

July 22, 1988

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

Re: Final Plat - S/D 88-54: BETTS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 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 July 15, 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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

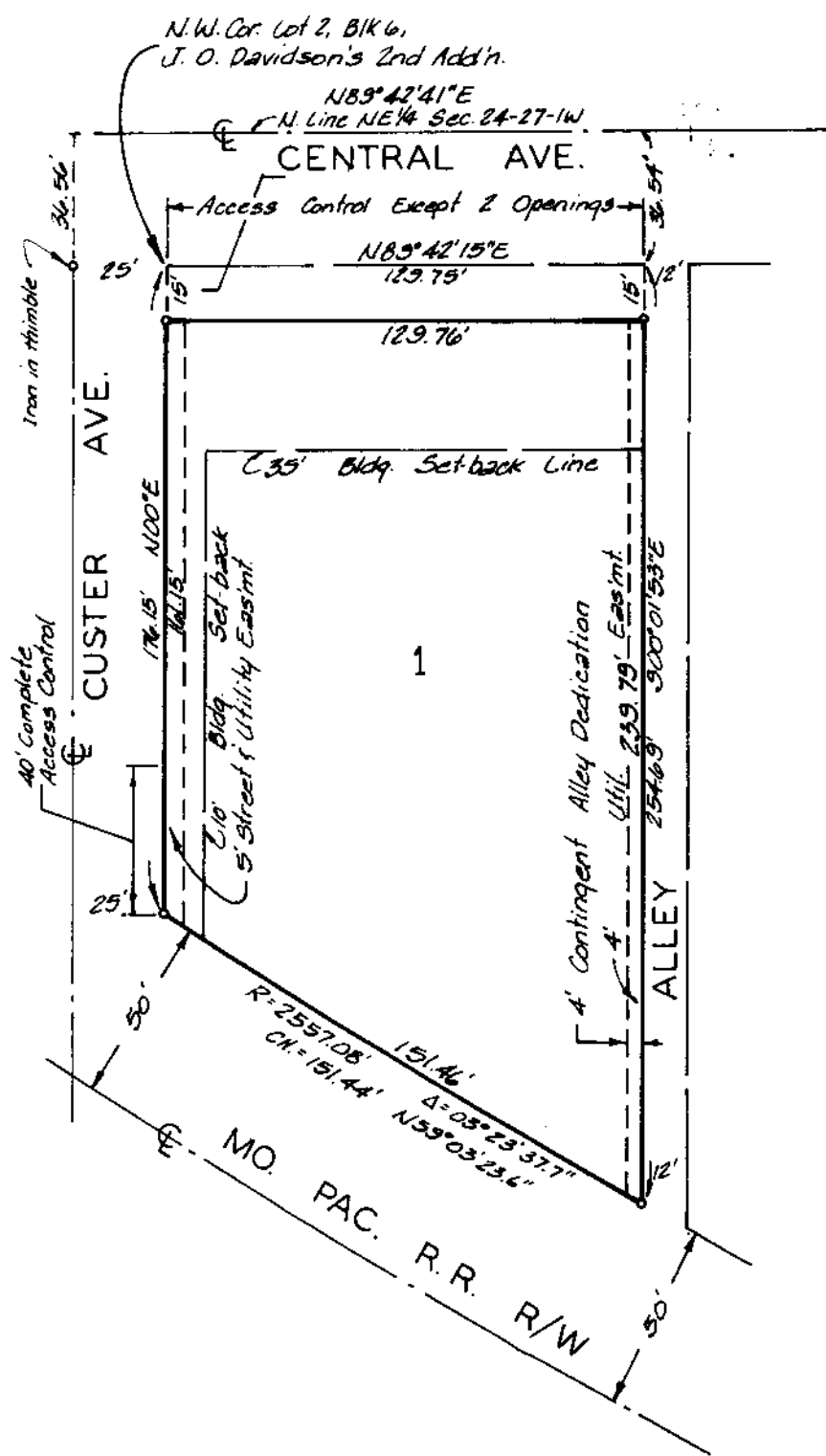
cc: Rudy and Lois Betts, 11054 West First Street, Wichita, Kansas 67212

FILE COPY

BETTS ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON \_\_\_\_\_ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED \_\_\_\_\_



State of Kansas } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BETTS ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 2, 4, 6, 8, 10, 12, 14 and 16, Block 6, J.O. Davidson's 2nd Addition, to Wichita, Kansas. Being situated in the NE 1/4 of Sec. 24, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

\_\_\_\_\_  
Date  
Baughman Company, P.A.  
\_\_\_\_\_  
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 and street to be known as "BETTS ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street easement is hereby granted for street and utility purposes. The contingent Alley dedication is hereby contingent upon the need for the right-of-way in the event that the additional right-of-way on the east side of the Alley becomes dedicated. This contingent dedication shall run with the land and be binding on all future owners of Lot 1. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Custer Ave. over and across the south 40 feet of the west line of Lot 1 and to or from Central Ave. over and across the north line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Central Ave. at two points as shall be determined by the City Engineer of the City of Wichita, Kansas.

\_\_\_\_\_  
Rudy J. Betts  
\_\_\_\_\_  
Lois M. Betts

State of Kansas } S.S. The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by Rudy J. Betts and Lois M. Betts, his wife.

\_\_\_\_\_  
Notary Public  
My Appt. Exp. \_\_\_\_\_

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "BETTS ADDITION," Wichita, Kansas.

First National Bank in Wichita  
\_\_\_\_\_  
Ivan P. Salyer, President

State of Kansas } S.S. The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by Ivan P. Salyer, President of the First National Bank in Wichita, on behalf of the bank.

\_\_\_\_\_  
Notary Public  
My Appt. Exp. \_\_\_\_\_

This plat of "BETTS 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.

\_\_\_\_\_  
Elton Parsons Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

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

\_\_\_\_\_  
Sheldon Kamen Mayor  
\_\_\_\_\_  
Dale E. Rea Deputy City Clerk

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

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

State of Kansas } 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.

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

STAFF COMMENTS:

NOTE: The applicant's associated zoning case (Z-2920) requesting "LC" (light commercial) and "A" (two-family dwelling) to "LC" (light commercial) is to be heard by MAPC on the 21st of July.

- 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. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Custer Avenue at the time of site development. (Commercial Zoning).
- D. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2920).
- E. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The final plat tracing shall reference in the platting's text that the alley is dedicated "contingent upon the opening up of the alley" and shall delete the phrase "the need for right-of-way in the event that the additional right-of-way on the east side of the alley becomes dedicated".
- G. The final plat shall indicate "complete access control" to Custer, across the west line of the plat from a point 150 feet north of the center of the adjacent railroad track.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

JULY 14, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-54 - BETTS ADDITION

OWNER/APPLICANT: Rudy and Lois Betts, 11504 W. 1st Street,  
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Central Avenue and Custer Avenue.

SITE SIZE: 0.6 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 129.76 Sq. Ft.

CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "LC" (Z-2920)

VICINITY MAP:

