

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-31 Name: KNETZER ADDITION

Preliminary Approval: ~~Not Recommended~~
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: North of 11th Street North, in an area west of West Street.
Owner: Marvin Knetzer, 1232 Baker, Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.5
2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
3. Minimum Lot Area: 10,402.0 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Based on the configuration of the platted lot to the north of this plat, it is recommended that the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations, Section 7-204(D)(1), be waived.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. The applicant is advised that prior to scheduling this plat for review by the City Council, the shed must be removed from the utility easement centered on the lot line common to Lots 1 and 2.
- F. On the final plat tracing, the Mayor's signature block shall be amended to reference Robert G. Knight, Mayor.
- G. On the final plat tracing, the platlor's text shall be amended to indicate that: "This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 19____."
- 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.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

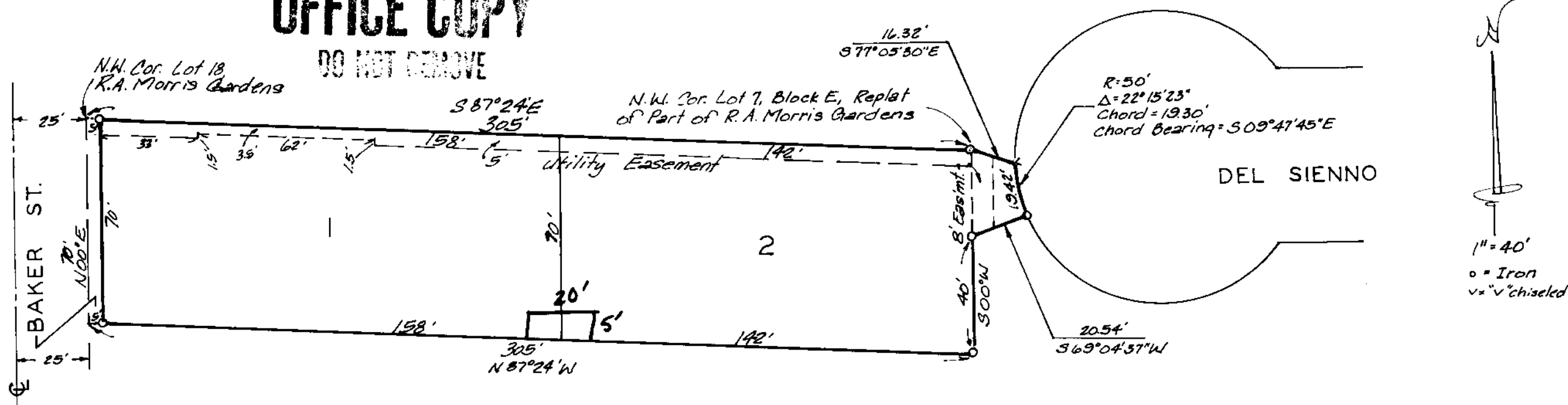
NOTE: This plat has been submitted in final form only.

KNETZER ADDITION

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE



Revised plat distributed 12/31/87

FEN

State of Kansas } S.S. We, Baughman Company, P.A. Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we
have surveyed and platted "KNETZER ADDITION" Wichita,
Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as and
being a replat of the north 70 feet of Lot 18, R.A. Morris
Gardens, Sedgwick County, Kansas, and that part of Lot 7,
Block E, Replat of part of R.A. Morris Gardens, Sedgwick
County, Kansas, described as beginning at the N.W. Corner
of said Lot 7; thence S 00° W, along the west line of said
Lot 7, 30 feet; thence N 69° 04' 37" E, 20.54 feet more or less
to the northeasterly line of said Lot 7 and being a curve
having a radius of 50 feet; thence northerly along the
northeasterly line of said Lot 7, 19.42 feet more or less to
the northern-most N.E. corner of said Lot 7; thence
N 77° 05' 30" W, along the northern-most line of said Lot
7, 16.32 feet to the place of beginning. Being situated in
the NE 1/4 of Sec. 14, Twp. 27-S, R-1-W, of the 6th P.M., Sedgwick
County, Kansas.

7-28-87

Date

Baughman Company, P.A.

Gregory F. Severns

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 and street
to be known as "KNETZER ADDITION" Wichita, Kansas. The
utility easements are hereby granted as indicated for
the construction and maintenance of all public utilities.
The street is hereby dedicated to and for the use of the
public.

Marvin D. Knetzer

Sharon L. Knetzer

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
Marvin D. Knetzer and Sharon L. Knetzer, his wife.

My Appt. Exp. _____

Phyllis Ann King

Notary Public

Bank IV, Wichita

We, the undersigned, holders of a mort-
gage on the above described property do hereby consent
to the plat of "KNETZER ADDITION" Wichita, Kansas.

Beneficial Mortgage Co. of Kansas, Inc.

Carol J. Haas

This plat of "KNETZER ADDITION"
Wichita, Kansas, has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day of _____ 198____.

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 _____
198____.

Mayor

Robert A. Knight

Deputy City Clerk

Dale E. Rea

Entered on transfer record this
_____ day of _____ 198____.

County Clerk

Don Wright

State of Kansas } S.S. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register of Deeds
this _____ day of _____ 198____, at _____ o'clock
_____ M., and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
J.D. Newman V.P. of Bank IV, Wichita,
on behalf of the Bank.

Notary Public

Jaquelyn C. Jones

My Appt. Exp. _____

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
_____ of Beneficial Mort-
gage Co. of Kansas, Inc. on behalf of the corporation.

Notary Public

Jerome H. Altenhofen

My Appt. Exp. _____

May 14, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-31 - KNETZER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 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 May 7, 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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Marvin Knetzer, 1232 Baker, Wichita, KS 67212