

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-53 Name: ZAKAS 5TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/18/87

DESCRIPTION

General Location: West side of Hillside between English and Waterman
Owner: John Zakas
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.8 acres
 2. Number of Lots:
 - Residential:
 - Office: 3
 - Commercial:
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 9,269.2 sq. ft.
 4. Existing Zoning: A
 5. Proposed Zoning: BB (Z-2850)
-

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2850) requesting a change from "A" (two-family dwelling) to "BB" (office district). This zone case is scheduled to be heard by the MAPC on 6/25/87.

- 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. Approval of this plat is subject to approval of the applicant's associated zoning case (Z-2850).
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- 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?

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

OFFICE COPY

DO NOT REMOVE

FINAL PLAT

ZAKAS 5TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/18/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/19/87

WICHITA, KANSAS

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have
surveyed and platted "ZAKAS 5TH 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 10, 12, 14, 16, 18, 20, 22, 24, 26, 28
and 30 on Hillside, Muellers Subdivision of Lots 1 and 4
in Block 4, Richlands 2nd Addition, Wichita, Kansas. Being
situated in the NE 1/4 of Sec. 22, Twp 27-S, R-1-E of the 6th
P.M., Sedgwick County, Kansas.

Date

Baughman Company, P.A.

Surveyor

Mark A. Savoy

Know all men by these presents that
we, the undersigned, have caused the land described in
the surveyors certificate to be platted into lots, street
and alley to be known as "ZAKAS 5TH ADDITION," Wichita,
Kansas. The street and alley are hereby dedicated to and for
the use of the public. All abutters rights of access to or from
Hillside Ave. over and across the east line of Lots 1, 2, and
3 are hereby granted to the City of Wichita, provided
however that Lots 1, 2, and 3, shall have access to Hillside
Ave. at one point per lot as shall be determined by the
City Engineer of Wichita, Kansas.

John H. Zakas

Connie L. Zakas

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
John H. Zakas and Connie L. Zakas his wife.

My Appt. Exp. _____ Notary Public

Entered on transfer record this _____
day of _____ 198____.

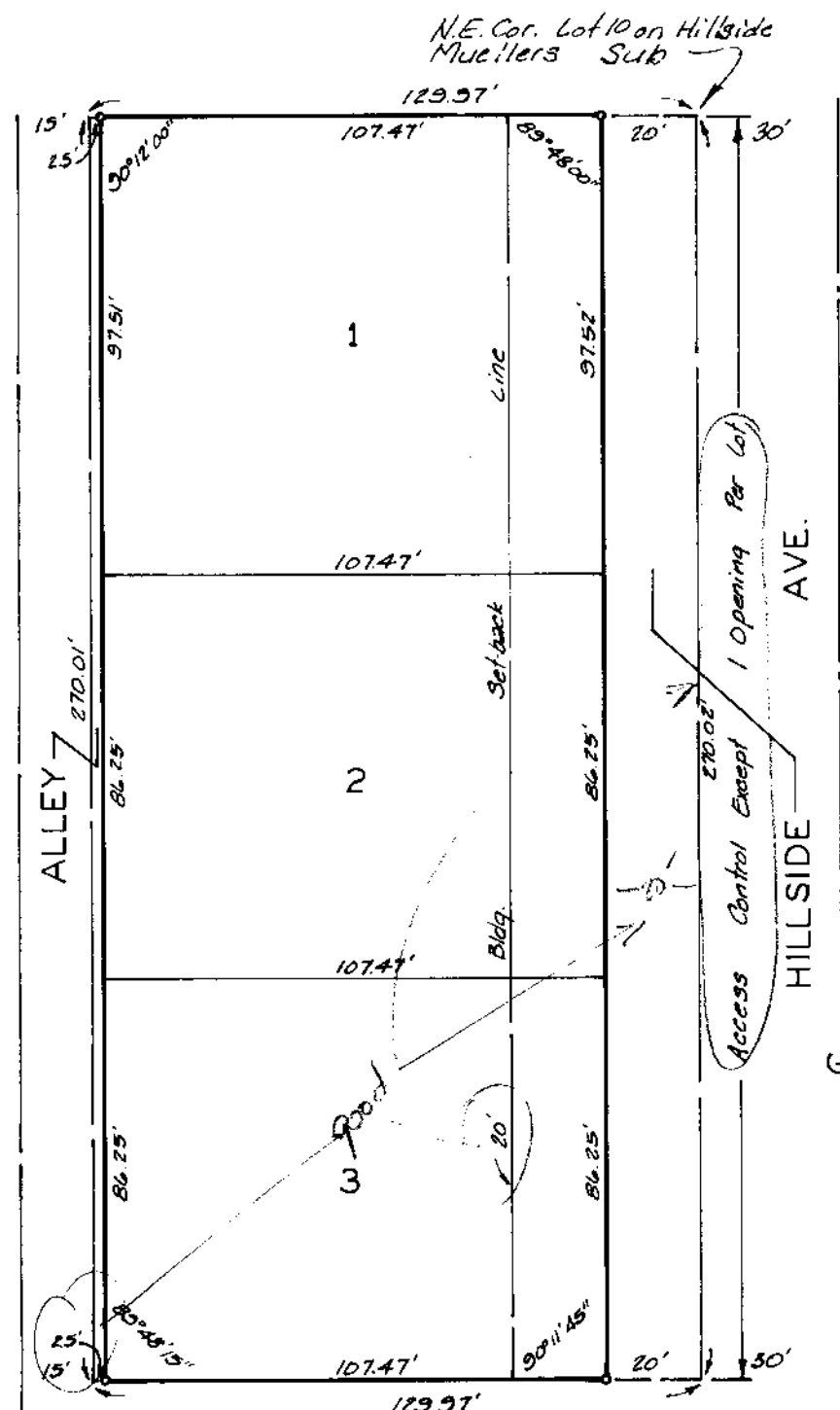
Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has been
Sedgwick County } 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

1" = 40'
o = Iron



This plat of "ZAKAS 5TH 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

John Terry Moore Chairman

Marvin S. Kraut Secretary

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

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

June 26, 1987

Baughman Company, P.A.
Attn: Bill Korber
315 Ellis
Wichita, Kansas 67211

Re: S/D No. 87-53 - Final Plat of Zakas 5th Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on 6/25/87, 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 6/19/87.

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 platator.
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:le

cc: John Zakas, 105 S. Ridgewood, Wichita, Ks. 67218