

# FINAL PLAT SCHUYLER ADDITION

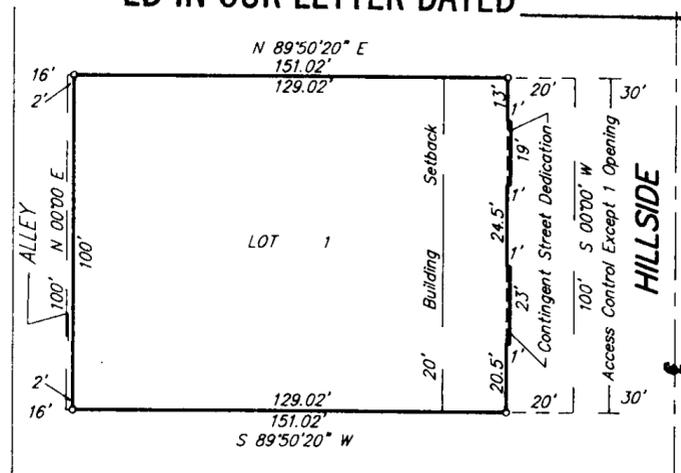
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DO NOT REMOVE**

**WICHITA, SEDGWICK COUNTY, KANSAS**

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON \_\_\_\_\_ SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED \_\_\_\_\_

State of Kansas  
Sedgwick County SS We, Baughman Company, P.A., Surveyors in  
aforesaid county and state do hereby certify that we have surveyed  
and platted "Schuyler Addition," Wichita, Sedgwick County, Kansas, and  
that we accompanying plat is a true and correct exhibit of the prop-  
erty surveyed described as and being a replat of Lots 73, 75, 77,  
and 79, Block 8, Sunny-Side Addition to the City of Wichita, Kansas.  
All being situated in the N.E. 1/4 of Sec. 27, Twp. 27-S, R-1-E  
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.



Date \_\_\_\_\_

\_\_\_\_\_  
Surveyor  
Gregory F. Severns

*and alley*  
Know all men by these presents that we,  
the undersigned, have caused the land described in the surveyors  
certificate to be known as "Schuyler Addition;" Wichita, Sedgwick County,  
Kansas. The street is hereby dedicated to and for the use of the  
public. All abutters rights of access to or from Hillside over and across  
the east line of Lot 1 are hereby granted to the City of Wichita, pro-  
vided however that Lot 1 shall have one point of access to Hillside  
as shall be determined by the City Engineer of Wichita, Kansas. The  
contingent street dedication is hereby contingently dedicated to the  
public to take effect upon removal of the structure, and this conting-  
ency shall not be construed to require such removal; said contingent  
dedication is binding on future owners and assigns.

This plat of "Schuyler 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

\_\_\_\_\_  
Chairman  
George D. Sherman

\_\_\_\_\_  
Secretary  
Marvin S. Krout

\_\_\_\_\_  
Mark W. Schuyler

\_\_\_\_\_  
Erin S. Schuyler

State of Kansas  
Sedgwick County SS The foregoing instrument was acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by Mark W. and  
Erin S. Schuyler, husband and wife.

\_\_\_\_\_  
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.

\_\_\_\_\_  
Mayor  
Bob Knight

\_\_\_\_\_  
City Clerk  
Pat Burnett

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

\_\_\_\_\_  
Ass't. Vice-President  
Mike S. Sikes

\_\_\_\_\_  
Entered on transfer record this \_\_\_\_\_ day of  
1991.

\_\_\_\_\_  
County Clerk  
Don Wright

State of Kansas  
Sedgwick County SS The foregoing instrument was acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 1991, by Mike S. Sikes,  
Assistant Vice-President of First Community Federal Savings and Loan,  
on behalf of the Savings and Loan.

\_\_\_\_\_  
Notary Public

My App't Exp. \_\_\_\_\_

State of Kansas  
Sedgwick County 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, \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
Pat Kettler

\_\_\_\_\_  
Deputy  
Ed Resa

METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 3, 1991

Bill Korber  
Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 90-67 - Schuyler Addition

Dear Bill:

At the regular meeting of the Metropolitan Area Planning Commission on January 3, 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 December 27, 1990.

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.

Please call if you have any questions.

Sincerely,

*Kandace A. Jones*

Kandace A. Jones  
Associate Planner

KJ:sm

cc: Mark W. Schuyler, 536 S. Bluff, Wichita, KS 67218  
Mike Lindebak, City Engineer

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STAFF REPORT  
(Final Plat Approved 12/27/90)

CASE NUMBER: S/D 90-67 - SCHUYLER ADDITION

OWNER/APPLICANT: Mark W. & Erin S. Schuyler

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West of Hillside in an area south of Kellogg

SITE SIZE: 15,102 sq. ft.

NUMBER OF LOTS

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 1 |

MINIMUM LOT AREA: 12,902 sq. ft.

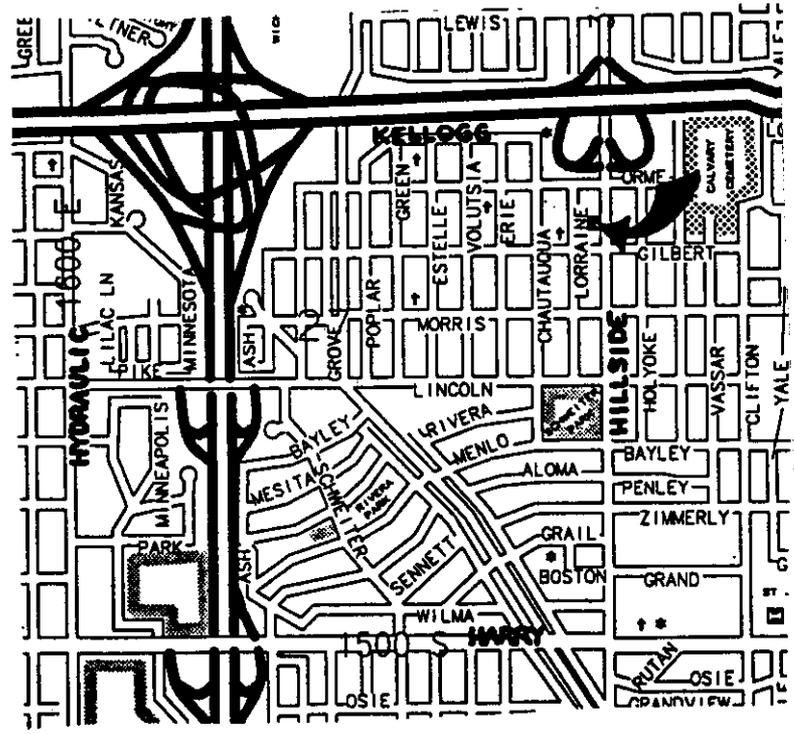
CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "BB" Office(z-2961)

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VICINITY MAP:



STAFF COMMENTS:

- A. Since two drives are presently indicated to Hillside, but access is to be limited to one-opening, a guarantee or other appropriate assurance shall be provided for closure of one drive and reconstruction of the associated sidewalk.
- B. The platlor's text shall be amended to indicate the dedication of both the street and "alley" right-of-way to and for the use of the public.
- C. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.