



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

May 25, 1995

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

Re: S/D 95-35 - STERLING FARMS 5TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 1995, 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 May 18, 1995.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Kessler Enterprises, Inc., c/o Ritchie Development, 8100 E. 22nd Street North, Wichita, Ks 67226  
Miner Mike's Adventure Zone, Rt. Box 4776B, Osage Beach, MO 65065  
Karen Rutherford, 2318 Watersedge Circle, Wichita, KS 67205  
Mike Lindebak, City Engineer

**STAFF COMMENTS:**

- A.** As noted by City Engineering, as appropriate existing petitions for this site need to be updated or revised.
- B.** The applicant shall guarantee any drainage improvements required by the platting of this property.
- C.** If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D.** Both the face of the plat and the plattor's text shall more precisely indicate the access controls being established to Tyler Road. Specifically, one of the three allowed openings will apparently need to be located at the north line of Lot 2 in order to correspond to the 30-foot access easement. Then, in order to assure Lots 3 and 4 with access to Tyler, each lot should be allocated one of the other two allowed openings or these openings centered on the common lot lines of the lots.
- E.** In regard to the access easement across the north line of Lots 2 and 3, this easement needs to be recorded by the applicant with the recording information shown in the plat tracing and a copy of the recorded easement submitted to Planning for the plat file.
- F.** The platting binder presently indicates different individuals than shown on the plat as the parties representing Kessler Enterprises, Inc. Either the plat or the platting binder needs to be amended to show the same parties or other appropriate documentation provided as to who can represent Kessler.
- G.** 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H.** 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

METROPOLITAN AREA PLANNING COMMISSION

May 25, 1995

**STAFF REPORT**  
(Final Plat approved 5/18/95)

**CASE NUMBER:** S/D 95-35 STERLING FARMS 5TH ADDITION

**OWNER/APPLICANT:** Kessler Enterprises, Inc, c/o Ritchie Development, 8100 E. 22nd Street North, Wichita, Ks 67226

and

**OWNER:** Miner Mike's Adventure Zone, Rt. Box 4776B, Osage Beach, MO 65065

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** North of 21st Street North and west of Tyler

**SITE SIZE:** 9.17 Acres

**NUMBER OF LOTS**

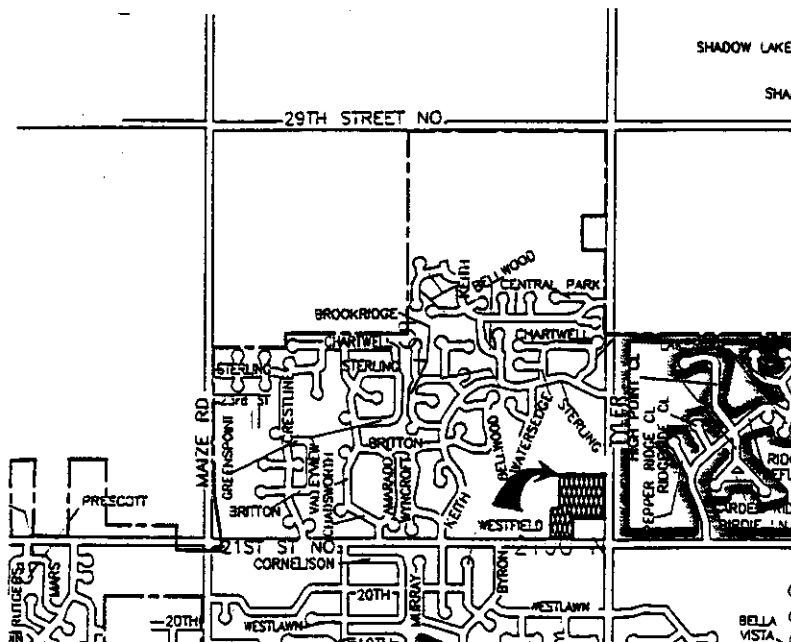
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

**MINIMUM LOT AREA:** 54,000 sq. ft.

**CURRENT ZONING:** "LC" (DP 177, Amendment #1) L/S 0878

**PROPOSED ZONING:**

**VICINITY MAP:**



# STERLING FARM'S 5TH ADDITION

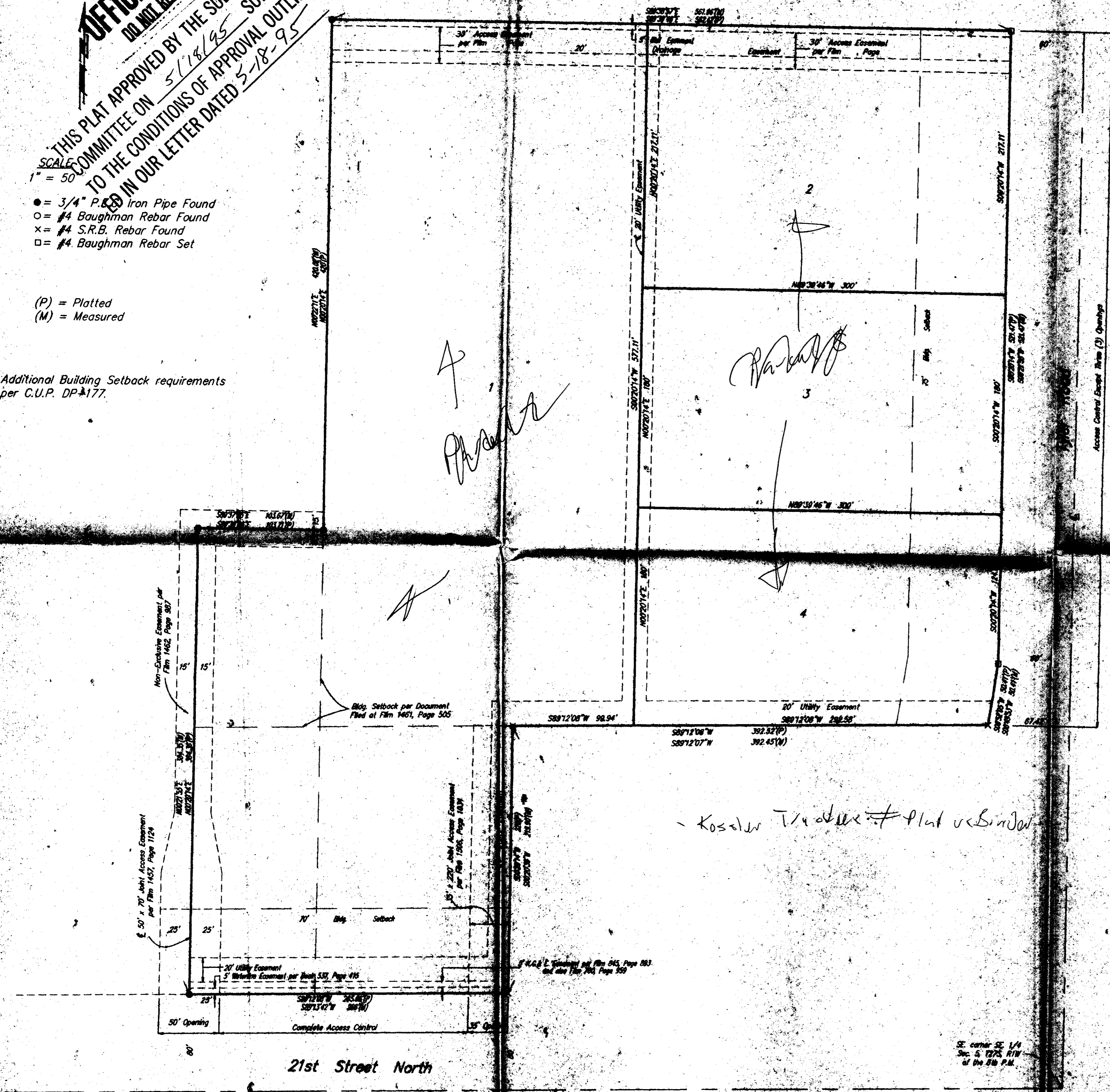
## WICHITA, SEDGWICK COUNTY KANSAS

**FINAL PLAT**  
**OFFICE COPY**  
 DO NOT REMOVE  
 THIS PLAT APPROVED BY THE SUBDIVISION  
 COMMITTEE ON 5/18/95 SUBJECT  
 TO THE CONDITIONS OF APPROVAL OUTLINE  
 IN OUR LETTER DATED 5-18-95

- = 3/4" P.S. Iron Pipe Found
- = #4 Baughman Rebar Found
- × = #4 S.R.B. Rebar Found
- = #4 Baughman Rebar Set

(P) = Platted  
 (M) = Measured

Additional Building Setback requirements  
 per C.U.P. DP-177.



State of Kansas )  
 County of Sedgwick )  
 We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "STERLING FARM'S 5TH ADDITION" to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of part of Lot 6, Block 6, Sterling Farms, an Addition to Wichita, Sedgwick County, Kansas, and further described as follows: Beginning at the NE corner of Lot 4, Block 6, Sterling Farms, in Addition to Wichita, Sedgwick County, Kansas; thence bearing S89°20'14\"/>

All being situated in the SE 1/4 of Sec. 5, T27S, R11W of the 6th P.M., Sedgwick County Kansas.  
 Existing public easements being vacated by virtue of KSA 12-512(b),  
 Baughman Company, P.A.

Gregory F. Sevens  
 Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into Lots to be known as "STERLING FARM'S 5TH ADDITION" to Wichita, Sedgwick County, Kansas.

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into Lots to be known as "STERLING FARM'S 5TH ADDITION" to Wichita, Sedgwick County, Kansas. The plat is subject to the easements and covenants shown thereon. The plat is subject to the easements and covenants shown thereon. The plat is subject to the easements and covenants shown thereon. The plat is subject to the easements and covenants shown thereon.

Kessler Enterprises, Inc.  
 Leo R. Wetts Trustee  
 Theron J. Kessler Trustee

Minor Mike's Adventure Zone, Inc.  
 Patrick J. Kelly President

State of Kansas )  
 County of Sedgwick )  
 The foregoing instrument acknowledged before me this day of 1995, by Patrick J. Kelly, President, Minor Mike's Adventure Zone, Inc., on behalf of the corporation.

This plat of "STERLING FARM'S 5TH ADDITION" to 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 1995.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

John W. McKay, Jr. Chairman

Marin 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 1995.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this day of 1995.

Susan E. Grockett-Spoon County Clerk

State of Kansas )  
 Sedgwick County )  
 This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of 1995, at a clock M, and is duly recorded.

Pat Kettler Register of Deeds

Ed Reno Deputy

State of Kansas )  
 County of Sedgwick )  
 The foregoing instrument acknowledged before me this day of 1995, by Leo R. Wetts, Trustee, Kessler Enterprises, Inc., on behalf of the corporation.

My App'l. Exp. Notary Public

State of Kansas )  
 County of Sedgwick )  
 The foregoing instrument acknowledged before me this day of 1995, by Theron J. Kessler, Trustee, Kessler Enterprises, Inc., on behalf of the corporation.

My App'l. Exp. Notary Public

- Kessler Tru & Kessler Plat & Subdiv