

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. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.**
- D. On the final plat tracing, complete access control shall be indicated along a line separating the areas designated for Kellogg Drive and Kellogg (U.S. 54 Highway). No reference to this access control should, however, be referenced in the plat's text. The indication of this access control is information only and is not being dedicated by this plat.**
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?**
- J. The representative from City Engineering should be prepared to state if this plat is in conflict with any proposed highway improvement plans.**

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 13

JUNE 30, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-49 - BRANDING IRON ADDITION

OWNER/APPLICANT: Branding Iron Motel, Inc., 7134 S. Yale, Suite 600,
Tulsa, OK 74153

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: East of Airport Road, on the south side of Kellogg.

SITE SIZE: 3.17± Acres

NUMBER OF LOTS:

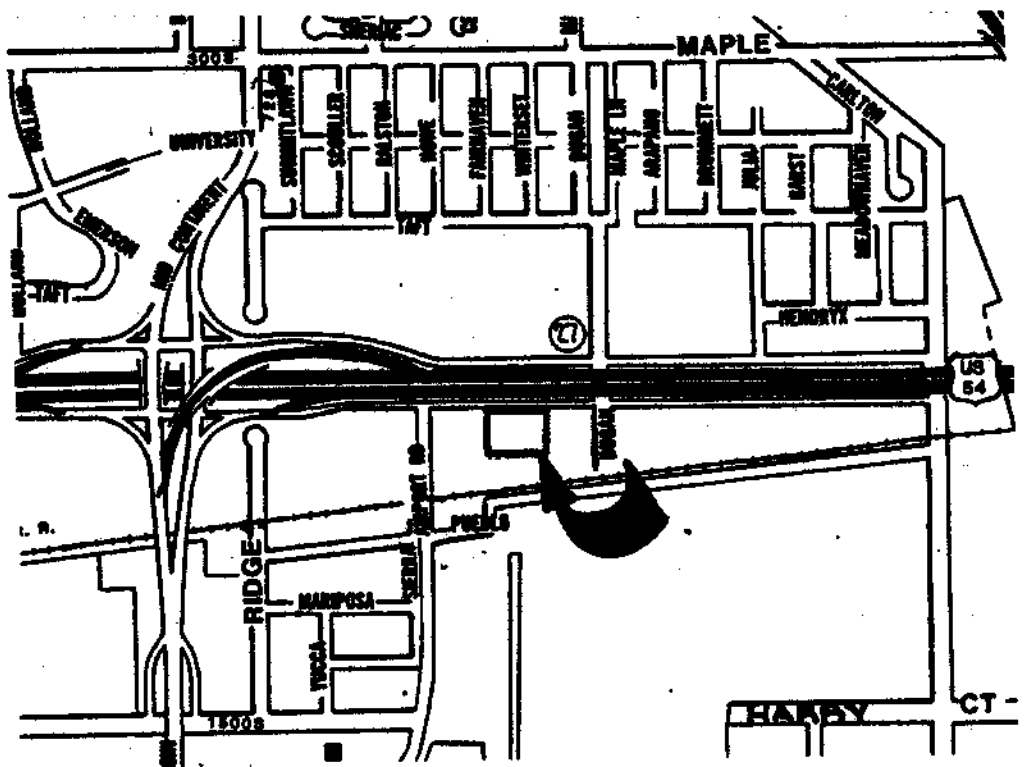
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 134,000 Sq. Ft.

CURRENT ZONING: "C"

PROPOSED ZONING: "C"

VICINITY MAP:



OFFICE COPY
DO NOT REMOVE

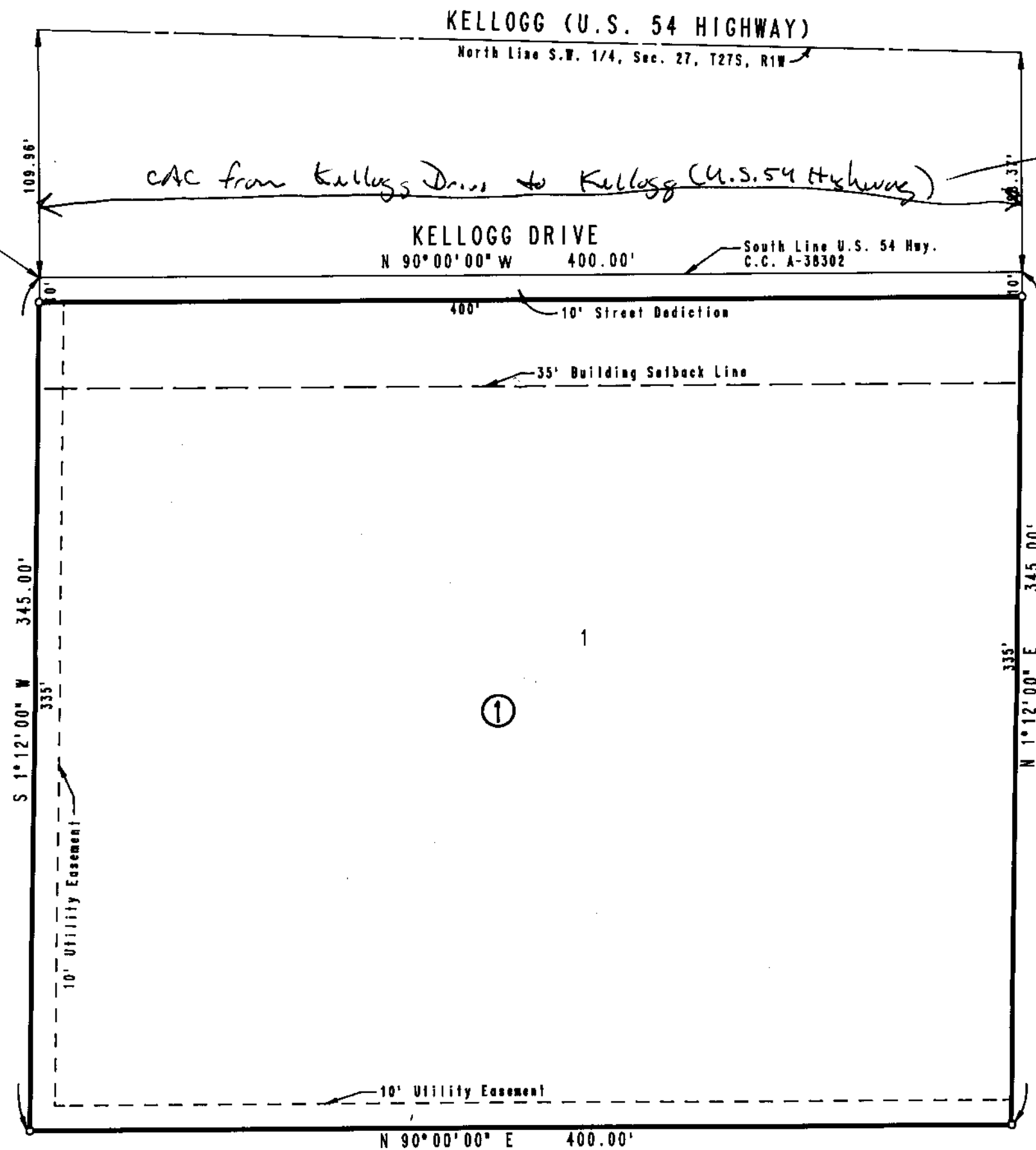
BRANDING IRON ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/30/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7/1/88

Point of Beginning
N.E. Cor. Lot 1, Thrifty 2nd Add.
475' East of West Line E. 1/2, S.W. 1/4
Sec. 27, T27S, R1W



Iron on face of
plat, but do not set
in text

SCALE: 1" = 50'
o = IRON SET

B.M. - CITY OF WICHITA B.M. DISC. AT
CENTER OF U.S. 54 HIGHWAY PAVEMENT
AND 44' WEST OF C. DUGAN ROAD.
ELEV. = 121.652 CITY DATUM
ELEV. = 1309.052 M.S.L.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF BRANDING IRON ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET, THE SAME BEING A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTH RIGHT-OF-WAY LINE OF U.S. 54 HIGHWAY (AS ESTABLISHED IN C.C. NO. A-38302) 475 FEET EAST OF THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF 6TH P.M. SAID POINT ALSO BEING THE NE CORNER OF LOT 1, THRIFTY 2ND ADDITION TO WICHITA, KANSAS; THENCE BEARING S 12°00'W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 345.00 FEET; THENCE BEARING N 90°00'E ALONG THE NORTH LINE OF LOT 2 IN SAID THRIFTY 2ND ADDITION A DISTANCE OF 400.00 FEET; THENCE BEARING N 12°00'E A DISTANCE OF 345.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY OF U.S. 54 HIGHWAY; THENCE BEARING S 90°00'W ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.167 ACRES MORE OR LESS.

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LAND TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A STREET, THE SAME TO BE KNOWN AS BRANDING IRON ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE UTILITY EASEMENTS, RECORDED ON FILM 14, PAGE 598, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNER: BRANDING IRON MOTEL, INC.

BY _____, PRESIDENT
KEVIN D. SMITH

STATE OF)
COUNTY OF) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KEVIN D. SMITH, PRESIDENT OF BRANDING IRON MOTEL, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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 HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGDWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS... DATED THIS _____ DAY OF _____, 1988.

ELTON PARSONS _____ CHAIRMAN
MARVIN S. KROUT _____ SECRETARY

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

SHELDON KAMEN _____ MAYOR
DALE E. REA _____ DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.
DON WRIGHT _____, COUNTY CLERK

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

PAT KETTLER _____, REGISTER OF DEEDS
ED RESA _____, DEPUTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

July 8, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 88-49 - BRANDING IRON ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 7, 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 1, 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 platfor.
3. Certification that all real estate taxes for half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Branding Iron Motel, Inc., c/o Kevin D. Smith, 7134 S. Yale,
Suite 600, Tulsa, OK 74153

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