

STAFF COMMENTS:

- A. On the final plat tracing, a 10-foot utility easement shall be indicated along the south line of the plat.
- B. The applicant is advised that he should close the residential-width drive approach to Central Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to a commercial-width standard.
- C. The final plat indicates the platting of the 20 foot building setback from Central through the existing building which encroaches 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.
- D. The applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
- 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.

November 21, 1988

STAFF REPORT
(Final Plat Approved 11/17/88)

CASE NUMBER: S/D 88-97 - D.J. FISHER 2ND ADDITION

OWNER/APPLICANT: Gery M. Fisher, 4715 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co.

LOCATION: South of Central, between Anna and Baehr

SITE SIZE: .14 Acres

NUMBER OF LOTS

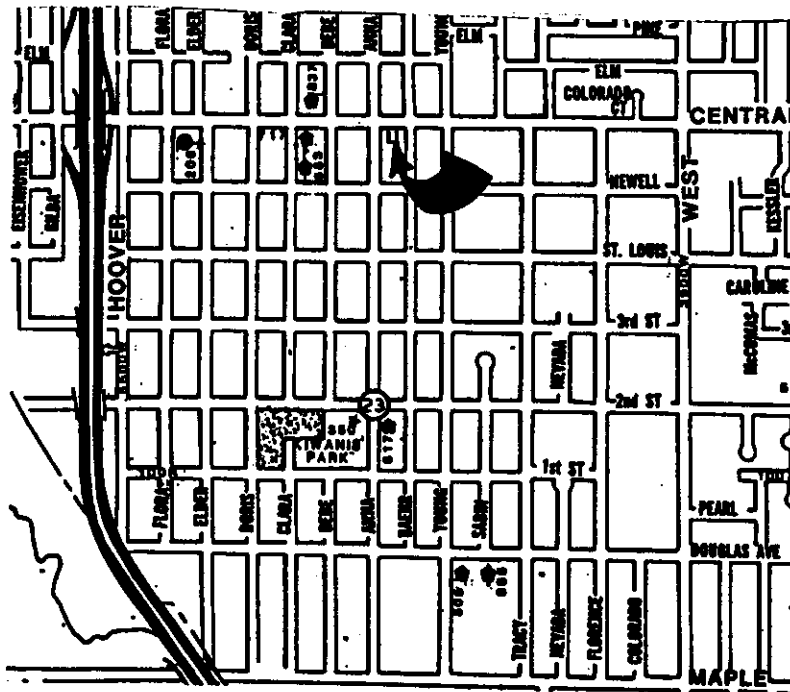
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 5,534 sq. ft.

CURRENT ZONING: "AA" (single-family)

PROPOSED ZONING: "LC" (light commercial) (Z-2921)

VICINITY MAP:



D. J. FISHER 2ND ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A., Survey-
ors in aforesaid county and state do hereby certify
that we have surveyed and platted "D.J. FISHER
2ND ADDITION," Wichita, Kansas, and that the accom-
panying plat is a true and correct exhibit of the
property surveyed described as and being a re-
plat of the east 49.17 feet of Lots 23 and 24,
Block 2, Orchard Park Addition, Wichita, Sedgwick
County, Kansas.

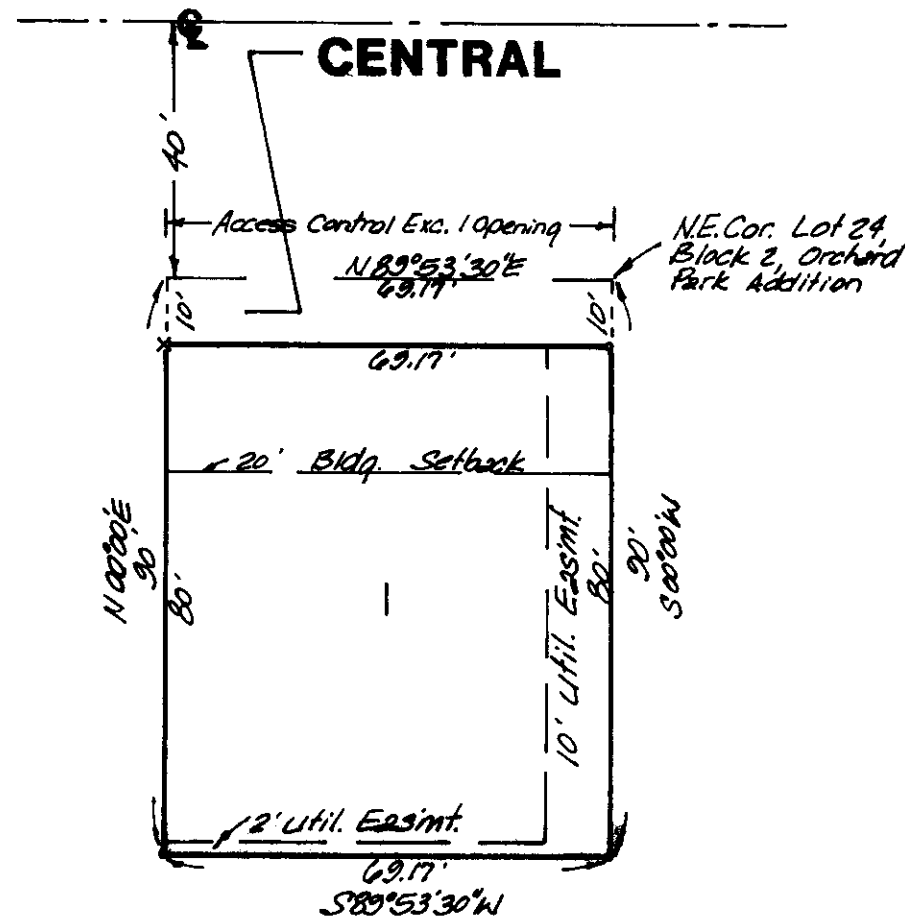
Baughman Company, P.A.

Date

Gregory F. Severns

Surveyor

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/17/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/16/88



Know all men by these presents
that we, the undersigned, have caused the land described
in the surveyors certificate to be platted into a lot
and street to be known as "D.J. FISHER 2ND ADDI-
TION," Wichita, Kansas. The street is hereby dedicated
to and for the use of the public. The utility easements
are hereby granted as indicated for the construction
and maintenance of all public utilities. All abutters
rights of access to or from Central over and across the
north line of Lot 1 are hereby granted to the City of
Wichita provided however that Lot 1 shall have access
to Central at one point as shall be determined by the
City Engineer of Wichita.

W.E. Watkins

Gery M. Fisher

Jacque C. Fisher

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was ac-
knowledged before me this _____ day of _____ 198____,
by W.E. Watkins, a single person.

My App't Exp. _____ Notary Public

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was ac-
knowledged before me this _____ day of _____ 198____,
by Gery M. Fisher and Jacque C. Fisher, husband and
wife.

My App't Exp. _____ Notary Public

10' Util/Easement
This plat of "D.J. FISHER 2ND ADDI-
TION," Wichita, Kansas, has been submitted to and ap-
proved by the Wichita-Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 198____.

Wichita-Sedgwick County Metropolitan Area Planning
Commission

Sue L. Crockett

Chairman

Mervin S. Krout

Secretary

This plat approved and all dedica-
tions 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 }
Sedgwick County } S.S. This is to certify that this plat has
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 Reza

Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1663
(316) 368-4561

November 21, 1988

Baughman Co.,
315 Ellis
Wichita, KS 67212

Re: S/D 88-97 D.J. FISHER 2ND ADDITION, on the south side of
Central, between Anna and Baehr

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 18, 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 City 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Gery M. Fisher, 4715 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer

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