

STAFF COMMENTS:

NOTE: An associated zone case (Z-2884) requesting a zone change from "BB" (office) to "LC" (light commercial) zoning has been approved for this site, subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid paving petition for the paving of Barbara from the east line of Seneca to the east line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since a sidewalk system does not exist to the east, it is recommended that the sidewalk required on Barbara, by this lot's commercial zoning, be waived.
- E. On the final plat tracing, a 35-foot building setback from Seneca and a 20-foot building setback from Barbara, shall be indicated.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, references in the legal description and below the drawing shall be corrected to read F.A. Brown's (not Brown) Addition.
- H. On the final plat tracing, the M.A.P.C. signature block shall be amended to reference Elton Parsons, Chairman.
- I. For informational purposes, it is noted that this plat may create a landlocked portion of property for a portion of Lot 2, Block D, in F.A. Brown's Addition to the east of the plat. This portion of lot is, however, owned by the same person owning the portion of Lot 1, which abuts Barbara. Further, this site has been developed under one use.
- 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

NOTE: This plat has been submitted in final form only.

JANUARY 14, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-124 - SEDONA ADDITION

OWNER/APPLICANT: Donald & Bethel Jo Harter, 8430 Lakeland Court,
Wichita, KS 67207

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: At the southeast corner of Seneca and Barbara.

SITE SIZE: 0.49 Acre

NUMBER OF LOTS:

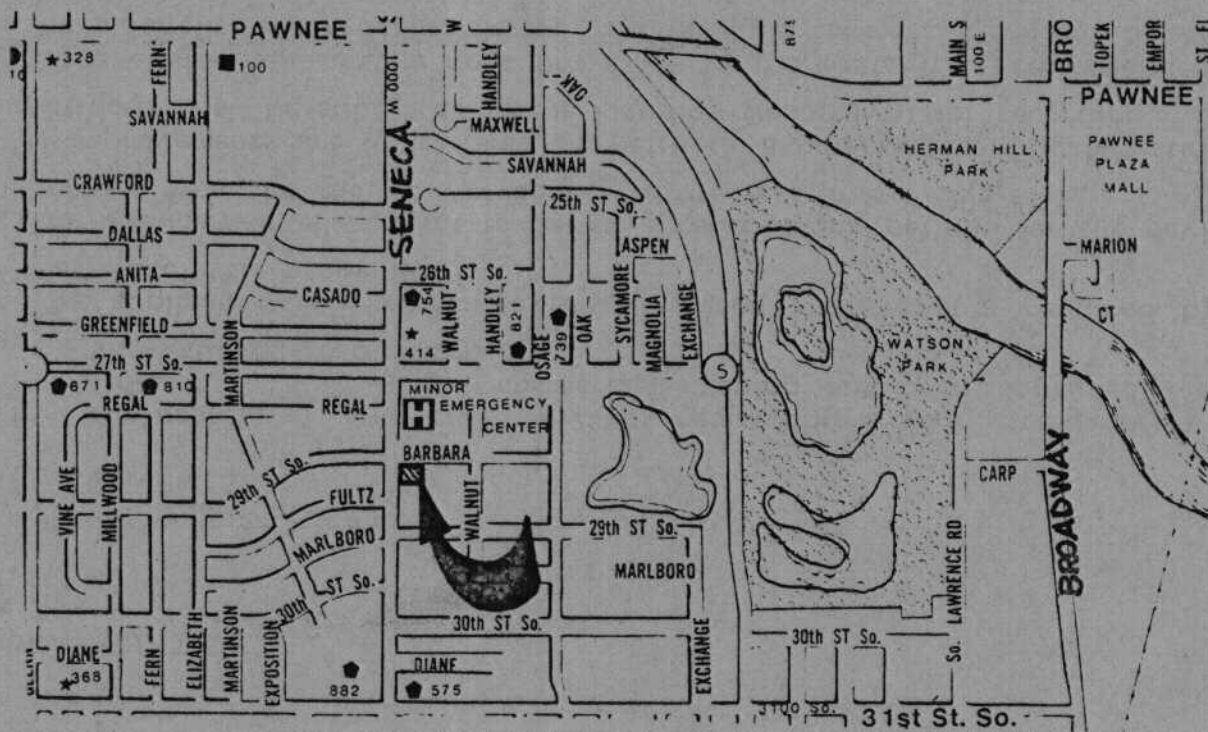
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 21,258 Sq. Ft.

CURRENT ZONING: "BB"

PROPOSED ZONING: "LC" (Z-2884)

VICINITY MAP:



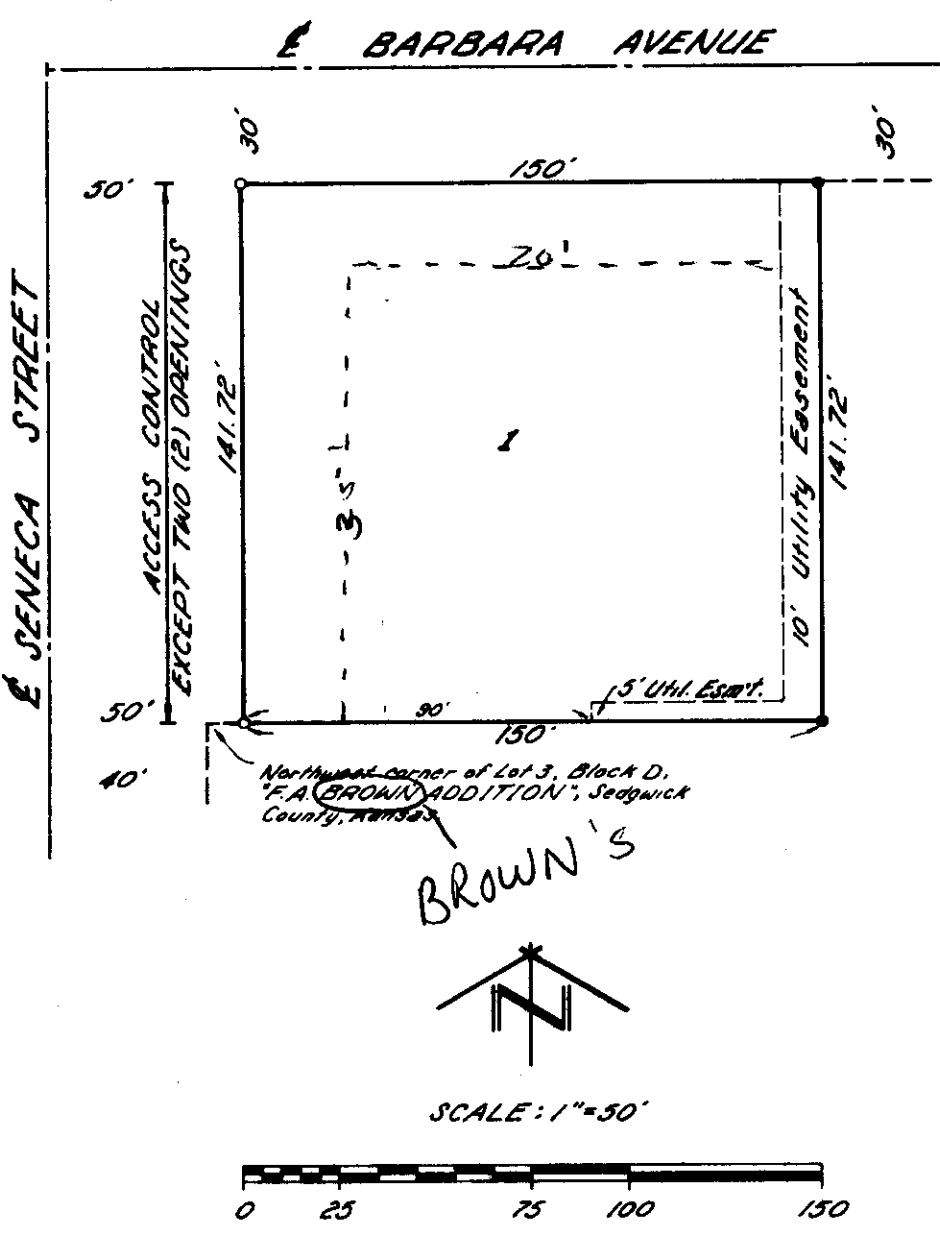
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/14/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/14/88

OFFICE COPY
DO NOT REMOVE

SEDONA ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

SW 1/4 SEC. 5, T28S, R1E

FINAL PLAT



0-1/2" IRON PIPE FOUND
#4 REBAR WITH T.T.L.S.I. - CLS22" I.D. CAP SET

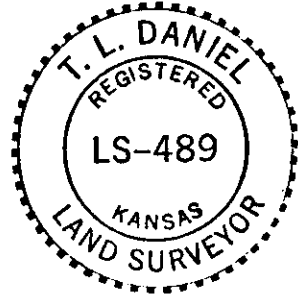
STATE OF KANSAS)
SEDGWICK COUNTY) SS

TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "SEDONA ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY BEING A REPLAT OF:

LOTS 1 AND 2, EXCEPT THE EAST 140 FEET, BLOCK D, EXCEPT THE WEST 10 FEET THEREOF FOR STREET, IN "F. A. BROWN ADDITION", SEDGWICK COUNTY, KANSAS.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL LS#489



DATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT TO BE KNOWN AS "SEDONA ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. ACCESS CONTROL TO SENECA STREET OVER AND ACROSS THE WEST LINE OF LOT 1 IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO SENECA STREET AT TWO OPENINGS WHICH SHALL BE DETERMINED BY THE APPROPRIATE ENGINEER.

DONALD L. HARTER

BETHEL JO HARTER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1987, BY DONALD L. HARTER.

_____, NOTARY PUBLIC

MICHELE R. HALL

MY APPOINTMENT EXPIRES: 8 AUGUST, 1988

STATE OF ARIZONA)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1988, BY BETHEL JO HARTER.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION

KNOW ALL MEN BY THESE PRESENTS THAT MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION, MORTGAGEE ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CONSENT TO THIS PLAT OF "SEDONA ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

ALAN H. SCHMIDT
VICE-PRESIDENT

GARY G. NEWCOME
ASSISTANT VICE-PRESIDENT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1988, BY ALAN H. SCHMIDT, VICE-PRESIDENT AND GARY G. NEWCOME, ASSISTANT VICE-PRESIDENT OF MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION, ON BEHALF OF THE SAVINGS AND LOAN ASSOCIATION.

_____, NOTARY PUBLIC

ERNESTINE COOK

MY APPOINTMENT EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT NEVA D. HARTER, MORTGAGEE ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CONSENT TO THIS PLAT OF "SEDONA ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

NEVA D. HARTER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 1988, BY NEVA D. HARTER.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF "SEDONA ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION WICHITA, KANSAS, THIS _____ DAY OF _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

JOHN TERRY MOORE

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED ~~AND ALL~~ DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1988.

WICHITA CITY COUNCIL

_____, MAYOR

ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK

DALE E. REA

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK

DON WRIGHT



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
405 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(765) 268-4561

January 21, 1988

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-124 - SEDONA ADDITION

Dear Gentlemen:

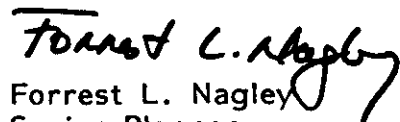
At the regular meeting of the Metropolitan Area Planning Commission on January 21, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 14, 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 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

cc: Donald & Bethel Jo Harter, 8430 Lakeland Court, Wichita, KS 67207
Joe Charles, 505 Derby Hills Drive, Derby, KS 67037

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