



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67212

Re: S/D 89-8, Final Plat of KRATZKE'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, 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 February 24, 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 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 the first 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: Lawrence O. Kratzke, 4153 N. Broadway, Wichita, KS 67219
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

KRATZKE'S ADDITION

WICHITA, KANSAS

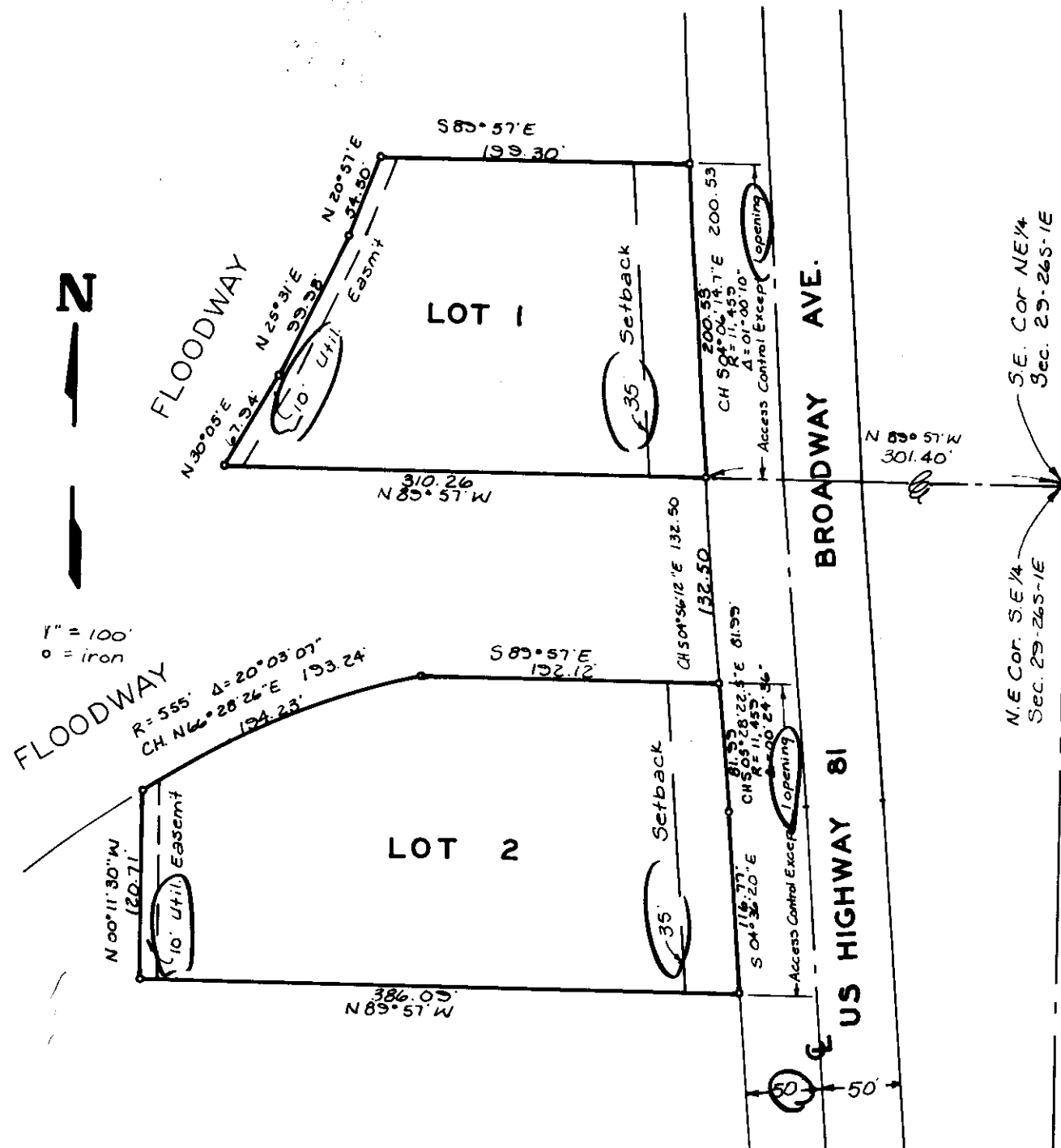
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/23/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/24/89

State of Kansas } s.s.
Sedgwick County } We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "KRATZKE'S ADDITION" Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed and being the south 200 feet of the N.E. 1/4 of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M. Sedgwick County, Kansas, lying east of the easterly Flood Control right-of-way as condemned in Case No. A-41035 and lying west of the westerly right-of-way of U.S. Highway 81 as recorded in Deed Book 444 at page 608, together with that part of the S.E. 1/4 of Sec. 29, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, beginning 8 rods (132 feet) south of the N.E. Corner of said S.E. 1/4; thence south, along the east line of said S.E. 1/4, thence south, along the east line of said S.E. 1/4, 12 rods (198 feet); thence west, parallel with the north line of said S.E. 1/4, 40 rods (660 feet); thence north, parallel with the east line of said S.E. 1/4, 12 rods (132 feet); thence east, parallel with the north line of said S.E. 1/4, 40 rods (660 feet) to the place of beginning, except that part lying northwesterly of the southeasterly Flood Control right-of-way as condemned in Case No. A-41035 and except that part lying east of the westerly right-of-way of U.S. Highway 81 as recorded in Deed Book 444, Page 552.

Baughman Company, P.A.

Date

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 to be known as "KRATZKE'S ADDITION," Wichita, Kansas. 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 Broadway Ave., over and across the easterly line of Lots 1 and 2 are hereby granted to the appropriate governing body provided however that Lots 1 and 2 shall have access to Broadway Ave. at 1 point each as shall be determined by the Engineer of the appropriate governing body. City of Wichita.

Lawrence O. Kratzke

Carolyn Kratzke

State of Kansas } s.s.
Sedgwick County } The foregoing instrument acknowledged before me, this _____ day of _____ 19____, by Lawrence O. Kratzke and Carolyn Kratzke, his wife.

My App't Exp _____ Notary Public

This plat of "KRATZKE'S ADDITION", Wichita, Kansas, 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 accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1989

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

John Moir

Entered on transfer record this _____ day of _____ 1989.

Don Wright County Clerk

State of Kansas } s.s.
Sedgwick County } This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1989, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

March 2, 1989

STAFF REPORT
(Final Plat Approved 2/23/89)

CASE NUMBER: S/D 89-8 - KRATZKE'S ADDITION

OWNER/APPLICANT: Lawrence O., Kratzke, 4153 N. Broadway,
Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Broadway in an area north of
I-235

SITE SIZE: 2.7 acres

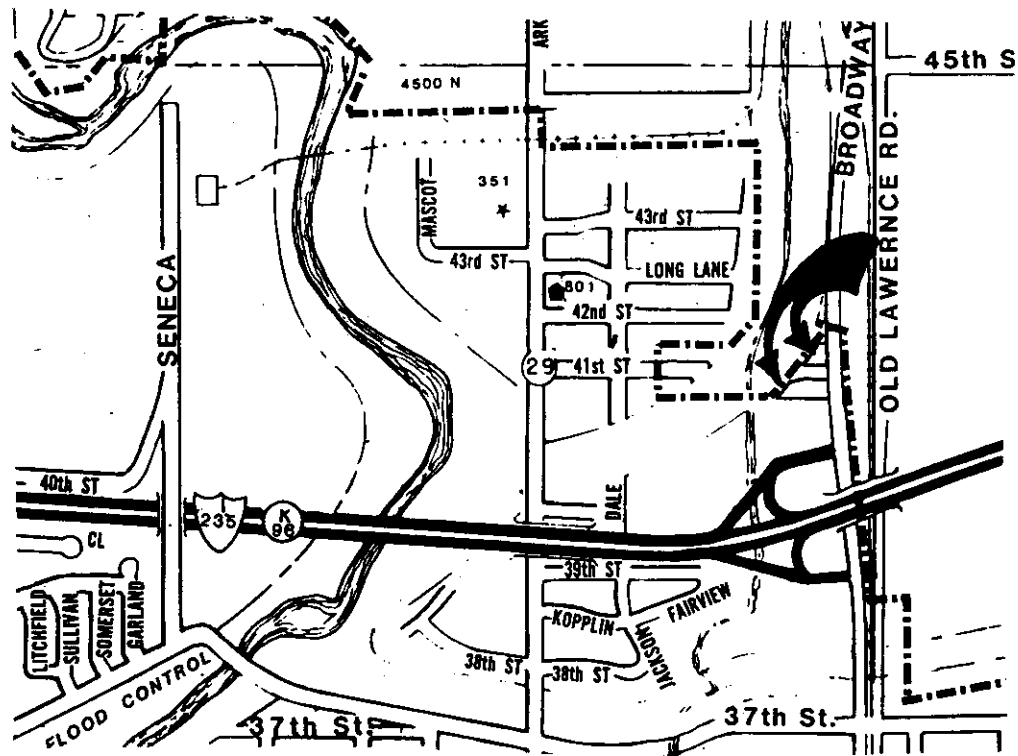
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 50,116 sq. ft.

CURRENT ZONING: "E" & "F" Light and Heavy Industrial

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- C. The applicant shall petition for the extension of sanitary sewer to serve the lots being platted. This petition will be held until it can be combined with other petitions in the area.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that there may be limitations that exist with the State concerning access to Broadway.
- F. The plattor's text shall be amended to read that access control is being dedicated to the City with, the points of access determined by the City Engineer of the City of Wichita, Kansas for the lots being platted.
- G. The final plat tracing shall indicate "John Moir" as "City Clerk" in the City Council Signature block.
- 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.