

STAFF COMMENTS:

- A. On the final plat tracing, a 10-foot utility easement shall be indicated along the south line of the plat.
- B. The applicant is advised that he should close the residential-width drive approach to Central Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to a commercial-width standard.
- C. The final plat indicates the platting of the 20 foot building setback from Central through the existing building which encroaches 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.
- D. The applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
- 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.

November 21, 1988

STAFF REPORT  
(Final Plat Approved 11/17/88)

CASE NUMBER: S/D 88-97 - D.J. FISHER 2ND ADDITION

OWNER/APPLICANT: Gery M. Fisher, 4715 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co.

LOCATION: South of Central, between Anna and Baehr

SITE SIZE: .14 Acres

NUMBER OF LOTS

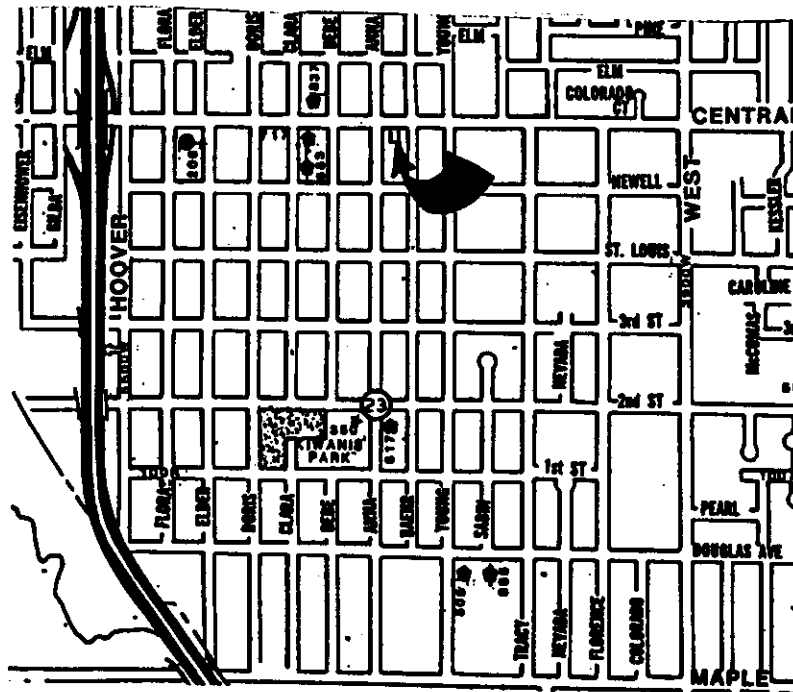
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 5,534 sq. ft.

CURRENT ZONING: "AA" (single-family)

PROPOSED ZONING: "LC" (light commercial) (Z-2921)

VICINITY MAP:



# D. J. FISHER 2ND ADDITION

WICHITA, KANSAS

OFFICE COPY  
DO NOT REMOVE  
FINAL PLAT

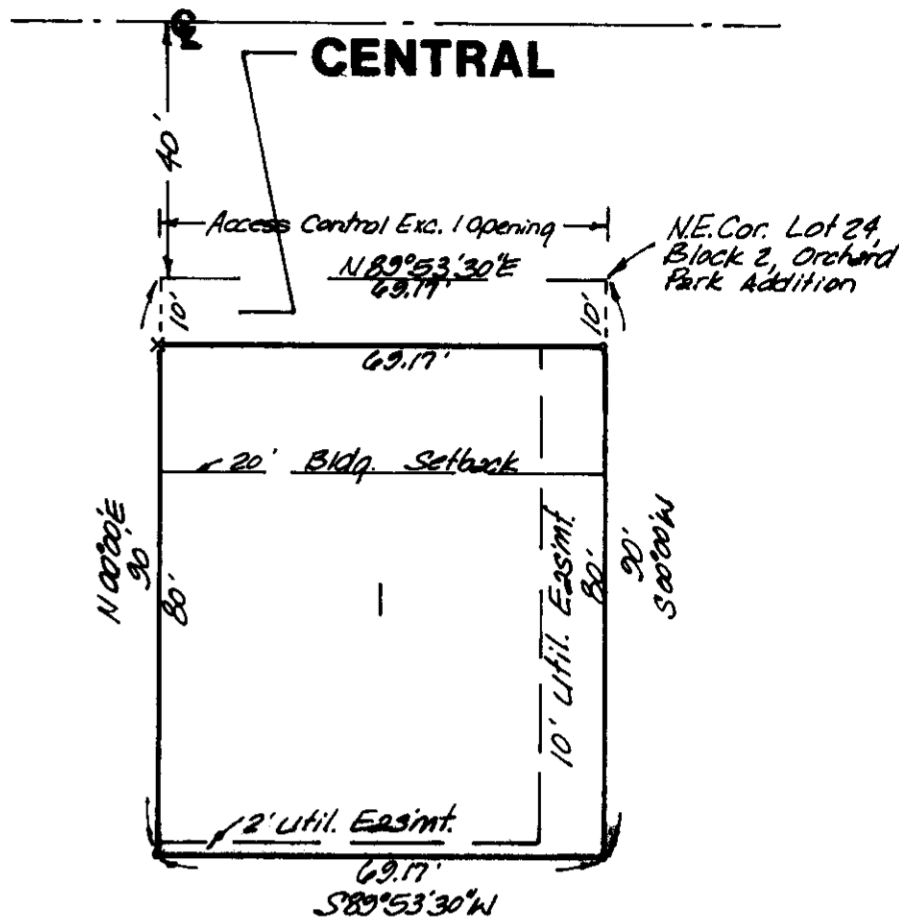
THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 11/17/88 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLINED  
IN OUR LETTER DATED 11/16/88

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 "D.J. FISHER 2ND 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 the east 49.17 feet of Lots 23 and 24, Block 2, Orchard Park Addition, Wichita, 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 a lot and street to be known as "D.J. FISHER 2ND ADDITION," Wichita, Kansas. The street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central over and across the north line of Lot 1 are hereby granted to the City of Wichita provided however that Lot 1 shall have access to Central at one point as shall be determined by the City Engineer of Wichita.

10' Util. Easmt

This plat of "D.J. FISHER 2ND 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

\_\_\_\_\_  
Sue L. Crockett Chairman

\_\_\_\_\_  
Mervin S. Krout Secretary

\_\_\_\_\_  
W.E. Watkins

\_\_\_\_\_  
Gery M. Fisher

\_\_\_\_\_  
Jacque C. Fisher

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

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_, by W.E. Watkins, a single person.

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

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

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

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_, by Gery M. Fisher and Jacque C. Fisher, husband and wife.

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

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

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

November 21, 1988

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1663  
(316) 393-4561

Baughman Co.,  
315 Ellis  
Wichita, KS 67212

Re: S/D 88-97 D.J. FISHER 2ND ADDITION, on the south side of  
Central, between Anna and Baehr

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1988, 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 November 18, 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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'R. Timothy Bickhaus'.

R. Timothy Bickhaus  
Junior Planner

RTB:svm

cc: Gery M. Fisher, 4715 W. Central, Wichita, KS 67212  
Mike Lindebak, City Engineer

**FILE COPY**