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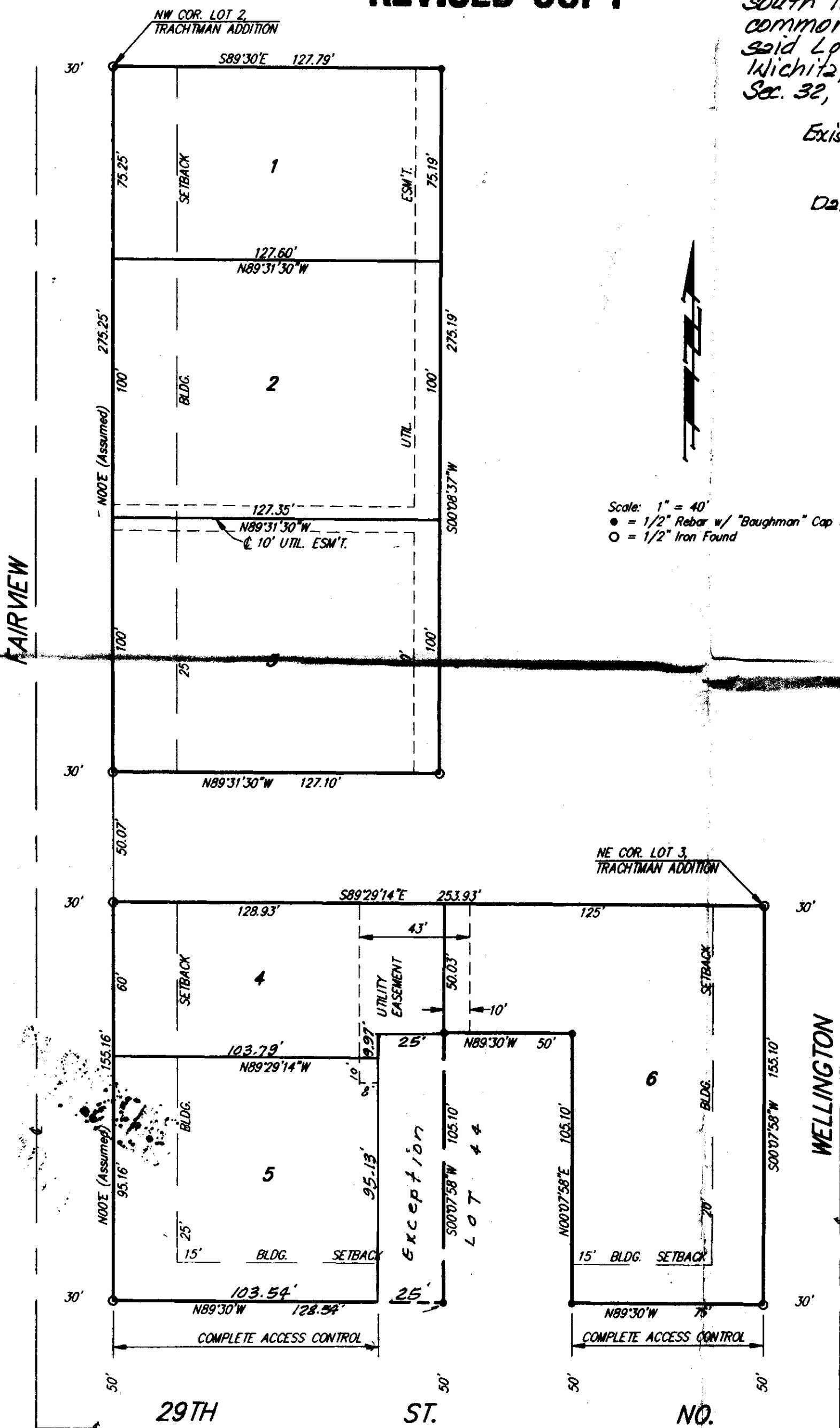
FINAL PLAT

TRACTMAN 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/16/93
ED IN OUR LETTER DATED 9-17-93
TO THE CONDITIONS OF APPROVAL OUTLINE
SUBJECT

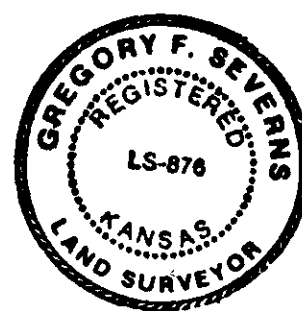
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State of Kansas } S.S. Ide, Baughman Company, P.A., Surveyors in aforesaid county and
Sedgwick County }
state do hereby certify that we have surveyed and plotted "TRACTMAN 2ND ADDITION"
Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as and being a replat of
all of Lot 2 and Lot 3, except beginning at a point 128.54 feet east of the
S.W. Corner thereof; thence north along the line common to said Lot 3, and
Lot 44, Block 25, Jones Park Addition to North Wichita, Kansas, 105.1
feet to the N.W. Corner of said Lot 44; thence west parallel with the line
south line of said Lot 3, 25 feet; thence south parallel with the line
common to said Lot 3 and said Lot 44, 105.1 feet to the south line of
said Lot 3, thence east 25 feet to beginning, Trachtman Addition,
Wichita, Sedgwick County, Kansas. All being situated in the SE 1/4 of
Sec. 32, Twp. 26-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas.

Existing public easements being vacated by virtue of KSA 12-512(6).

Date 8-31-93



Gregory F. Severns Surveyor
Gregory F. Severns

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots to be known as "TRACTMAN 2ND
ADDITION", Wichita, Sedgwick County, 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 29th
Street North over and across the south line of Lots 5 and 6 are
hereby granted to the City of Wichita.

Mennonite Housing Rehabilitation Services, Inc.

This plat of "TRACTMAN 2ND ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 22nd day of October, 1992
Wichita-Sedgwick County Metropolitan Area Planning Commission.

L. O. Breckenridge Jr. Chairman
L. O. Breckenridge Jr.

Marvin S. Krout Secretary
Marvin S. Krout



This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this ____ day of ____, 1993.

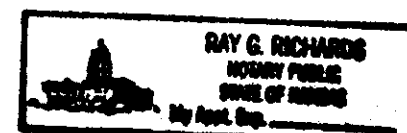
Elma Broadfoot Mayor
Elma Broadfoot

Pat Burnett Deputy City Clerk
Pat Burnett

Thomas A. Bishop President
Thomas A. Bishop

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this ____ day of ____, 1993, by Thomas A.
Bishop, President of Mennonite Housing Rehabilitation Services, Inc., on
behalf of the corporation.

My App't. Exp. Ray G. Richards Notary Public
Ray G. Richards



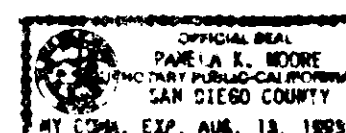
We, the undersigned, holders of a note
on the above described property, do hereby consent to this plat of
"TRACTMAN 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Bernard H. Trachtman Trust

Bernard H. Trachtman, Trustee Florence Trachtman, Trustee

State of California) SS The foregoing instrument acknowledged before
San Diego County) me, this ____ day of ____, 1993, by Bernard H.
Trachtman and Florence Trachtman, Trustees of the Bernard H.
Trachtman Trust, on behalf of the trust.

My App't. Exp. Pamela K. Moore Notary Public
Pamela K. Moore



State of Kansas) SS 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 ____, 1993, at ____ o'clock ____ M.; and is duly
recorded.

Pat Kettler Register of Deeds
Pat Kettler

Ed Resa Deputy
Ed Resa



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 24, 1993

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

Re: S/D - 92-49 (Revised Final Plat) TRACHTMAN 2ND ADDITION

Dear Mr. Korber:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 23, 1993, 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 September 17, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Mennonite Housing Rehabilitation Service, Inc., 2145 N. Topeka, Wichita, KS 67214
Mike Lindebak, City Engineer

the process of closing this drive.)

- D. As requested by the applicant, the final plat tracing may revise the lot widths of Lots 1, 2, and 3.
- E. As a residential lot, Lot 6 should have access from Wellington and not the arterial (29th Street). On the final plat tracing, this lot shall indicate complete access control to 29th Street North. The building setback to 29th Street shall be changed to 15 feet. If the house planned for this lot needs additional area, a 20-foot building setback may be shown to Wellington. Central Inspection should be contacted to determine what rear yard requirements may be involved for a lot of this configuration. If necessary, a rear yard setback may be considered for Lot 6, from the existing property to the west.
- F. On the final plat tracing, the Mayor's signature block should either be left without a name or if this plat is submitted after a new Mayor is appointed, the new Mayor should be indicated.
- G. On the final plat tracing, all indicated street rights-of-way should be noted as from the centerline (CL) of the adjacent streets.
- 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. 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 City Council.

September 23, 1993

STAFF REPORT

(Revised Final Plat Approved 9/16/93, Final Plat Approved 10/15/92)

CASE NUMBER: S/D 92-49 TRACHTMAN 2ND ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Service, Inc., 2145 N. Topeka, Wichita, KS 67214

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

LOCATION: North of 29th Street North and east of Fairview

SITE SIZE: 1.59 Acres

NUMBER OF LOTS

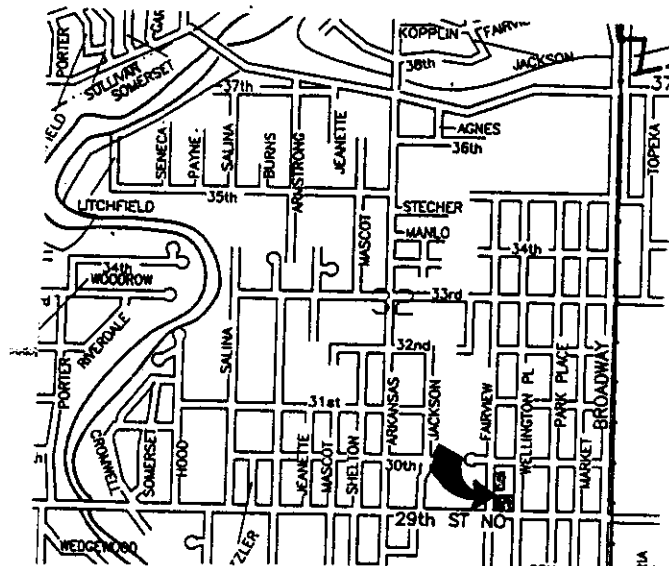
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 7,730 sq. ft.

CURRENT ZONING: "R-6" General Residence and "C" Commercial

PROPOSED ZONING: "AA" (Z-3075)

VICINITY MAP:



NOTE: This plat was originally approved by the Subdivision Committee on 10/15/92 and subsequently by the MAPC on 10/22/92. However, prior to the plat being submitted for City Council review, the owner of the residence east of Lot 5, contacted both the City and owner of this site in regard to the possibility of retaining access out to 29th Street North from what was then the west 25-foot of Lot 5. The Subdivision Committee and MAPC approved revising the final plat so as to allow access to 29th Street from the area of concern. Apparently, the neighboring property needed or desired this area for access to 29th Street from the existing home.

This piece of property (east 25' of proposed Lot 5) has now, however, been sold to the neighboring property owner so as to provide him with the access to 29th Street and additional building area for a planned garage. Consequently, this revised plat has been altered to remove the property from Lot 5's and a part of Lot 4's originally platted areas.

The following comments are exactly the same as those originally approved for the preceding Trachtman 2nd Plat. This revised plat has already incorporated certain of the changes noted in these comments. At this time, the only apparent concern is with Comment G. in which City Engineering requested a 20-foot easement along Lot 5's east property line to cover an existing sanitary sewer. This area now, however, is no longer within this plat's boundary, and the concern is whether Lot 5 can now be considered to have adequate access to sanitary sewer and consequently if any additional or changes in requirements are necessary.

STAFF COMMENTS:

- A. As indicated by the Subdivision Committee, the applicant shall meet with City Engineering to determine how or if Lot 5 can be provided access to sanitary sewer through a public or private easement. As or if necessary, this requirement will be discussed with the MAPC.
- B. Since this site is intended to be for single family development, prior to this plat being scheduled for City Council review, the applicant shall request a zone change to the appropriate zoning classification. In particular, the rezoning of the lots under "C" zoning (Lots 4, 5, & 6) need to be rezoned to "AA" One Family. In terms of Lots 1, 2 & 3, it is also recommended that these properties be included in the zone change. However, if the applicant wishes, he may discuss the need for such a change with Planning Department staff to determine if retaining "R-6" zoning is appropriate. (This zone change has subsequently been approved.)
- C. The applicant shall guarantee the closure of the drive from Lot 5, to 29th Street. This lot is intended to have complete access control to 29th Street. (The applicant was in