

Approve the plat, subject to the following conditions:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. The applicant will need to meet with City Engineering to determine what existing guarantees or petitions are in existence and/or what additional petitions will be needed to extend existing water lines to this site.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall submit a petition to pave Arcadia adjacent to the west side of this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, Lots 3 and 6 shall be combined into one lot.
- F. On the final plat tracing, the north-south utility easement shall be designated also as a drainage easement inasmuch as the approved drainage plan indicates the lots draining north. Reference to a drainage easement shall also be added to the plattor's text.
- G. On the final plat tracing, the west line of the large east lot, as well as the north-south easement, shall be adjusted to the west far enough to keep the existing shed out of the easement.
- 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 12, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-42 - BERLIN ADDITION

OWNER/APPLICANT: Jesse Berlin, 8717 W. 19th, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South of Douglas in an area west of Tyler

SITE SIZE: 1.3 acres

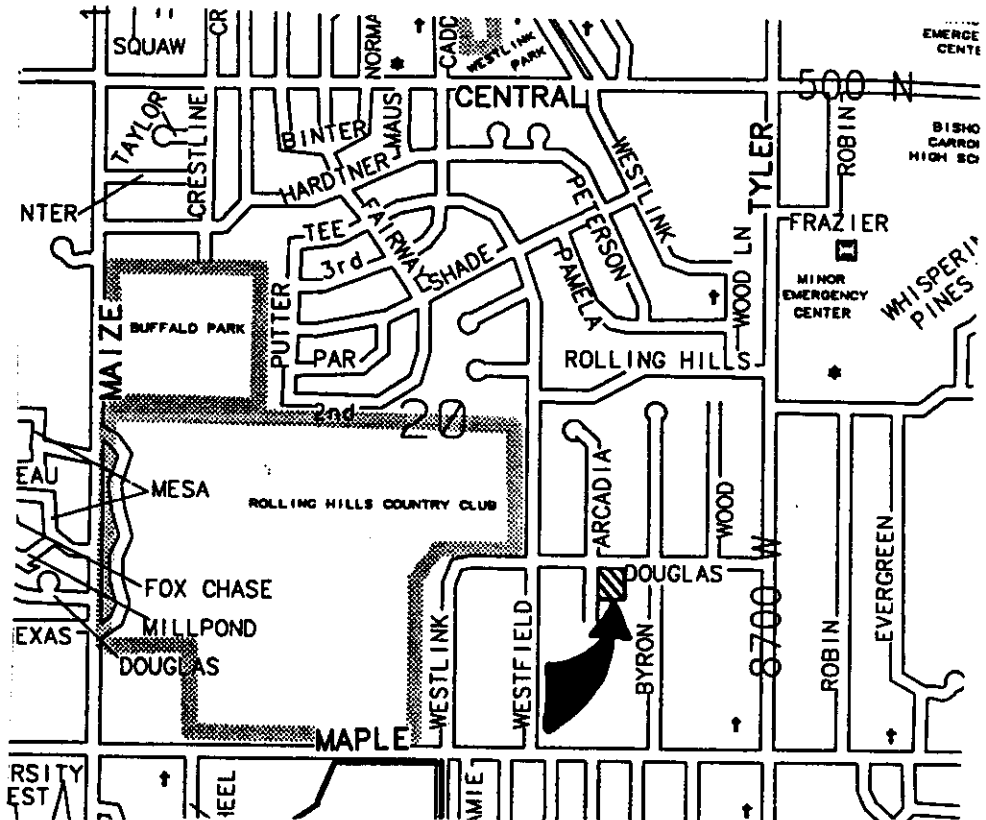
NUMBER OF LOTS

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

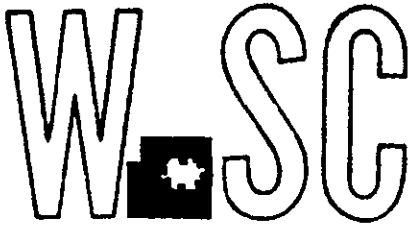
MINIMUM LOT AREA: 6,600 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

VICINITY MAP:



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 13, 1991

Brent Wooten
Baughman Co.
315 Ellis
Wichita, KS 67211

Re: S/D 91-42 - Final Plat of BERLIN ADDITION, zoned "AA" One-Family Dwelling District, located south of Douglas in an area west of Tyler Road.

Dear Brent:

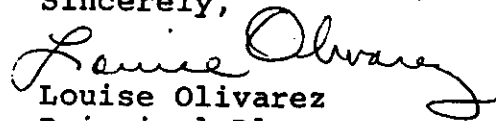
At the regular meeting of the Metropolitan Area Planning Commission on September 12, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 9, 1991.

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,


Louise Olivarez
Principal Planner

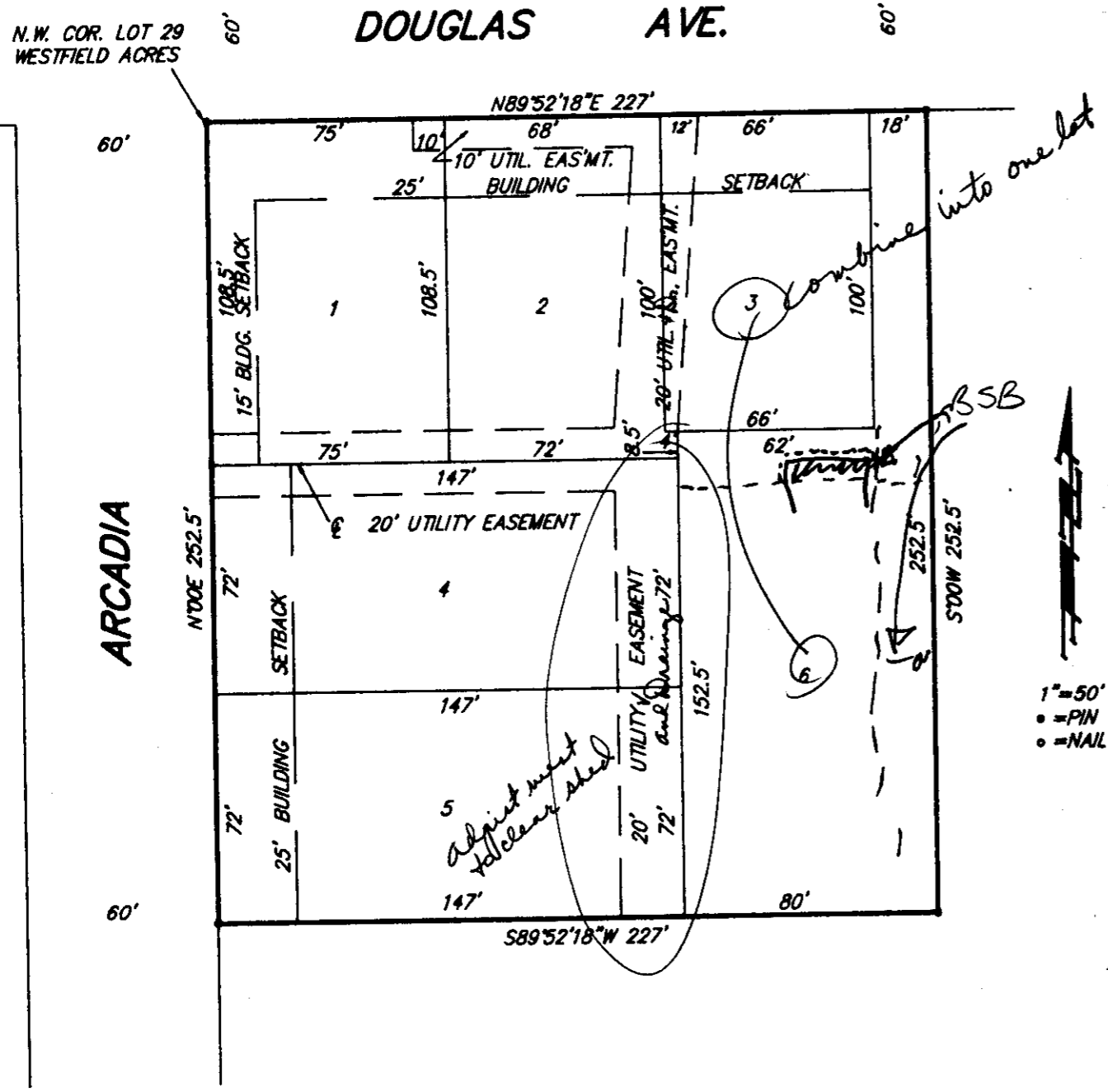
cc: Jesse Berlin, 8717 W. 19th, 67212
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY
DO NOT REMOVE

BERLIN ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9-5-91 SUBJECT WICHITA, SEDGWICK COUNTY, KANSAS TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9-9-91 **FINAL PLAT**



State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) and state do hereby certify that we have surveyed and platted "BERLIN 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 the west 227 feet of Lot 29, and the west 227 feet of the N.1/2 of Lot 30, Westfield Acres, Sedgwick County, Kansas.

Existing public easements are hereby vacated by virtue of KSA 12-512 (b).

All being situated in the S.E. 1/4 of Sec. 20, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____

Gregory F. Severns
Surveyor

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 "BERLIN ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Jesse Berlin

Jodi L. Berlin

State of Kansas) SS The foregoing instrument acknowledged before me this _____ day of _____ 1991, by Jesse Berlin and Jodi L. Berlin, husband and wife.

Notary Public

My App't Exp. _____

This plat of "BERLIN ADDITION", 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 _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

George D. Sherman
Chairman

Marvin S. Krout
Secretary

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

Capitol Federal Savings & Loan Association
Title

State of Kansas) SS The foregoing instrument acknowledged before me this _____ day of _____ 1991, by _____ of Capitol Federal Savings & Loan Association.

Notary Public

My App't Exp. _____

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1991.

Bob Knight
Mayor

Pat Burnett
City Clerk

Entered on transfer record this _____ day of _____ 1991.

Don Wright
County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy