

S/D No.: 86-120 Name: KILLINGERS SECOND ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 1/15/87

DESCRIPTION

General Location: Southeast corner of Central and Knight Street.
Owner: Quality Electric, Inc., c/o Ronald E. Killinger, 3020 Mascot,
Wichita, KS 67204
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.5
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 23,131.2 Sq. Ft.
4. Existing Zoning: "BB"
5. Proposed Zoning: "LC" (Z-2812)

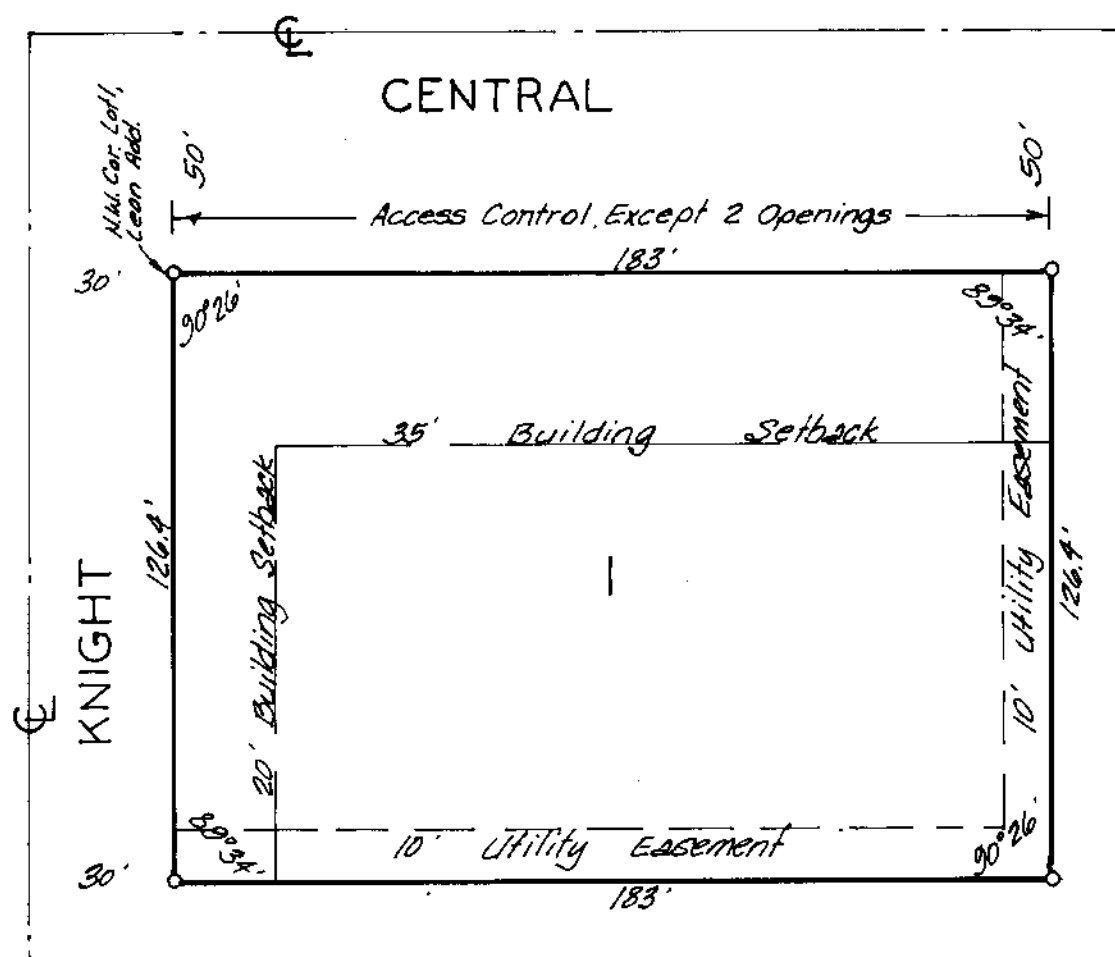
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2812) requesting "BB" (office) 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 applicant shall attempt to obtain a valid petition for the paving of Knight Street adjacent to this plat. If a valid petition cannot be obtained, "complete access control" to the unimproved street shall be dedicated across the west line of the plat.
- D. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Knight, by this lot's commercial zoning, be waived.
- 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 Board of City Commissioners.
- 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 improvements required and does the drainage plan indicate the diverting of storm drainage from the proposed lot to Knight Street?

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

FRUIT



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/15/87 SUBJECT
TO THE CONDITIONS OF THE OUTLIN-
ED IN OUR LETTER DATED 1/15/87

State of Kansas }
Sedgewick County } S.S. We, Baughman Company, P.A.
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "KILLINGERS
SECOND ADDITION" Wichita, Kansas, and that the accompany-
ing plat is a true and correct exhibit of the property
surveyed, described as and being a replat of Lot 1, Leon
Addition to Wichita, Kansas. Being situated in the
N.W. 1/4 of Section 24, Twp. 27-S, Rng. 1-W of the 6th P.M.,
Sedgewick County, Kansas.

Baylshman Company, P.A.

Date _____

Gregory F. Severns

Know all men by these presence that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "KILLINGERS SECOND ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Avenue 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 Avenue at 2(two) points as shall be determined by the City Engineer of Wichita, Kansas.

Quality Electric, Inc.

Ronald E. Killinger President

This plat of "KILLINGERS SECOND ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 196 _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore Chairman

Marvin S. Krout Secretary

This plat approved and all dedica-
tions shown hereon accepted by the Board of Com-
missioners of the City of Wichita, Kansas, this ____ day
of _____ 1936.

Tony Casado Mayor

Donald C. Gislack City Clerk

State of _____ } S.S. The foregoing instrument was
_____ County }
acknowledged before me this _____ day of _____
1986 by Ronald E. Killinger, President of Quality
Electric, Inc.

Notary Public

My appointment expires: _____

Entered on transfer record this
 _____ day of _____ 1925.

Don Wright

State of Kansas }
Sedgwick County } 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 _____, 195____, at _____
o'clock _____ M., and is duly recorded.

Pot Kettler

Ed Resa Deputy

January 22, 1987

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

Re: Final Plat S/D 86-120 - KILLINGERS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 22, 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 January 15, 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 Board of City Commissioners 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: Quality Electric, Inc., c/o Ronald E. Killinger, 3020 Mascot,
Wichita, KS 67204