

- ~~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 Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 19, 1987. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Linus C. Ohaebosim, 2810 E. 21st Street North, Wichita, KS 67219
Mike Lindebak, City Engineer

February 12, 1987

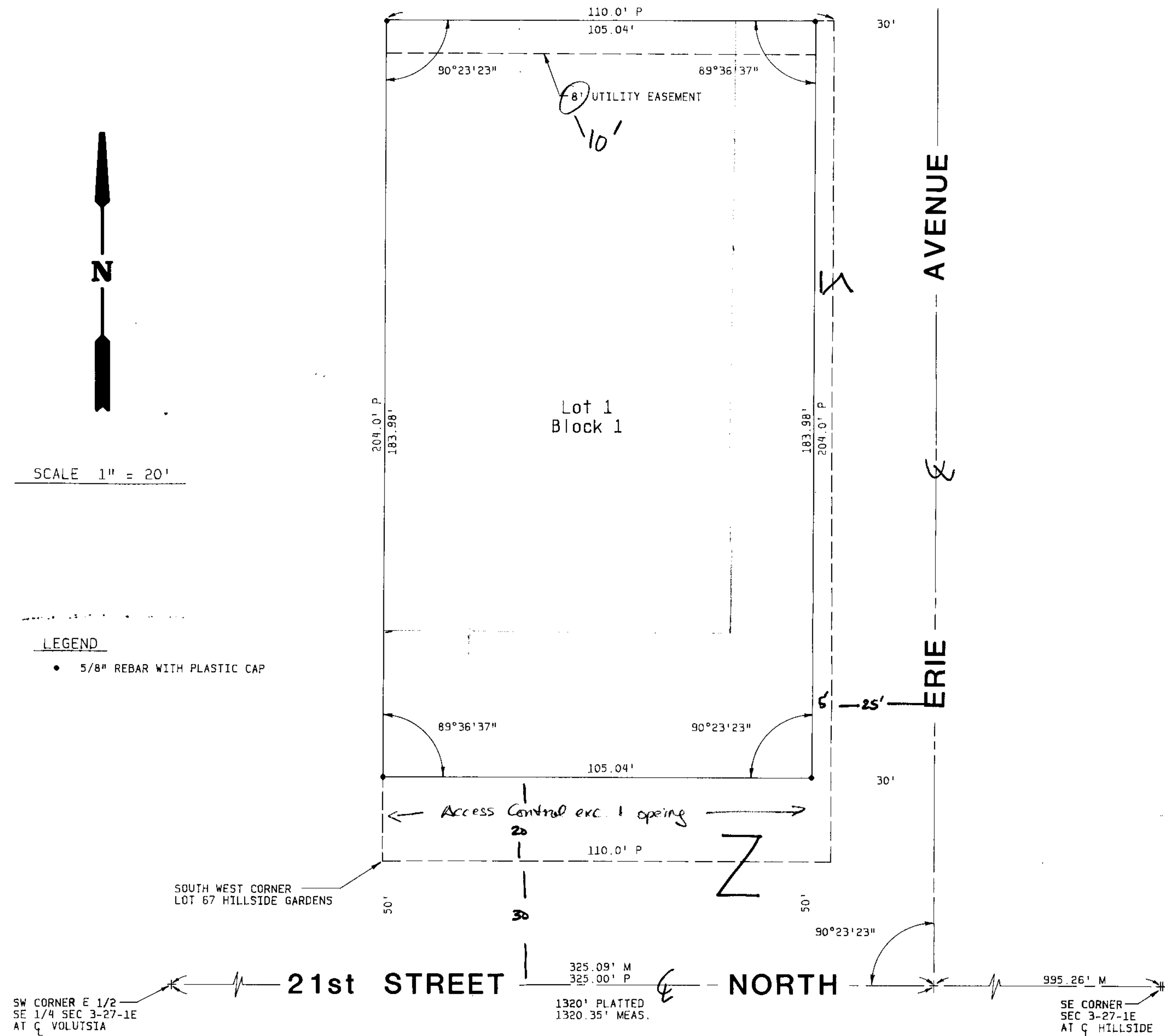
Poe & Associates of Kansas, Inc.
434 N. Oliver
Wichita, KS 67208

Re: Final Plat S/D 87-9 - HILLSIDE GARDENS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- Needs*
- A. The final plat tracing shall indicate the platting of "access control except for one opening" to 21st Street North across the south line of this lot. The platting of this access control shall be referenced in the platlor's text. *Need to add phrase about permit to be determined by the City Engineer.*
 - ~~B.~~ The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
 - ~~C.~~ The final plat tracing shall label the centerlines of the adjacent perimeter streets.
 - ~~D.~~ The final plat shall indicate a 10-foot utility easement adjacent to the north line of Lot 1, Block 1.
 - ~~E.~~ Since an existing sidewalk system does not exist to the north, it is recommended that the sidewalk required on Erie, by this lot's commercial zoning, be waived.
 - ~~F.~~ The final plat tracing shall indicate a 35-foot building setback from 21st Street North and a 20-foot wide building setback from Erie Avenue. Section 28.04.188.8 of the City's Zoning Ordinance provides for the construction of detached canopies within building setbacks.



OFFICE COPY
DO NOT REMOVE
FINAL PLAT

HILLSIDE GARDENS 2ND ADDITION TO ADDITION TO WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/12/87 SUBJECT
TO THE CONDITIONS OUTLIN-
ED IN OUR LETTER DATED 2/12/87

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

I, Kenny Hill, being a duly licensed Professional Engineer in said county and State, do hereby certify that I have caused to be surveyed and platted, Hillside Gardens Second Addition, an addition to Wichita, Sedgwick County, Kansas, being described as follows: A replat of Lots 66 and 67 Hillside Gardens Addition to Wichita, Sedgwick County, Kansas. The accompanying plat is a true and correct exhibit of property surveyed.

Dated this ____ day of ____, 1987

Kenny E. Hill, P.E. (SEAL)

KNOW ALL MEN BY THESE PRESENTS:

That we, Linus C. Ohaebosim and Adaure C. Ohaebosim, have caused the land described in the Engineer's certificate to be platted into a Lot, and a Block. Streets are hereby dedicated to and for the use of the Public.

Linus C. Ohaebosim

Adaure C. Ohaebosim

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

Be it remembered that on this ____ day of ____, 1987, before me, a Notary Public in and for said County and State, came Linus C. Ohaebosim and Adaure C. Ohaebosim, Husband and Wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same as their voluntary act and deed. In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My commission expires ____

Notary Public
NAME (SEAL)

The Plat of Hillside Gardens Second Addition, an addition to Wichita, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this ____ day of ____, 1987

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION

John Terry Moore, Chairman

Marvin S. Krout, Secretary

(SEAL)

This plat approved and the dedications shown hereon accepted by the CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS this ____ day of ____, 1987.

_____, Mayor

_____, Deputy City Clerk

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

_____, County Clerk

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 ____ A.M.-P.M. on the ____ day of ____, 1987.

_____, Register of Deeds

_____, Deputy

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-9

Name: HILLSIDE GARDENS 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northwest corner of 21st Street North and Erie.
Owner: Linus C. Ohaebosim, 2810 E. 21st Street North, Wichita, KS 67219
Surveyor/Engineer: Poe & Associates of Kansas, Inc., 434 N. Oliver,
Wichita, KS 67208

1. Gross Acreage of Plat: 0.5
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 19,325 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC" (Z-2824)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2824) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to replatting.

- 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 final plat tracing shall indicate the platting of "access control except for one opening" to Hillside across the south line of this lot. The platting of this access control shall be referenced in the plat's text.
- D. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- E. The final plat tracing shall label the centerlines of the adjacent perimeter streets.
- F. The final plat shall indicate a 10-foot utility easement adjacent to the north line of Lot 1, Block 1.
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- H. The final plat tracing shall indicate a 35-foot building setback from 21st Street North and a 20-foot wide building setback from Erie Avenue.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. 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 replat?

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