

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The applicant shall also obtain any off-site utility easements needed for this sanitary sewer. Such dedication shall be made by separate instrument and will be submitted to the Planning Department for recording with the final plat tracing.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the recording information for the two joint ingress and egress easements shall be indicated.
- E. On the final plat tracing, the Mayor's signature shall be amended to indicate "Bob Knight."
- 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. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

May 11, 1989

STAFF REPORT
(Final Plat Approved 5/4/89)

CASE NUMBER: S/D 89-27 - SCHLOTZSKY'S ADDITION

OWNER/APPLICANT: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: Southeast corner of Woodlawn and Central

SITE SIZE: .3 Acre

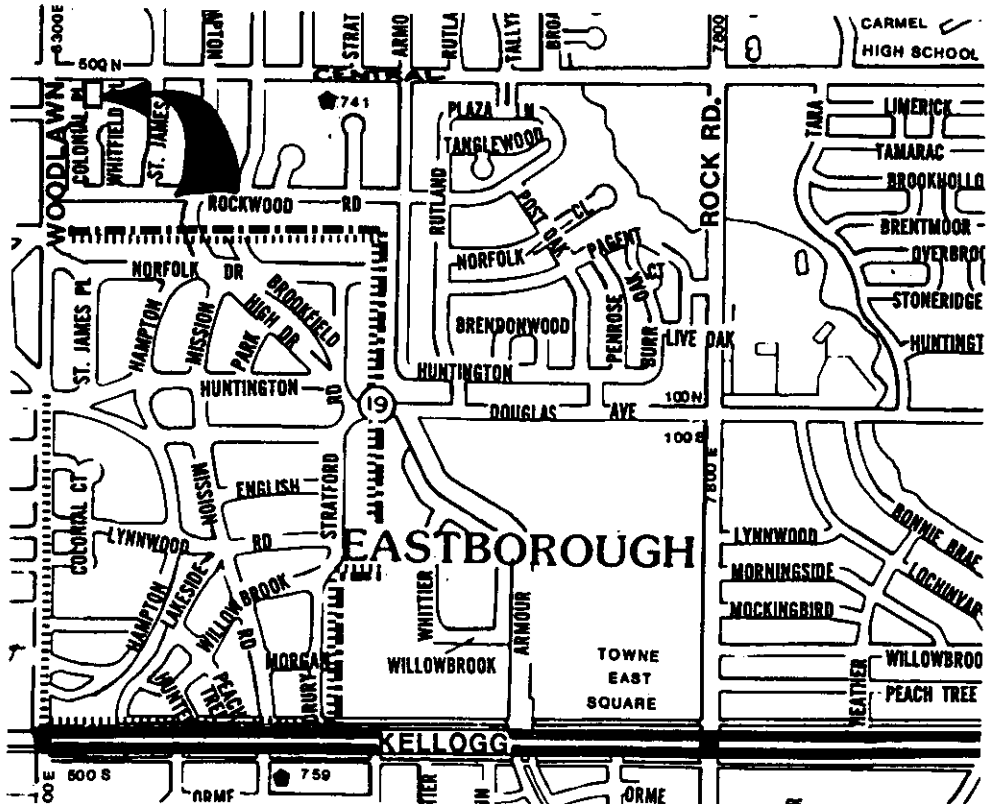
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,719 sq. ft.

CURRENT ZONING: "LC" Light-commercial

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 12, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-27 - SCHLOTZSKY'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 11, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 5, 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 Board of City 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
Associate Planner

RTB:svm

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer

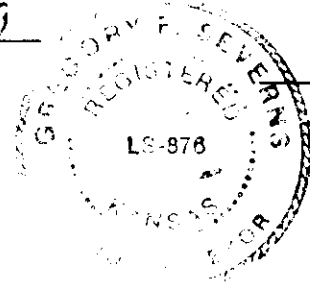
FILE COPY

SCHLOTZSKY'S ADDITION

WICHITA, KANSAS

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 "SCHLOTZSKY'S ADDITION," Wichita,
 Kansas, and that the accompanying plat is a true and correct
 exhibit of the property described as and being a replat of
 that part of Lot 2, Madison Addition, Wichita, Kansas, be-
 ginning at the N.E. Corner of said Lot 2; thence S 00°00'W
 along the east line of said Lot 2, 157 feet; thence S 90°00'W,
 89 feet; thence N 00°00'E, 145.73 feet to a point on the north
 line of said Lot 2; thence N 75°57'07"E along the north line of
 said Lot 2, 46.39 feet to a deflection point in said north line;
 thence N 89°59'15"E, 44 feet to the place of beginning. Being
 situated in the NW 1/4 of Sec. 19, Twp. 27-S, R-2-E of the 6th
 P.M., Sedgwick County, Kansas. The previously platted access
 control is hereby vacated by virtue of KSA 12-512(b).
 Baughman Company, P.A.

5/22/89
 Date



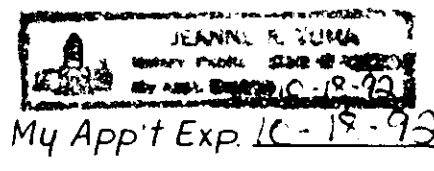
Gregory F. Severns Surveyor
 Gregory F. Severns

Know all men by these presents that we,
 the undersigned, have caused the land described in the survey-
 ors certificate to be platted into a lot to be known as "SCH-
 LOTZSKY'S ADDITION," Wichita, Kansas. All abutters rights
 of access to or from Central Ave. over and across the north
 line of Lot 1 except the east 15 feet and except the west 15
 feet thereof are hereby granted to the City of Wichita, Kansas.

Michael J. Boyd
 Michael J. Boyd

Linda Glascock Boyd
 Linda Glascock Boyd

State of Kansas }
 Sedgwick County } ss. The foregoing instrument acknowledged
 before me this 22nd day of May, 1989, by Michael
 J. Boyd and Linda Glascock Boyd, husband and wife.



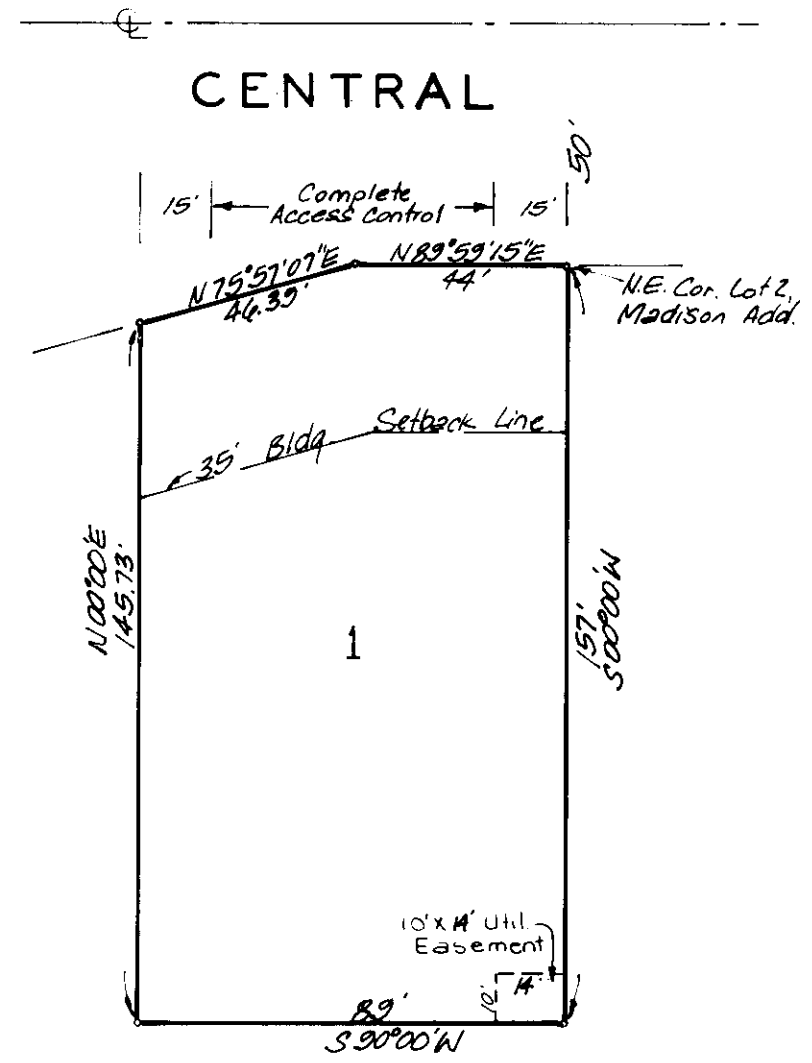
Jeane R. Tuma Notary Public
 Jeane R. Tuma

We, the undersigned, holders of a mort-
 gage on the above described property do hereby consent to
 the plat of "SCHLOTZSKY'S ADDITION," Wichita, Kansas.

Fidelity Savings Association of Kansas
H.C. Stalker Vice President
 H.C. Stalker

State of Kansas }
 Sedgwick County } ss. The foregoing instrument acknowledged
 before me this 23rd day of May, 1989, by
H.C. Stalker, Vice President of Fidelity Savings
 Association of Kansas, on behalf of the association.

Mary E. Denney Notary Public
 Mary E. Denney
 My App't Exp. 5-11-91



This plat of "SCHLOTZSKY'S ADDITION,"
 Wichita, Kansas, has been submitted to and approved by the
 Wichita-Sedgwick County Metropolitan Area Planning Commission,
 Wichita, Kansas.
 Dated this _____ day of _____, 1989,
 Wichita-Sedgwick County Metropolitan Area Planning Commission

 Sue L. Crockett Chairmen

 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 _____, 1989.

 Pat Knight Mayor

 John Moir City Clerk

Entered on transfer record this _____
 day of _____, 1989.

 Don Wright County Clerk

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 _____, 1989, _____ o'clock, _____ M., and is duly recorded.

 Pat Kettler Register of Deeds

 Ed Resa Deputy