



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 14, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

**FILE COPY**

Re: S/D 89-19 - AMBURGEY 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 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 April 7, 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:sm

cc: Jack R. Amburgey, 1325 Smith, Wichita, KS 67212  
Mike Lindebak, City Engineer

OFFICE COPY

DO NOT REMOVE

FINAL PLAT

# AMBURGEY 2ND ADDITION

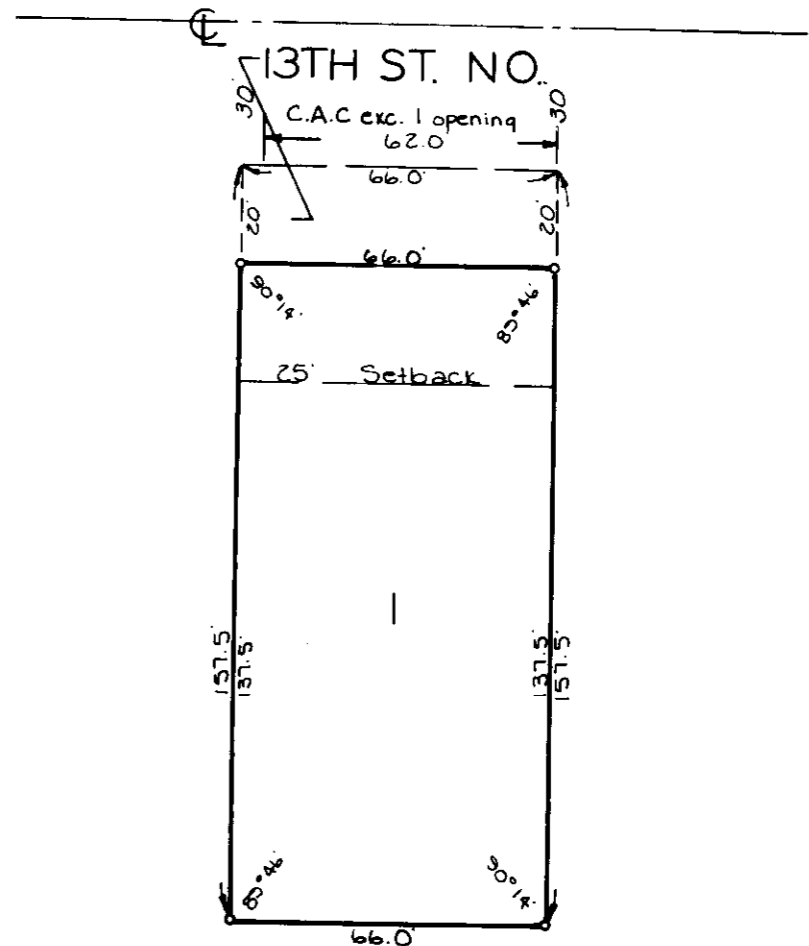
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON April 6, 1989 SUBJECT WICHITA, KANSAS TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED April 7, 1989

State of Kansas }  
Sedgwick County } s.s. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "AMBURGEY 2ND ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being the east 66 feet of the west 132 feet of the north 157.5 feet of Lot 3, R.A. Morris Tracts, Sedgwick County, Kansas.

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 a lot, to be known as "AMBURGEY 2ND ADDITION", Wichita, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 13th Street North, over and across the east 62 feet of the north line of Lot 1 are hereby granted to the City of Wichita provided however that Lot 1 shall have access to 13th Street North at 1 point over the east 62 feet of the north line thereof as shall be determined by the City Engineer of the City of Wichita, Kansas.

This plat of "AMBURGEY 2ND ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission Dated this \_\_\_\_ day of \_\_\_\_\_ 198\_\_.

\_\_\_\_\_  
Jack R. Amburgey Patricia A. Amburgey

\_\_\_\_\_  
Sue L. Crockett Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

State of Kansas }  
Sedgwick County } s.s. The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_ 198\_\_, by Jack R. Amburgey and Patricia A. Amburgey, his wife.

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

\_\_\_\_\_  
My App't Exp. \_\_\_\_\_ Notary Public

\_\_\_\_\_  
Sheldon Kamen Mayor  
\_\_\_\_\_  
John Mair City 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.

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_ 198\_\_.

\_\_\_\_\_  
Pat Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

\_\_\_\_\_  
Don Wright County Clerk

STAFF COMMENTS:

- A. The applicant shall obtain, by separate instrument, the 4.5 foot wide off-site utility easement required adjacent to the south line of this plat. This instrument shall be submitted to the Planning Department for processing.
- B. The applicant is advised that this portion of 13th Street North is a part of the designated collector street system. The final plat tracing shall indicate the platting of 35-foot half-street right-of-way.
- C. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. 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.
- 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. Recording of the plat within 30 days after approval by the City Council.

Note: This plat is in final form only.

April 13, 1989

STAFF REPORT  
(Final Plat Approved 4/6/89)

CASE NUMBER: S/D 89-19 - AMBURGEY 2ND ADDITION

OWNER/APPLICANT: Jack R. Amburgey, 1325 Smith, Wichita, KS  
67212

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

LOCATION: South side of 13th Street North in an area  
west of Smith Street.

SITE SIZE: 0.23 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 9,075 sq. ft.

CURRENT ZONING: "AA" One-family Dwelling

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VICINITY MAP:

