

- K. 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.
- L. On the final plat tracing the MAPC's signature block shall be amended to indicate Sue L. Crocket as Chairman.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-6

December 8, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-103 ROBERT E. BLEVINS ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Steven Potucek

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northwest corner of Oliver & 31st Street South

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

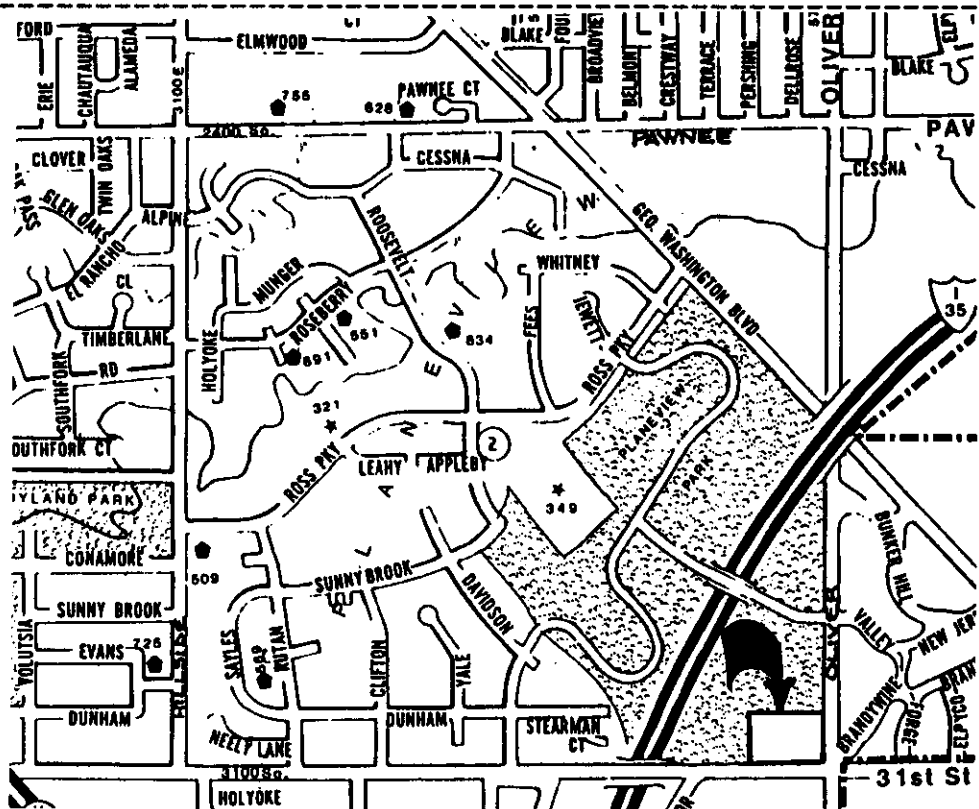
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 66,895 sq. ft.

CURRENT ZONING: "AA" (single-family)

proposed zoning: "LC" (light-commercial) (Z-2930)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this site and provide an adequate easement for this extension.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the abandonment and relocation of the 10 inch water line located on this plat and not being covered by a utility easement.
- D. The applicant shall guarantee the construction of accel/decel lanes adjacent to this plat, located at the intersection of Oliver and 31st Street South. This guarantee will be held and not activated until a traffic study indicates the need for such improvement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that prior to the issuing of a building permit, the structures which encroaches into the street right-of-way being dedicated by this plat must be removed and the structure which encroaches into the utility easement being granted must be removed. The City is advised any contract for the sale of this property will need to indicate that the purchaser will be responsible for the removal of said structures.
- G. In regard to the structure or structures within the building setbacks being established by this plat, Central Inspection has advised that the platting of these setbacks does not preclude the property owner from maintaining or remodeling that portion of the structure within the setback area. However, the structure cannot be enlarged within the setback and if it is removed, any new construction must observe the platted building setback.
- H. On the final plat tracing, 70-feet of complete access control shall be indicated to 31st Street South and Oliver from the southeast corner of the plat. The platlor's text shall be amended accordingly.
- I. The platlor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- J. Prior to submitting the final plat tracing the applicant shall submit the additional drainage information requested by City Engineering.

ROBERT E. BLEVINS ADDITION,
OFFICE COPY
DO NOT REMOVE

E. BLEVINS ADDITION,
SEDGWICK COUNTY, KANSAS.
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/1/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12/2/88

State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Robert E. Blevins Addition", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The south 312 feet of the east 350 feet of the SE 1/4 of Section 2, T28S, R1E of the 6th P.M., Sedgwick County, Kansas.

All streets and easements not previously vacated within the boundaries of the above described property being vacated and replatted by virtue of K.S.A. SUPP 12-512 (b).

Lowell D. High, Land Surveyor

Know all men by these presents that the City of Wichita, Sedgwick County, Kansas, by Sheldon Kamen, Mayor, has caused the land described in the Land Surveyor's certificate to be platted into a Lot to be known as "Robert E. Blevins Addition", Wichita, Sedgwick County, Kansas. Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The drainage easement as indicated on the plat is hereby granted for drainage purposes.

All abutters' rights of access to or from Oliver Avenue, over and across the south 40 feet of the east line of Lot 1, are hereby granted to the appropriate governing body, City of Wichita.

All abutters' rights of access to or from Oliver Avenue, over and across the east line of Lot 1, except the south 40 feet, thereof, are granted to the appropriate governing body, provided, however, that Lot 1 shall have access to Oliver Avenue at one location to be designated by the City Engineer.

All abutters' rights of access to or from 31st Street South, over and across the east 40 feet of the south line of Lot 1, are hereby granted to the appropriate governing body, City of Wichita.

All abutters' rights of access to or from 31st Street South, over and across the south line of Lot 1, except the east 40 feet, thereof, are granted to the appropriate governing body, provided, however, that Lot 1 shall have access to 31st Street South at one location to be designated by the City Engineer.

The City of Wichita, Sedgwick County, Kansas

ATTEST: Sheldon Kamen, Mayor
Dale E. Rea, Deputy City Clerk

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this ___ day of ___, 19___, by Sheldon Kamen, Mayor of the City of Wichita, Sedgwick County, Kansas, a municipal corporation, on behalf of the municipal corporation.

My Commission expires: ___, Notary Public

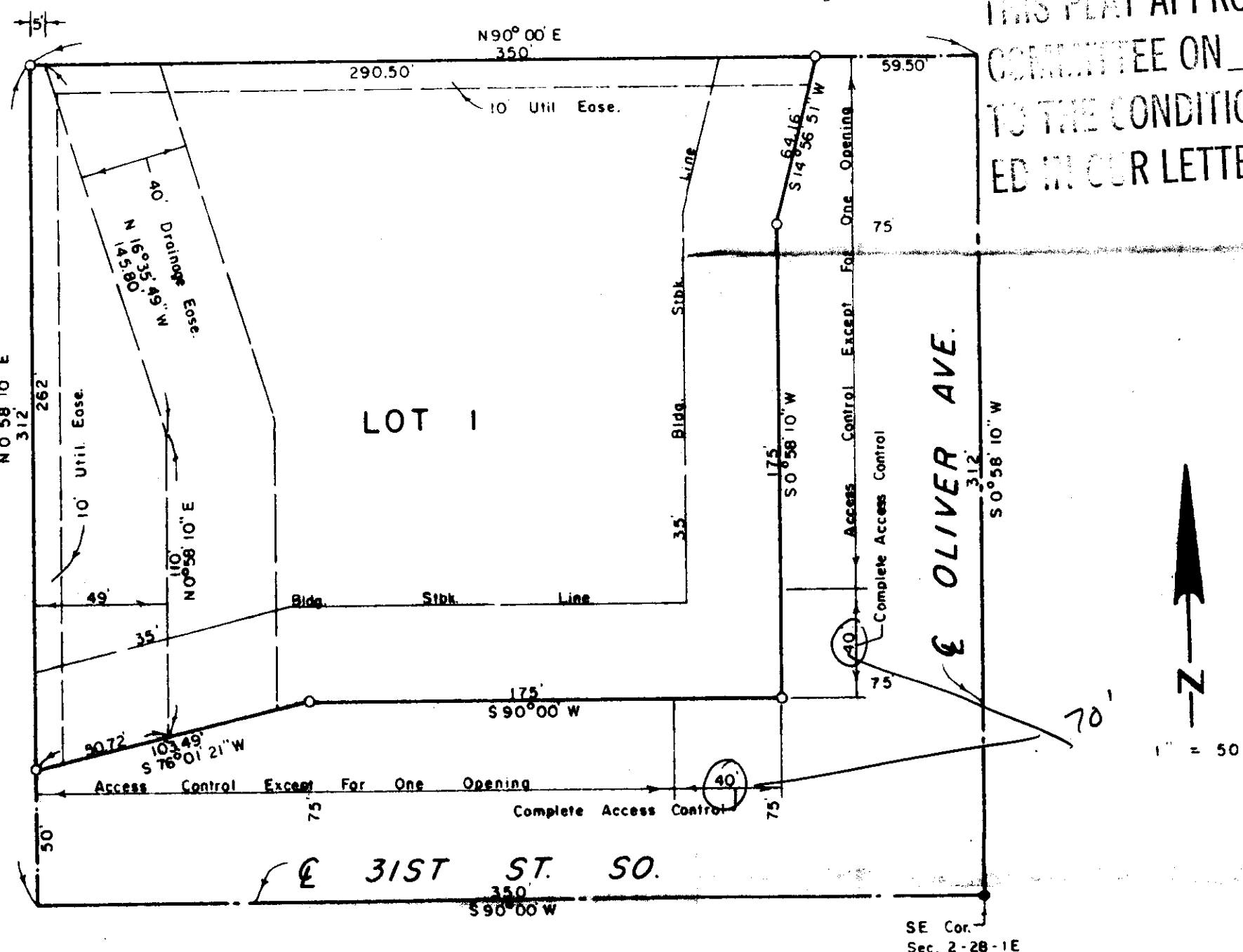
This plat of "Robert E. Blevins Addition", Wichita, Sedgwick County, Kansas submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of ___, 1988.

Wichita-Sedgwick County Metropolitan
Area Planning Commission.

Elton Parsons, Chairman

Marvin S. Krout, Secretary



This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas this ___ day of ___, 1988.

Sheldon Kamen, Mayor
Dale E. Rea, Deputy City Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at ___, on the ___ day of ___, 1988.

Pat Kettliff, Register of Deeds

Ed Rea, Deputy

Entered on transfer record this ___ day of ___, 1988.

Don Wright, County Clerk

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 8, 1988

Mr. Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: S/D 88-103 - ROBERT E. BLEVINS ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 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 December 2, 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.
Mayor will sign @ a later date
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 platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.
City Property

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Steve Potucek, Real Property Manager,
City Engineering
Mike Lindebak, City Engineer

FILE COPY