

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-80 - KENYON'S KORNER

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

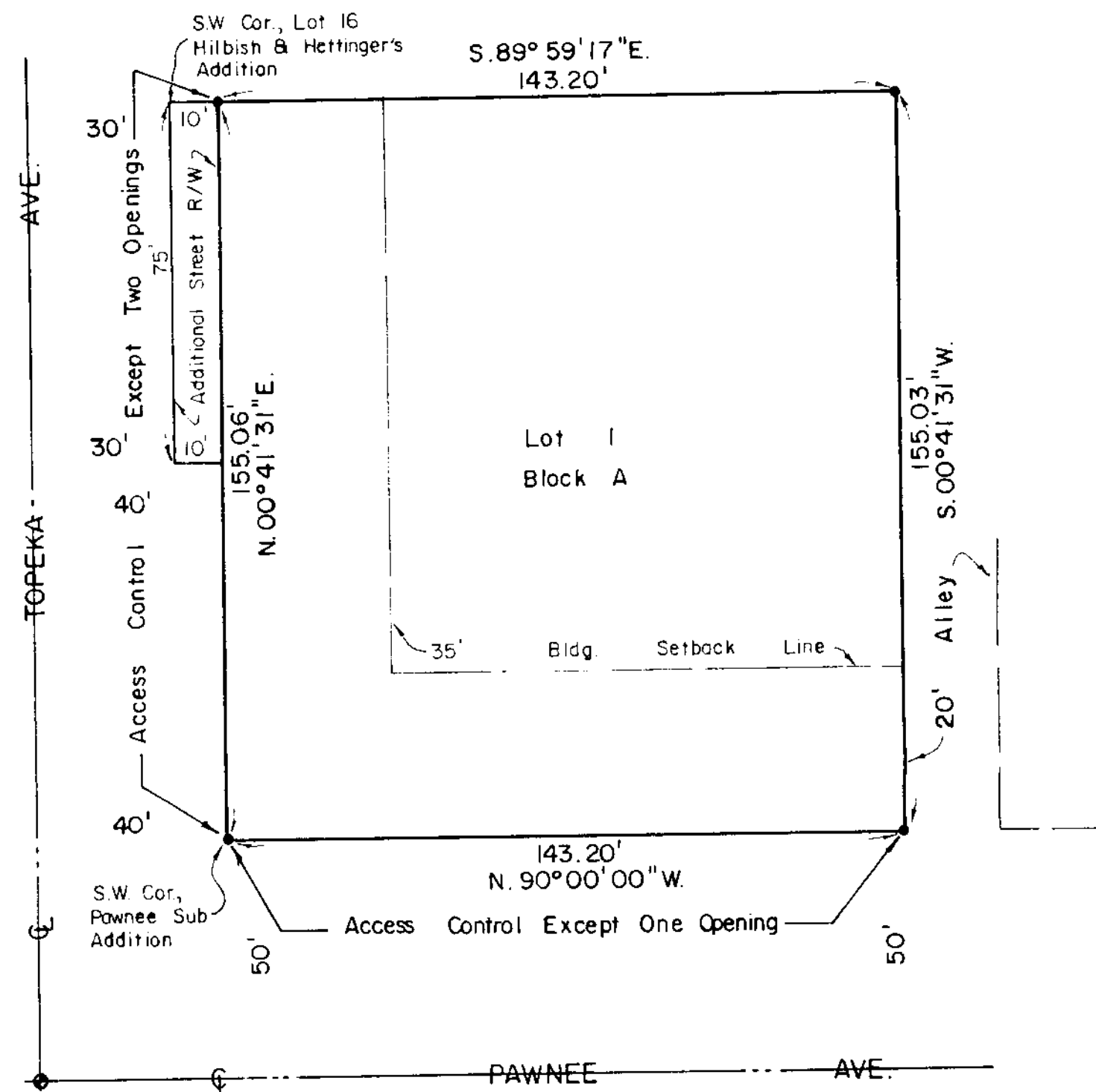
Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Seybrun L. Lathrom, 5738 S. Broadway, Wichita, KS 67216
Pat Kenyon, c/o J.P. Weigand & Sons, Inc., 150 N. Market
Wichita, KS 67202

FILE COPY



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "KENYON'S KORNER, an Addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block and a Street, the same being accurately set forth on the accompanying plat and described as being a Replat of Lot 2 in Pawnee Sub Addition and also Lots 10, 12 and 14 on Topeka Avenue in Hilbisch & Hettinger's Addition to Wichita, Sedgwick County, Kansas.

Craig Moehring

Surveyor

KENYON'S KORNER

Wichita, Sedgwick Co., Ks.

OFFICE COPY

DO NOT REMOVE

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block and a Street, to be known as "KENYON'S KORNER", an Addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities if any, as indicated on the accompanying plat, are hereby granted. The street is hereby dedicated to and for the use of the public. All abutter's rights of access to or from Topeka Avenue, over and across the West line of Lot 1, Block A, and also to or from Pawnee Avenue, over and across the South line of Lot 1, Block A, are hereby granted to the City of Wichita, provided however, that Lot 1, Block A, shall have access to Topeka Avenue at two locations and further that Lot 1, Block A, shall have access to Pawnee Avenue at one location, as determined by the City Engineer.

Ray Ellis

Henrietta Dyer Ellis

STATE OF TEXAS, COUNTY OF DALLAS, SS:

Be it remembered that this _____ day of _____, 1987, before me, a Notary Public in and for said State and County came Ray Ellis and Henrietta Dyer Ellis, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/24/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/25/87

FINAL PLAT

This plat of "KENYON'S KORNER" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rea

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 _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. As required by the drainage plan for this property, the applicant shall guarantee the paving of the adjacent alley, including storm sewers.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that he should close the residential-width drive approach to Topeka if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. On the final plat tracing, the governing body's signature block shall indicate that the dedications are accepted by the "City Council" of the City of Wichita, Kansas.
- 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.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-80 - KENYON'S KORNER

OWNER/APPLICANT: Seybrun L. Lathrom

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: Northeast corner of Topeka and Pawnee.

SITE SIZE: 0.51 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 22,205 Sq. Ft.

CURRENT ZONING: "A" and "LC"

PROPOSED ZONING: "LC" (Z-2856)

VICINITY MAP:

