER/APPLICANT:</u>	Thunderbird Realty Service, Inc., c/o Dave Entriiken, 6700 W. Central #104, Wichita, KS 67212
<u>SURVEYOR/ENGINEER:</u>	Professional Engineering Consultants
<u>LOCATION:</u>	West side of Westlink in an area south of Central.
<u>SITE SIZE:</u>	2.6 Acres
<u>NUMBER OF LOTS</u>	
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7
<u>MINIMUM LOT AREA:</u>	7,440 sq. ft.
<u>CURRENT ZONING:</u>	"AA" single-family

FINAL PLAT

THUNDERBIRD 6TH ADDITION

TO WICHITA, SEDOWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/29/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/30/89

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF THUNDERBIRD 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS AND A BLOCK THE SAME DESCRIBED AS: REPLAT OF LOT 1, ST. MATTHIAS' ADDITION, WICHITA, KANSAS.

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK THE SAME TO BE KNOWN AS THUNDERBIRD 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

LOT 1 IN ST. MATHIAS ADDITION WICHITA, KANSAS IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: GOOD SHEPHERD EPISCOPAL CHURCH

BY: THE VERY REV. ROBERT W. HARVEY

STATE OF KANSAS)
COUNTY OF SEDGWICK)SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THE
VERY REVEREND ROBERT W. HARVEY OF GOOD SHEPHERD EPISCOPAL CHURCH, TO
WIT: A PERSONAL KNOWING TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT OF WRITING AND DUELY KNOWN TO BE THE PERSON WHO CAME AS
A TOTAL VOLUNTARY ACT AND DEED OF SAID CHURCH, IN TESTIMONY WHEREOF
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND
YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1989.

SUE L. CROCKETT _____ CHAIRMAN

MARVIN S. KROUT SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1989.

BOB KNIGHT MAYOR

JOHN MOIR CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989

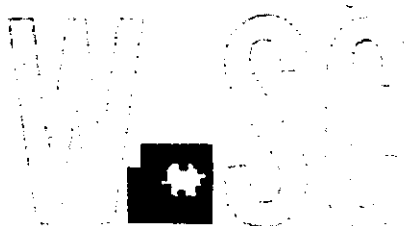
DON WRIGHT COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

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) 268-4581

July 7, 1989

Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D - 89-22 THUNDERBIRD 6TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, 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 July 3, 1989.

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 platator.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Good Shepherd Episcopal Church, c/o Father Robert Harvey,
2040 Westridge, Wichita, KS 67203
Thunderbird Realty Service, c/o Dave Entriken, 6700 W.
Central #104, Wichita, KS 67212
Mike Lindebak, City Engineer

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