

- A. The final plat tracing shall indicate a 25-foot building setback from the perimeter streets.
- B. 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.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].
- E. Recording of the plat within 30 days after approval by the City Council.

April 27, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-25 - KEENER ADDITION

OWNER/APPLICANT: Douglass H. Keener, 3130 Cromwell, Wichita, KS 67204

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

LOCATION: South side of 31st St. North in an area west of Hood.

SITE SIZE: 1.95 Acres

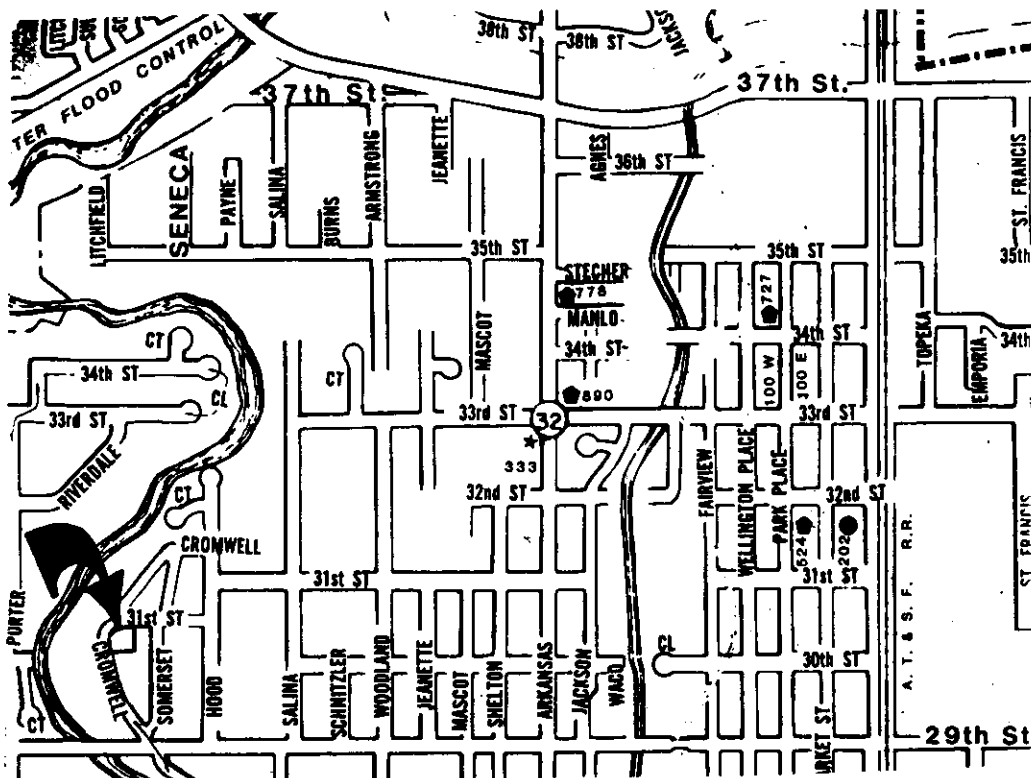
NUMBER OF LOTS

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

MINIMUM LOT AREA: 85,005 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

VICINITY MAP:



OFFICE COPY

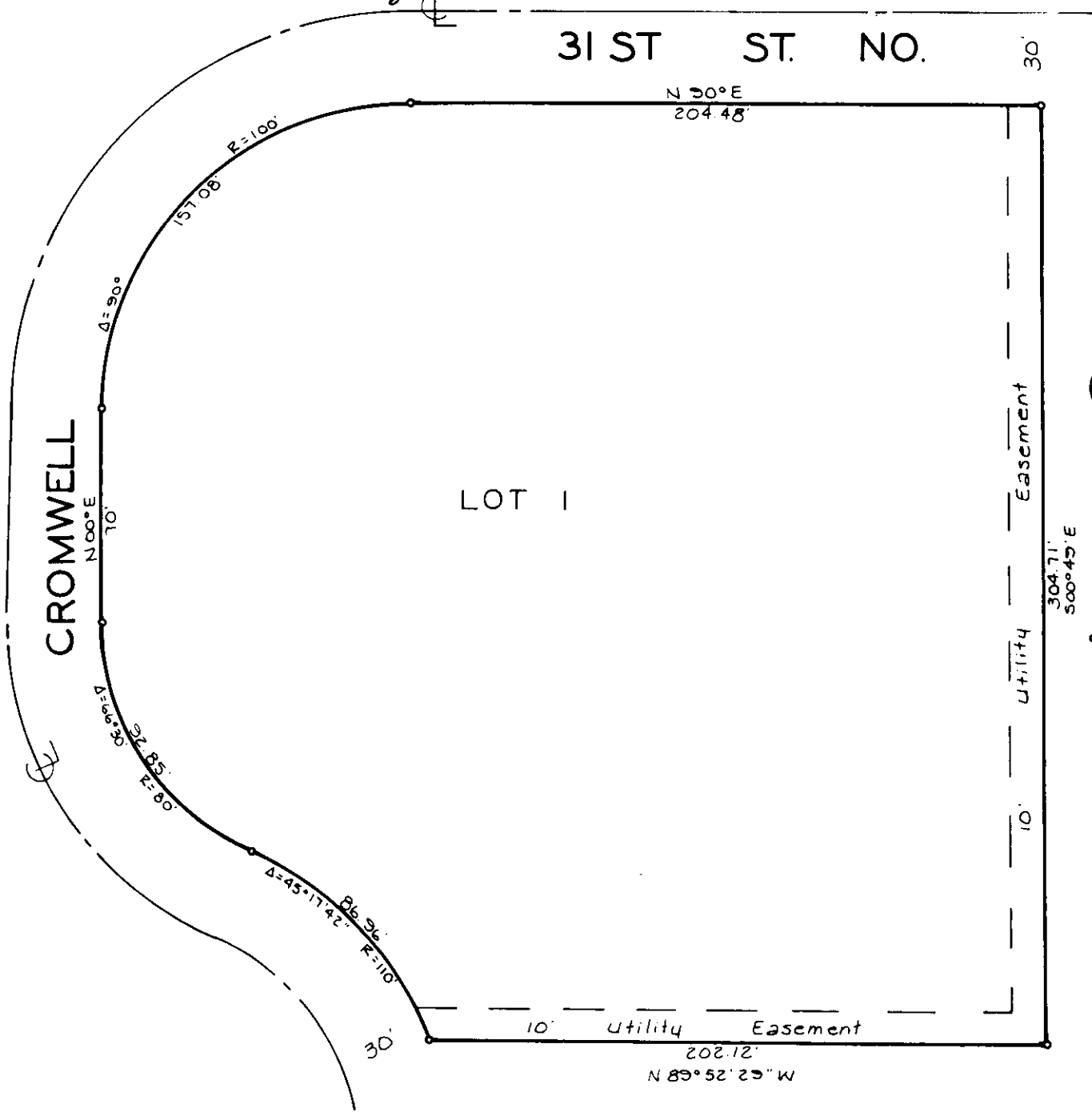
DO NOT REMOVE

FINAL PLAT

KEENER ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/20/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/21/89



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 "KEENER 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 1, 2, and 3, Milton Chase Addition, Wichita, Kansas, and being a replat of Lot 4, Fourth Thornedale Addition, Sedgwick County, Kansas, except that part replatted as Milton Chase Addition, Wichita, Kansas. Any previous easements are hereby vacated by virtue of K.S.A. 12-512 (b).

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 to be known as "KEENER ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Douglass H. Keener

Carolyn L. Keener

This plat of "KEENER 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 Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas this _____ day of _____ 1989.

Robert G. Knight Mayor

John Morr 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, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas }
 Sedgwick County } ss. The foregoing instrument was acknowledged before me on this _____ day of _____, 1989, by Douglass H. Keener and Carolyn L. Keener, his wife.

My App't Exp. _____ Notary Public

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

Mid Kansas Federal Savings and Loan Association of Wichita by _____

State of Kansas }
 Sedgwick County } ss. The foregoing instrument was acknowledged before me on this _____ day of _____, 1989, by _____ of _____
 Mid Kansas Federal Savings and Loan Association of Wichita, on behalf of the Savings and Loan.

My App't Exp. _____ Notary Public

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

April 28, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-25 - KEENER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 27, 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 April 21, 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: Douglass H. Keener, 3130 Cromwell, Wichita, KS 67204
Mike Lindebak, City Engineer

FILE COPY