

S/D 89-63 - SOUTHGLEN ADDITION

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- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89)

CASE NUMBER: S/D 89-63 - SOUTHGLEN ADDITION, Replat of Tract B, Lot 2, Block A

OWNER/APPLICANT: Colby B. Sandlian, 435 N. Broadway, Suite 201, Wichita, KS 67202

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: South of 47th St. S., in an area east of Broadway

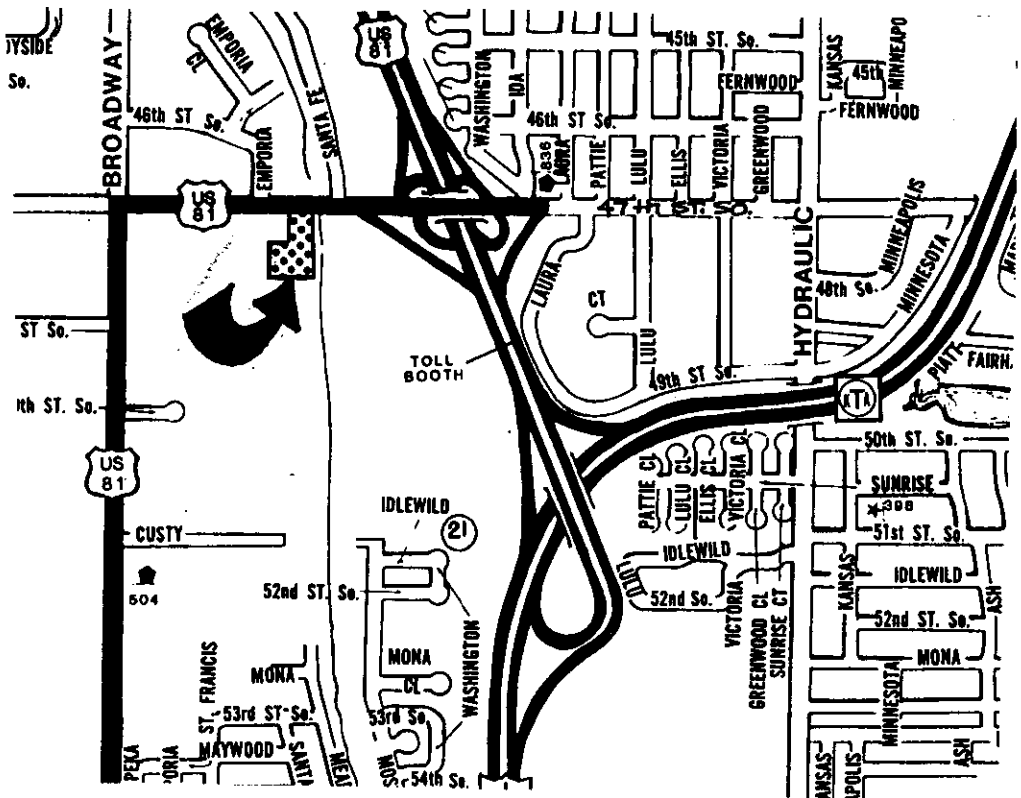
SITE SIZE: 2.8 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 30,457 sq. ft.

CURRENT ZONING: "C" Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. Unless indicated by a revised drainage plan for this site, the applicant shall submit, for recording with the final plat tracing, a cross lot drainage agreement.
- B. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text. The text shall also note if the minimum elevation involves the lowest opening or floor elevation.
- C. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- D. Unless a release can be provided from the pipeline company, the final plat shall indicate the recording information for the 15-foot Derby pipeline easement on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The final plat tracing shall indicate the appropriate names in printing, of all required signatures by their corresponding signature lines. The applicant is advised that a new MAPC chairman is to be appointed September 14, 1989.
- G. Since this plat is within the City of Wichita, the access control referenced in the platting's text should be indicated as being "guaranteed to the City of Wichita."
- H. The final plat tracing shall employ an addition name other than the one indicated on the final. Southglenn 2nd Addition would be acceptable. The legal description on the final plat shall also be amended by deleting reference to a Tract B and replacing this with an appropriate description based on the originally platted lot.
- I. In order to redistribute special assessments for this replat, the applicant shall submit, with the final plat tracing, square footage figures for the lots being platted.
- J. 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.
- K. 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 28, 1989

Babar M. Khan
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-63 - SOUTHGLEN^{2ND} ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 26, 1989.

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 plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

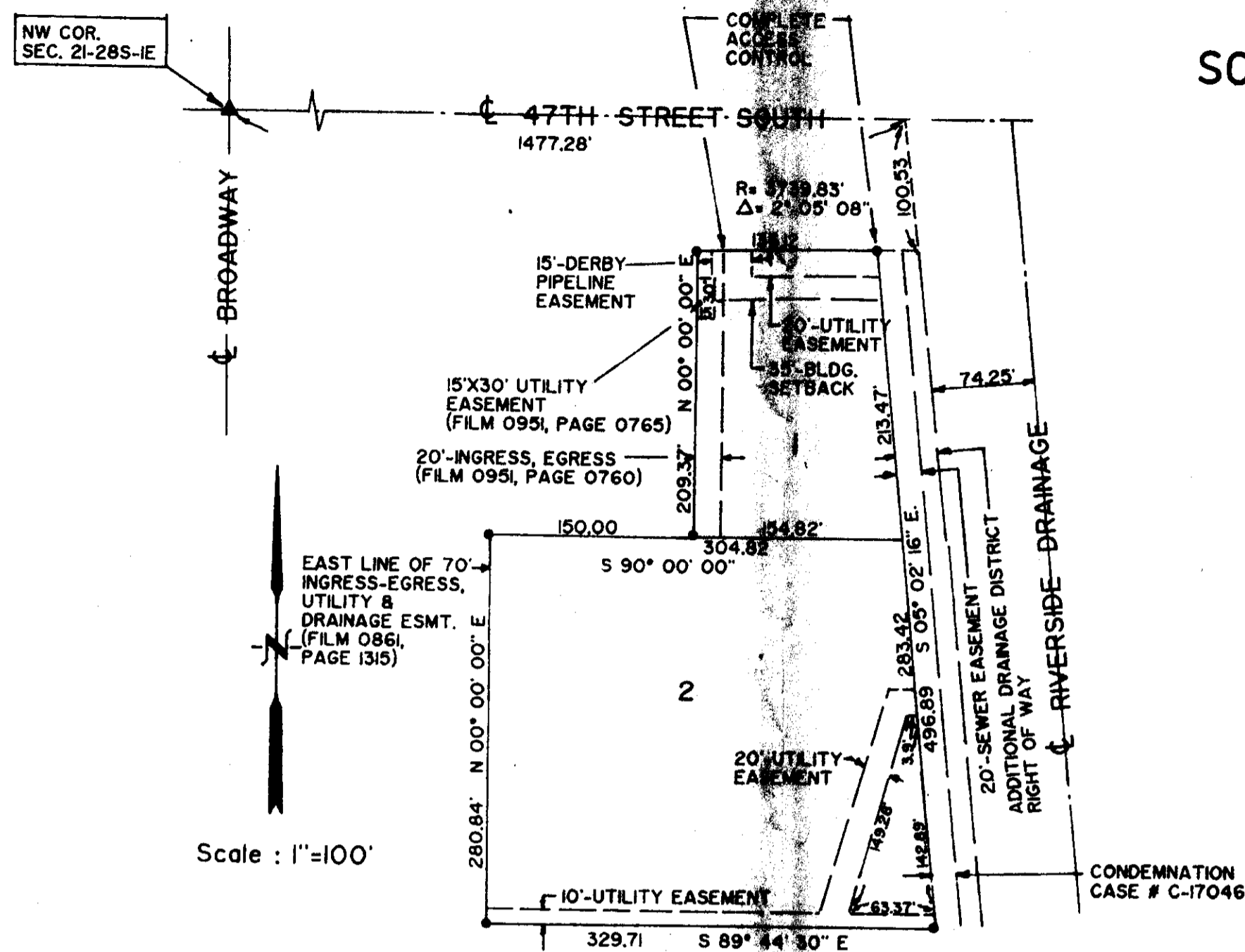
cc: Colby B. Sandlian, 435 North Broadway, Suite 201, Wichita, KS
67202

Mike Lindebak, City Engineer

FILE COPY

REPLAT OF TRACT B, LOT 2, BLOCK A
SOUTHGLEN ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/21/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 9/22/89



WE, KANSAS STATE BANK AND TRUST, HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THIS "REPLAT OF TRACT B, LOT 2, BLOCK A, SOUTHGLEN ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

KANSAS STATE BANK AND TRUST

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 19____, BY _____ AS
_____ AND BY _____ AS
KANSAS STATE BANK AND TRUST. OF

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1989.

_____, CHAIRMAN

_____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1989.

_____, MAYOR

_____, CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1989.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED'S OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

_____, REGISTER OF DEEDS

_____, DEPUTY

STATE OF KANSAS)
SEDGWICK COUNTY) SS

I, BABAR M. KHAN, A LICENSED SURVEYOR FOR THE COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED "REPLAT OF TRACT B, LOT 2, BLOCK A, SOUTHGLEN ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED DESCRIBED AS TRACT B, LOT 2, BLOCK A, SOUTHGLEN ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

BABAR M. KHAN, R.L.S.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND BLOCKS, THE SAME TO BE KNOWN AS "REPLAT OF TRACT B, LOT 2, BLOCK A, SOUTHGLEN ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ARE HEREBY GRANTED. ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM 47TH STREET SOUTH OVER AND ACROSS THE NORTH LINE OF LOT 1 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO 47TH STREET SOUTH OVER AND ACROSS THE WEST 20 FEET OF THE NORTH LINE OF LOT 1.

COLBY B. SANDLIAN

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY COLBY B. SANDLIAN.

_____, NOTARY PUBLIC MY COMMISSION EXPIRES: _____