

OCTOBER 8, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 8/27/87)

CASE NUMBER: S/D 87-76 - R.E. BOXBERGER'S FINAL EDITION

OWNER/APPLICANT: Kansas Department of Transportation

SURVEYOR/ENGINEER: Lowell D. High

LOCATION: Northwest corner of Tracy and Kellogg.

SITE SIZE: 2.45 Acres

NUMBER OF LOTS:

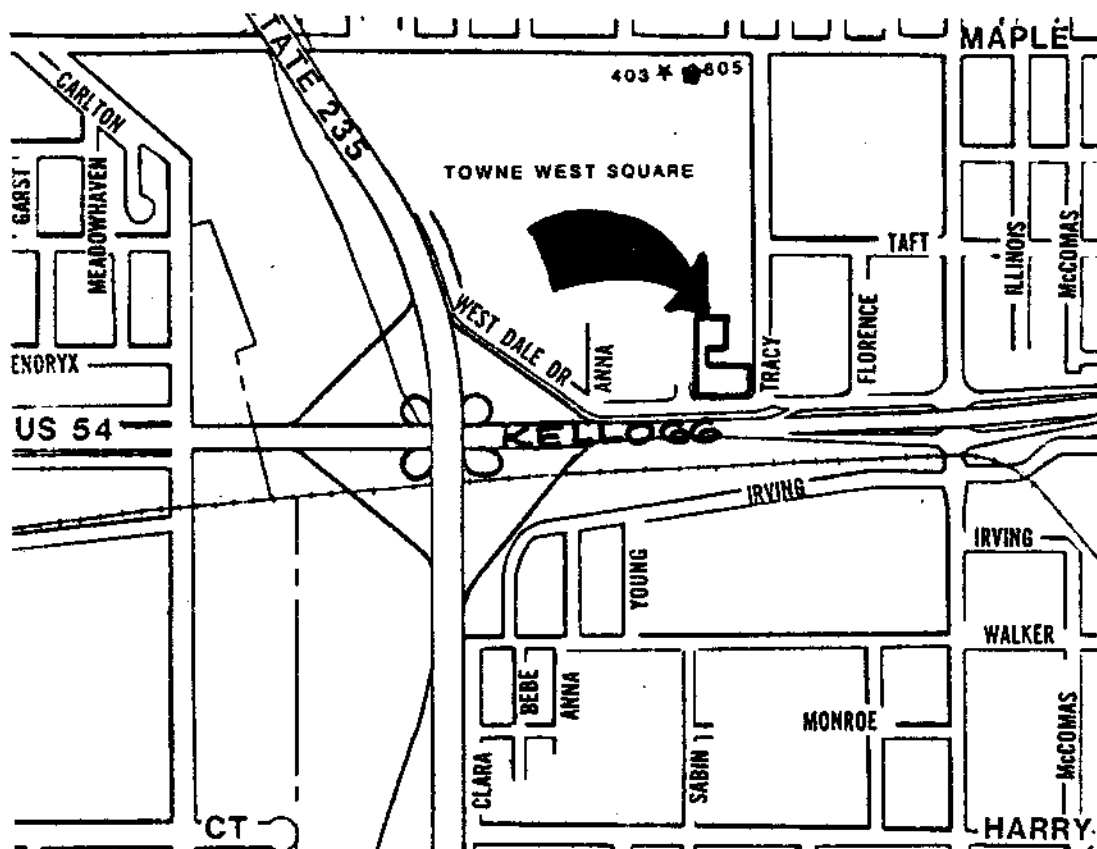
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 50,409 Sq. Ft.

CURRENT ZONING: "E" and "AA"

PROPOSED ZONING: "E" (Z-2875)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant has filed an associated zone change case requesting "E" (light industrial) zoning for all of Lot 2. This case will be considered by the MAPC at their October 15, 1987 meeting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- B. The applicant shall guarantee the extension of City water to serve Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since Lot 2 is presently zoned "AA" (single-family), and further, since continuation of this zoning district classification is inappropriate for this property, this plat is approved subject to the applicant gaining approval of his associated zone change case (Z-2875).
- E. On the final plat tracing, the center line of adjacent U.S. 54 shall be indicated. The amount of half-street right-of-way shall also be indicated.
- F. The final plat tracing shall indicate the platting of a 35-foot building setback on Lot 1 from adjacent Kellogg Drive.
- G. 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.
- 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. 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

R. E. BOXBERGER'S FINAL EDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/0/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10/9/87

OFFICE COPY
DO NOT REMOVE

This plat of "R. E. Boxberger's Final Edition, Wichita, Sedgwick
County, Kansas" has been submitted to and approved by the Wichita-
Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan
Area Planning Commission.

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted
by the City Council 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.

I, Lowell D. High, Land Surveyor in said State and County do hereby
certify that I have surveyed and platted, "R. E. Boxberger's Final
Edition", Wichita, Sedgwick County, Kansas, and that accompanying
plat is a true and correct exhibit of said survey described as
follows: A tract in the Southwest Quarter of the Northeast
Quarter of Section 26, Township 27 South, Range 1 West of the
Sixth Principal Meridian, Wichita, Sedgwick County, Kansas,
described as follows: Beginning at a point 771.01 feet South of
the Northeast corner and 210.89 feet West of the East line of said
Southwest Quarter and on the North line of Lot 3, Westwind Addition
to Wichita, Kansas, said North line on a bearing of South 89 degrees
41 minutes 53 seconds West; thence 250.00 feet on a bearing of
North 00 degrees 04 minutes 05 seconds West parallel with the
East line of said Southwest Quarter; thence 190.00 feet on a
bearing of South 89 degrees 41 minutes 53 seconds West; thence
345.73 feet on a bearing South 00 degrees 04 minutes 05 seconds
East to the South line of L & S Addition, Wichita, Sedgwick County,
Kansas; thence 30.60 feet on a bearing of North 88 degrees
27 minutes 20 seconds East along the South line of said L & S
Addition 1 thence 95.06 feet on a bearing North 00 degrees 04 minutes
05 seconds West to the extended North line of said Lot 3, Westwind
Addition; thence 159.41 feet on a bearing of North 89 degrees
41 minutes 53 seconds East along the extended North line and the
North line of said Lot 3, Westwind Addition to the point of beginning.

and
A tract of land in the Southwest Quarter of the Northeast Quarter
of Section 26, Township 27 South, Range 1 West, of the 6th P.M.,
described as follows: BEGINNING at a point 462.8 feet North and
45.0 feet West of the Southeast corner of said Southwest Quarter
of said Northeast Quarter Section; thence South to a point
372.8 feet North and 45.0 feet West of said Southeast corner;
thence Southwesterly to a point 322.4 feet North and 65.0 feet
West of said Southeast corner; thence Southwesterly to a point
294.6 feet North and 191.0 feet West of said Southeast corner;
thence West to a point 290.0 feet North and 401.0 feet West of
said Southeast corner; thence North to a point 455.0 feet North
and 401.0 feet West of said Southeast corner; thence East to the
place of beginning.

_____, Land Surveyor
Lowell D. High, L.S.

Know all men by these presents that the Kansas State Department
of Transportation by
has caused the land described in the Land Surveyor's certificate
to be platted into lots to be known as "R. E. Boxberger's Final
Edition, Wichita, Sedgwick County, Kansas."

All abutter's rights of access to or from Kellogg Drive, over and
across the East 50 feet and the West 40 feet of the South line of
Lot 2 are granted to the appropriate governing body.

All abutter's rights of access to or from Kellogg Drive, over and
across the South line of Lot 2, except the East 50 feet and
except the West 40 feet thereof, are granted to the appropriate
governing body, provided, however, that Lot 2 shall have access
to Kellogg Drive at two locations to be designated by the City
Engineer.

Kansas Department of Transportation

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day
of _____, 1987, by _____,
of Department of Transportation.

_____, Notary public

My Commission expires: _____

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 _____ o'clock, _____ m., on the
_____ day of _____, 1987,

_____, Register of Deed
Pat Kettler

_____, Deputy
Ed Rea

Entered on transfer record this _____ day of _____, 1987

_____, County Clerk
Don Wright



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

October 15, 1987

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

Re: Final Plat S/D 87-76 - R.E. BOXBERGER'S FINAL EDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 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 October 9, 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:dik

cc: Kansas Department of Transportation, c/o Steve Potucek

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