



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 16, 1988

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

RE: S/D 88-76 - REBECCA ADDITION. Located at the northeast
corner of Central and Old Manor.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of County Commissioners 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 first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: Dean L. Bussart, 5050 East Central, Wichita, KS. 67208

FILE COPY

OFFICE COPY

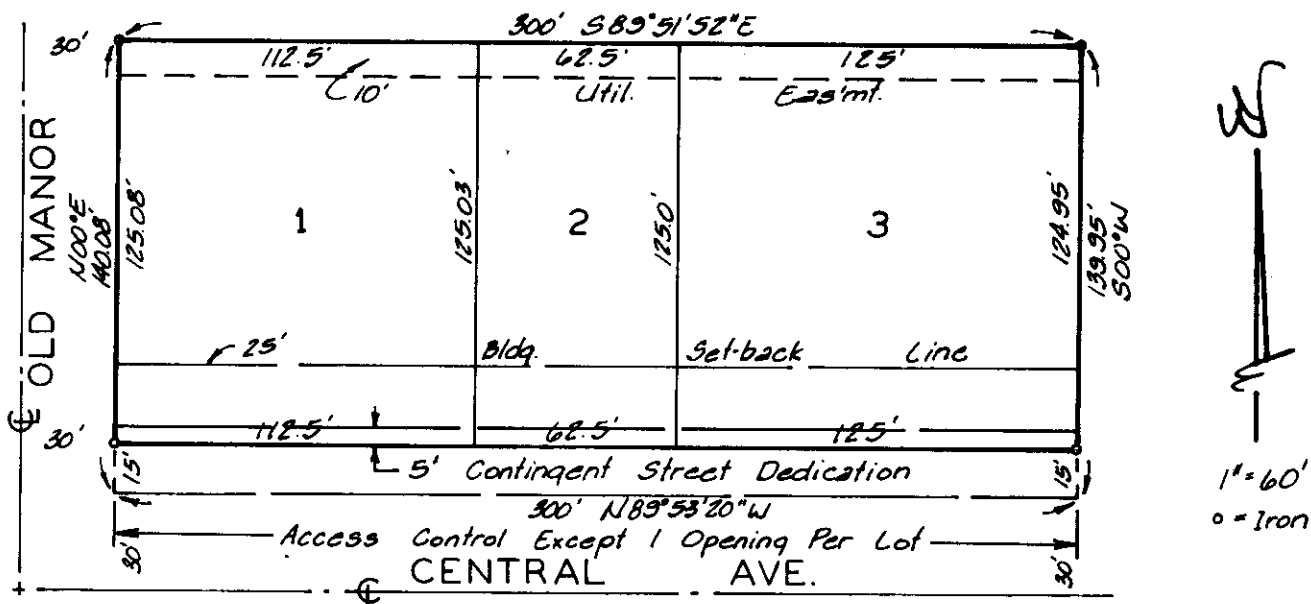
DO NOT REMOVE

REBECCA ADDITION

WICHITA, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/8/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/12/88



This plat of "REBECCA ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 198__
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

 Elton Parsons Chairman

 Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 198__.

 Sheldon Kamen Mayor

 Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____, 198__.

 Don Wright County Clerk

State of Kansas }
 Sedgwick County } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "REBECCA ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38, Block 12, East Highlands, Sedgwick County, Kansas, together with that portion of street right-of-way lying east of the west line of said Lot 27, extended south and north of the south line of said Block 12, extended west. Being situated in the SW 1/4 of Sec. 13, Twp. 27-S, R-1-E of the 6TH P.M., Sedgwick County, Kansas. The portion of street right-of-way being vacated by virtue of K. S. A. 12-512 (b).

 Date _____ Baughman Company, P.A.

 Mark A. Savoy Surveyor

State of Kansas }
 Sedgwick County } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 198__, at _____ o'clock _____ M., and is duly recorded.

 Pat Kettler Register of Deeds

 Ed Resa Deputy

State of Florida }
 _____ County } S.S. The foregoing instrument acknowledged before me this _____ day of _____, 198__, by Claude Darryle Smith and Elizabeth J. Smith, his wife.

 My Appt. Exp. _____ Notary Public

State of Washington }
 _____ County } S.S. The foregoing instrument acknowledged before me this _____ day of _____, 198__, by Hurschall Eugene Smith and Bonnie Smith, his wife.

 My App. Exp. _____ Notary Public

State of Kansas }
 Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____, 198__, by Dean L. Bussart and Rebecca B. Bussart, his wife.

 My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to the plat of "REBECCA ADDITION," Wichita, Kansas.

Bank IV Wichita

State of Kansas }
 Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____, 198__, by _____ of Bank IV Wichita, on behalf of the bank.

 My Appt. Exp. _____ Notary Public

STAFF COMMENTS:

- A. The final plat tracing shall indicate a 25-foot building setback from the south property line and a 15-foot building setback from the west property line of the plat. These setbacks will pass through the existing building which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- B. On the final plat tracing, the wording in the plattor's text regarding the contingent dedications shall be amended to read as follows:

"The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of those portions of the existing buildings which exist within and adjacent to the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of a portion of the existing buildings."
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Old Manor at the time of site development. (Commercial Zoning)
- D. Prior to scheduling this case before the City Council, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer. If the applicant desires to keep the existing buildings which encroach the easement, he will need to contact the Sewer Maintenance Division of the Water Department in order to obtain a "Hold Harmless Agreement." The applicant shall execute a copy of the City's standard agreement form. This agreement will permit the encroachments, but will however, hold the City harmless for any damage done to the building caused by maintenance of the sewer lateral in the subject easement.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

