

STAFF COMMENTS:

- A. The final plat shall indicate a 35-foot building setback from Maple Avenue except in the western portion where a 25-foot setback may be indicated to accommodate a planned office development.
- B. The applicant shall provide to the Planning Department, with the final plat tracing, a signed copy of the covenant being established for this site. This covenant will be recorded with the plat.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- D. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- E. Prior to submitting the final plat tracing, the applicant shall provide City Engineering with the additional information requested for this site's drainage plan.
- 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. Recording of the plat within 30 days after approval by the City Council.

September 28, 1989

STAFF REPORT  
(Final Plat Approved 9/28/89;  
Preliminary Plat; Approved 8/24/89)

CASE NUMBER: S/D 89-56 - MITCHELL ADDITION

OWNER/APPLICANT: William B. Mitchell, 435 N. Broadway, Wichita,  
KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Maple, in an area west of Young

SITE SIZE: 1.26 acres

NUMBER OF LOTS

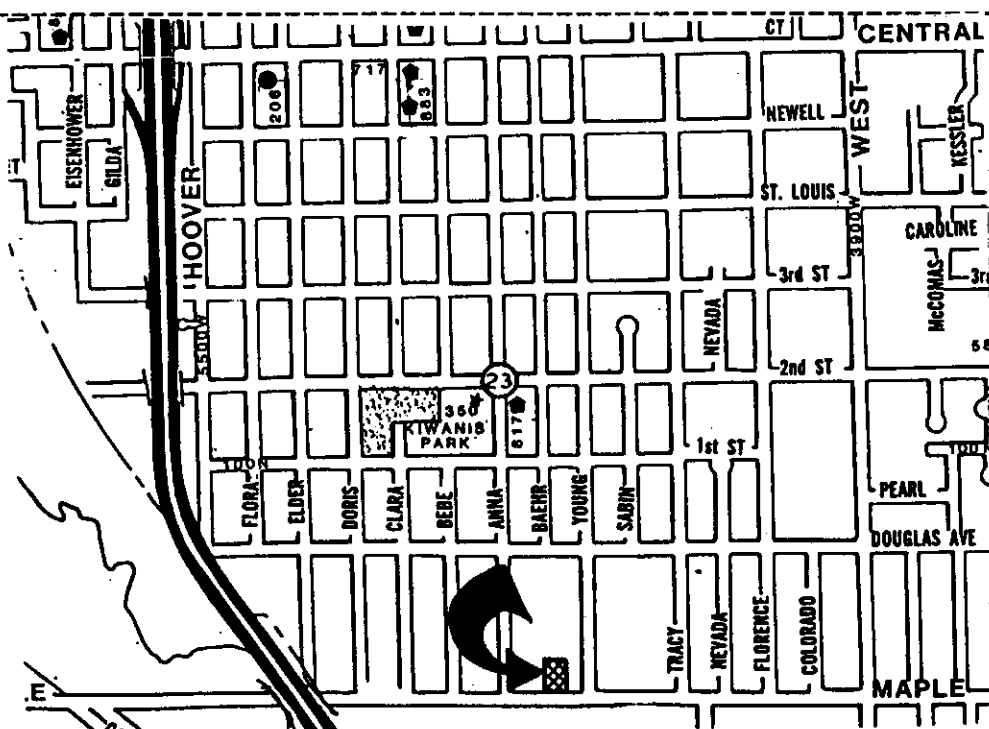
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 54,689.18 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling & "LC" Light Commercial

PROPOSED ZONING: "R-5" General Residence District & "LC" Light Commercial

VICINITY MAP:



OFFICE COPY  
DO NOT REMOVE

FINAL PLAT

# MITCHELL ADDITION

WICHITA, KANSAS

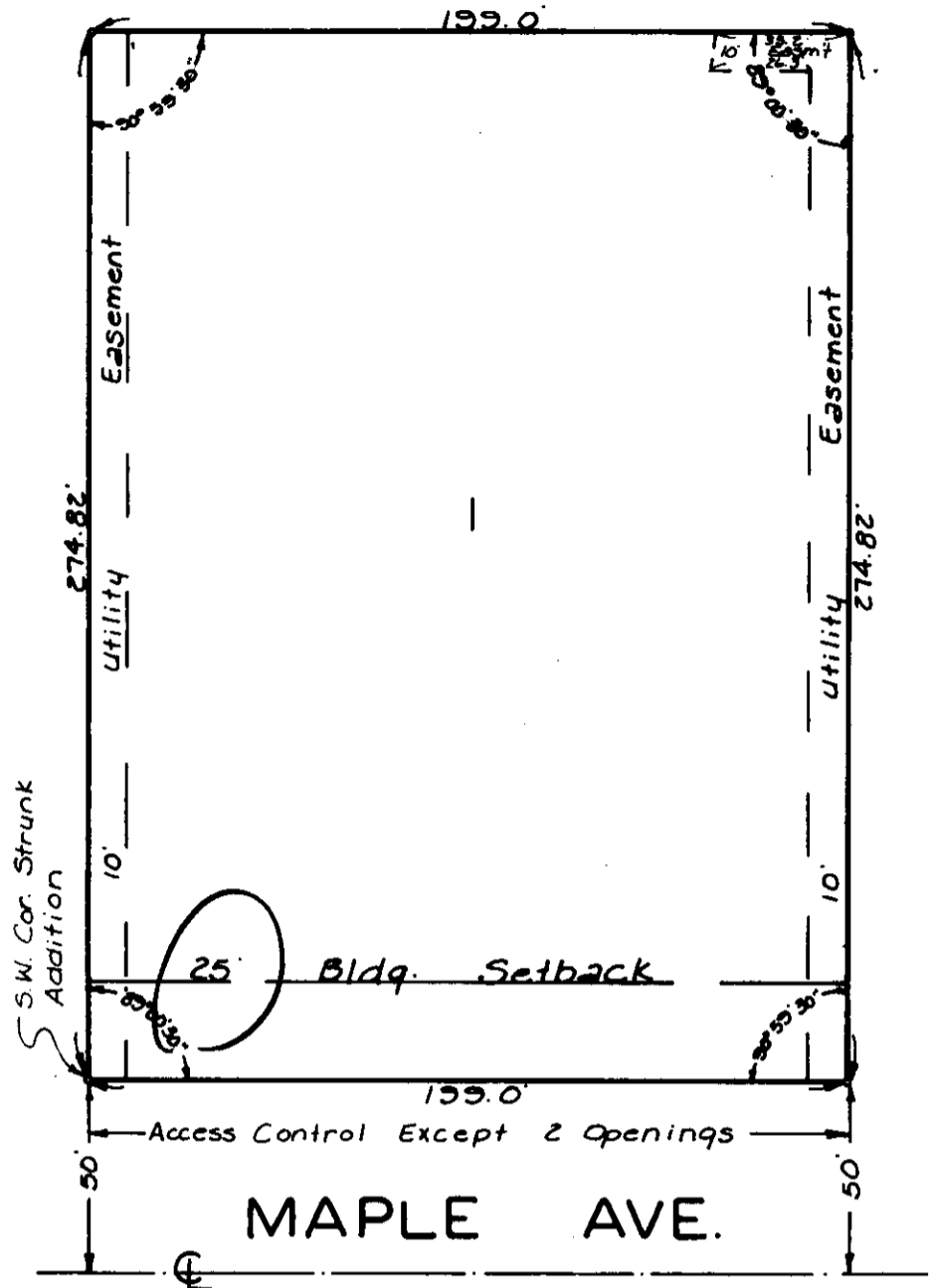
THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 9/21/89 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 9/25/89

State of Kansas } s.s.  
Sedgwick County } We, Baughman Company, P.A., Surveyors  
in aforesaid county and state do hereby certify that we have sur-  
veyed and platted "MITCHELL 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 Lot 1,  
Strunk Addition, Wichita, Kansas, together with the south 11.17 feet  
of the north 142.35 feet of Lot 14, McComas Acres, Sedgwick  
County, Kansas, except the East 107 feet thereof. Easements are  
hereby vacated by virtue of KSA 12-512 (b).

\_\_\_\_\_  
Date  
Baughman Company, P.A.  
\_\_\_\_\_  
Gregory F. Severns  
Surveyor

Know all men by these presents that we, the  
undersigned, have caused the land described in the surveyors certifi-  
cate to be platted into a Lot to be known as "MITCHELL ADDITION,"  
Wichita, Kansas. The utility easements are hereby granted as indicat-  
ed for the construction and maintenance of all public utilities. All  
abutters rights of access to or from Maple Ave. over and across the  
south line of Lot 1 are hereby granted to the City of Wichita pro-  
vided however that Lot 1 shall have 2 points of access to Maple  
Ave. as shall be determined by the City Engineer of the City of  
Wichita, Kansas.

\_\_\_\_\_  
Charles E. Mitchell, Jr.  
\_\_\_\_\_  
Cynthia Ann Mitchell  
\_\_\_\_\_  
William H. Mitchell  
\_\_\_\_\_  
Peggy Ann Mitchell  
\_\_\_\_\_  
Terry L. Summerhouse  
\_\_\_\_\_  
Mary Louise Summerhouse  
\_\_\_\_\_  
Diversified Equities, Inc.  
\_\_\_\_\_  
William H. Mitchell  
President



This plat of "MITCHELL 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

State of Kansas } s.s.  
Sedgwick County } The foregoing instrument was acknowledged  
before me this \_\_\_\_ day of \_\_\_\_\_, 1989, by Charles E. Mitchell, Jr  
and Cynthia Ann Mitchell, his wife, and William H. Mitchell and Peggy  
Ann Mitchell, his wife, and Terry L. Summerhouse and Mary Louise  
Summerhouse, his wife, and William H. Mitchell, President of Div-  
ersified Equities, Inc. on behalf of the corporation.

\_\_\_\_\_  
Notary Public  
My Appt Exp. \_\_\_\_\_

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

Metmor Financial  
\_\_\_\_\_

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

\_\_\_\_\_  
Bob Knight  
Mayor  
\_\_\_\_\_  
John Moir  
City Clerk

Entered on transfer record this \_\_\_\_ day  
of \_\_\_\_\_, 1989.

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

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } s.s.  
The foregoing instrument was acknowledged  
before me this \_\_\_\_ day of \_\_\_\_\_, 1989, by \_\_\_\_\_  
of Metmor Financial, on behalf of the corpora-  
tion.

\_\_\_\_\_  
Notary Public  
My Appt Exp. \_\_\_\_\_

State of Kansas } s.s.  
Sedgwick County } 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



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 28, 1989

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

Re: S/D/ 89-56 - MITCHELL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 22, 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 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 plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:sm

cc: William B. Mitchell, 435 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer

FILE COPY