

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the vacated alley return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated alley return, the applicant is advised that the vacated alley return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated alley approach will be considered closed and the guarantee will be released.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. This plat proposes to vacate the entire right-of-way for the east/west alley adjacent to the south line of this plat. The applicant's agent is advised that since the entire right-of-way is to be vacated by virtue of this plat, the platting binder will need to certify that all of the vacated right-of-way will revert to the ownership of the platlor. The applicant's agent has advised that the platlor owns the property to the south of the subject alley.
- D. On the final plat tracing, the face of the plat shall indicate the dedication of $2\frac{1}{2}$ feet of additional alley right-of-way for the north/south alley adjacent to the east line of the plat. This additional right-of-way was shown on the approved preliminary plat. This alley dedication shall be referenced in the platlor's text.
- E. On the final plat tracing, the centerline of the adjacent north/south alley shall be labeled. The amount of existing right-of-way shall be dimensioned along with the amount of additional right-of-way being dedicated by this plat.
- F. 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.
- G. 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.
- 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.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

STAFF REPORT
(Final Plat, Preliminary Approved 6/4/87)

CASE NUMBER: S/D 87-45 - HAWORTH SECOND ADDITION

OWNER/APPLICANT: Mercury Electric, Inc.

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: East of Washington Avenue, in an area north of Murdock Avenue.

SITE SIZE: 0.47 Acre

NUMBER OF LOTS:

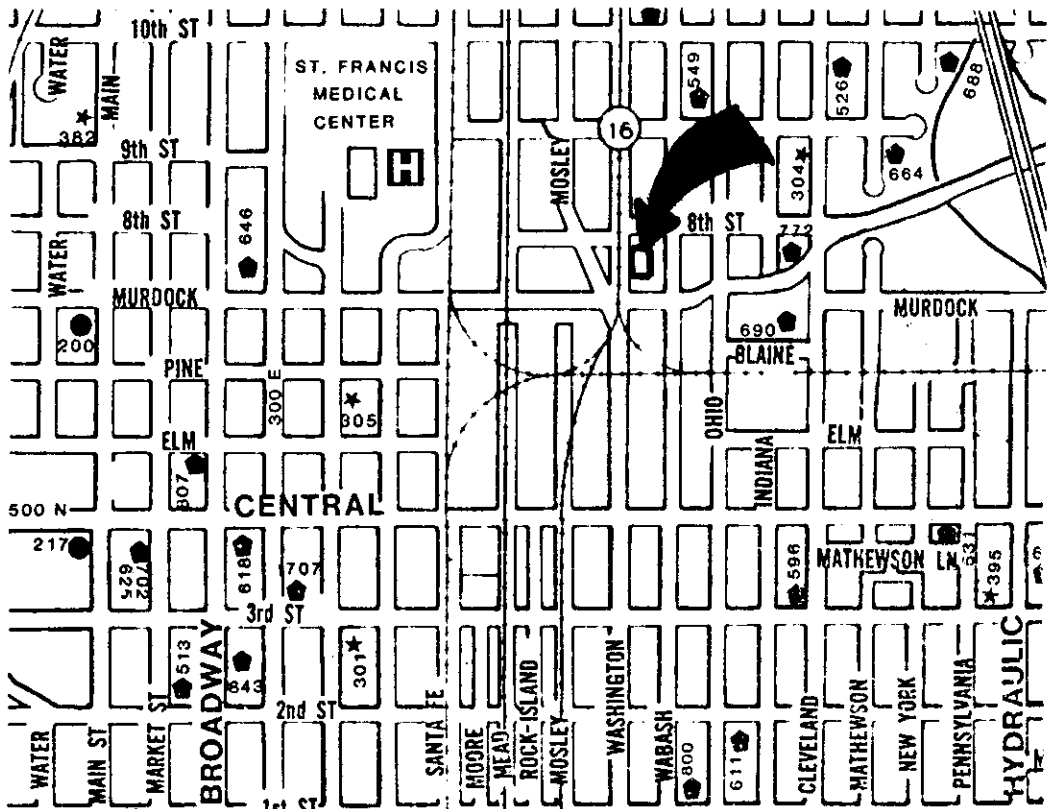
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 21,859 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

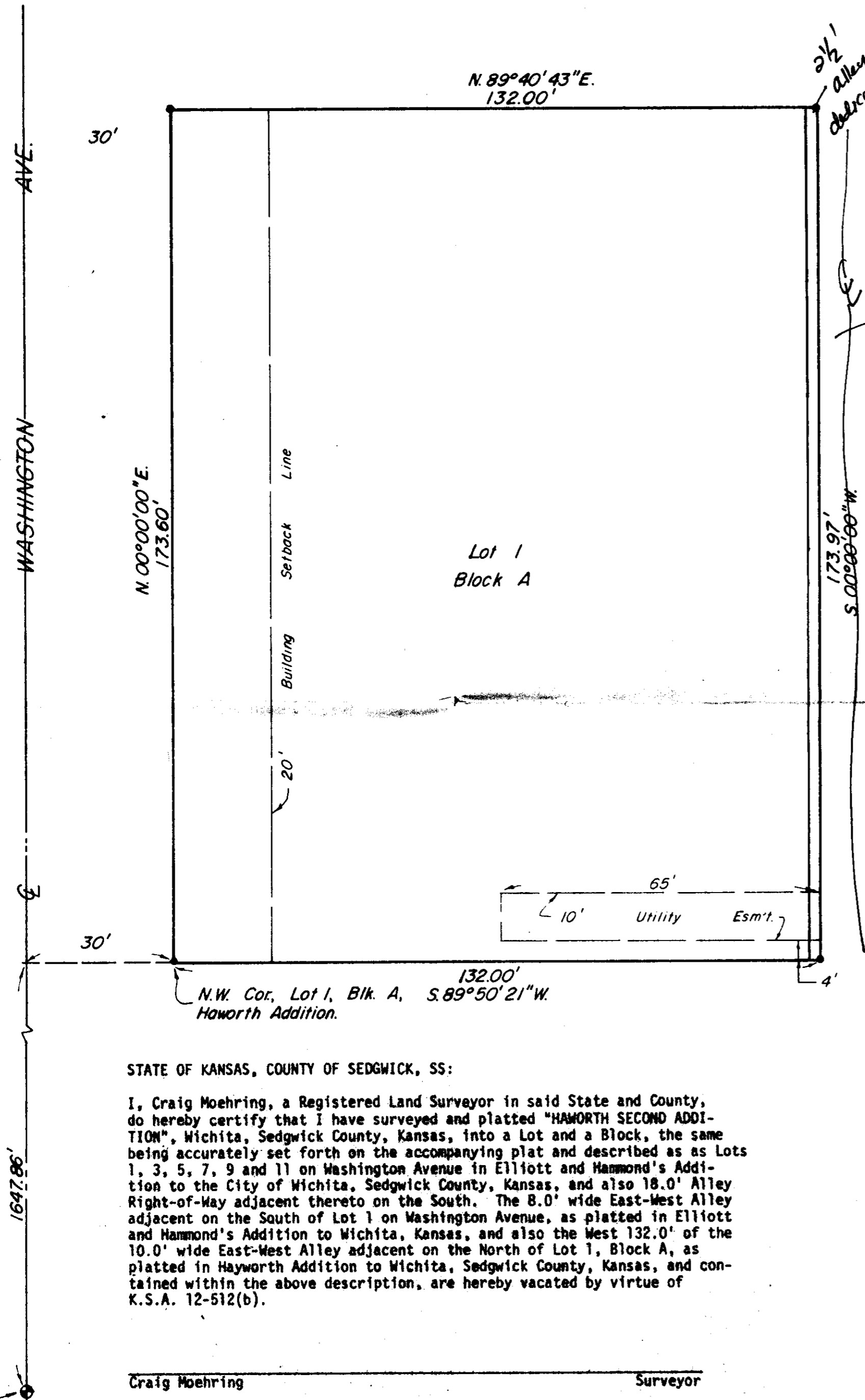
VICINITY MAP:



OFFICE COPY
DO NOT REMOVE

HAWORTH SECOND ADDITION

To Wichita, Sedgwick Co., Ks.



FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/8/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/9/87

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 same to be surveyed and platted into a Lot and a Block, to be known as "HAWORTH SECOND ADDITION", Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. *Dedicate alley.*
MERCURY ELECTRIC, INC. *alley r.o.w.*

Richard M. Haworth, President

George A. Baldrige, Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1987, before me, a Notary Public in and for said State and County, came Mercury Electric, Inc., by Richard M. Haworth, President and George A. Baldrige, Secretary, on behalf of the Corporation, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Sherree Chaplin, Notary Public

My Commission Expires _____

We the undersigned, mortgagee on the above described property do hereby consent to the plat of "HAWORTH SECOND ADDITION".

Walton E. Morgan

Van Ray T. Morgan

Clemmiateen D. Morgan

Virley Webster

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1987, before me, a Notary Public in and for said State and County, came Walton E. Morgan and Van Ray T. Morgan, husband and wife, and Clemmiateen D. Morgan, a single person, and Virley Webster, a single person, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires _____

This plat of "HAWORTH SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman

Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

Robert G. Knight, Mayor

Dale E. Rea, Deputy City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1987.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this _____ day of _____, 1987.

Don Wright, County Clerk

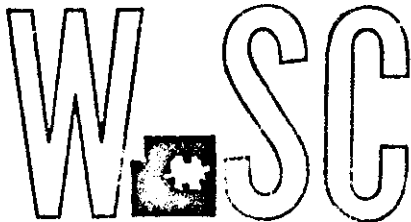
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Craig Moehring, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "HAWORTH SECOND ADDITION", Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as as Lots 1, 3, 5, 7, 9 and 11 on Washington Avenue in Elliott and Hammond's Addition to the City of Wichita, Sedgwick County, Kansas, and also 18.0' Alley Right-of-Way adjacent thereto on the South. The 8.0' wide East-West Alley adjacent on the South of Lot 1 on Washington Avenue, as platted in Elliott and Hammond's Addition to Wichita, Kansas, and also the West 132.0' of the 10.0' wide East-West Alley adjacent on the North of Lot 1, Block A, as platted in Haworth Addition to Wichita, Sedgwick County, Kansas, and contained within the above description, are hereby vacated by virtue of K.S.A. 12-512(b).

Craig Moehring, Surveyor

S.W. Cor., S.E. 1/4, Sec. 16, T. 27 S., R. 1 E. of the 6th P.M.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 15, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-45 - HAWORTH SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 15, 1987, 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 October 9, 1987.

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 platfor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Mercury Electric, Inc., 1004 E. Murdock, Wichita, KS 67214

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