

- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. 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.
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

January 19, 1989

STAFF REPORT

(Final Plat 1/12/89; Preliminary Plat 12/29/88)

CASE NUMBER: S/D 88-106 - THE ARBORETUM

OWNER/APPLICANT: Farmers & Merchants State Bank

SURVEYOR/ENGINEER: Bill Yung Design

LOCATION: South of Harry in an area east of Webb Road

SITE SIZE: 4.99 acres

NUMBER OF LOTS

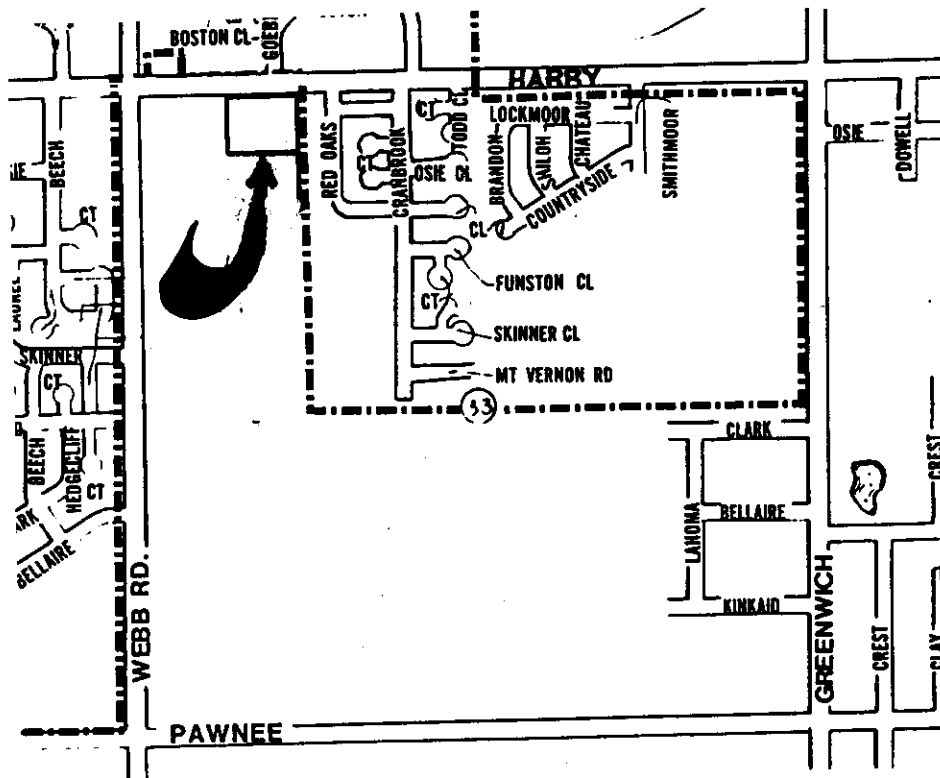
|                    |   |
|--------------------|---|
| Residential:       | 1 |
| Office/Commercial: | 1 |
| Industrial:        |   |
| Total:             | 2 |

MINIMUM LOT AREA: 15,662 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "A", "B" & "C" (Z-2934)

VICINITY MAP:



STAFF COMMENTS:

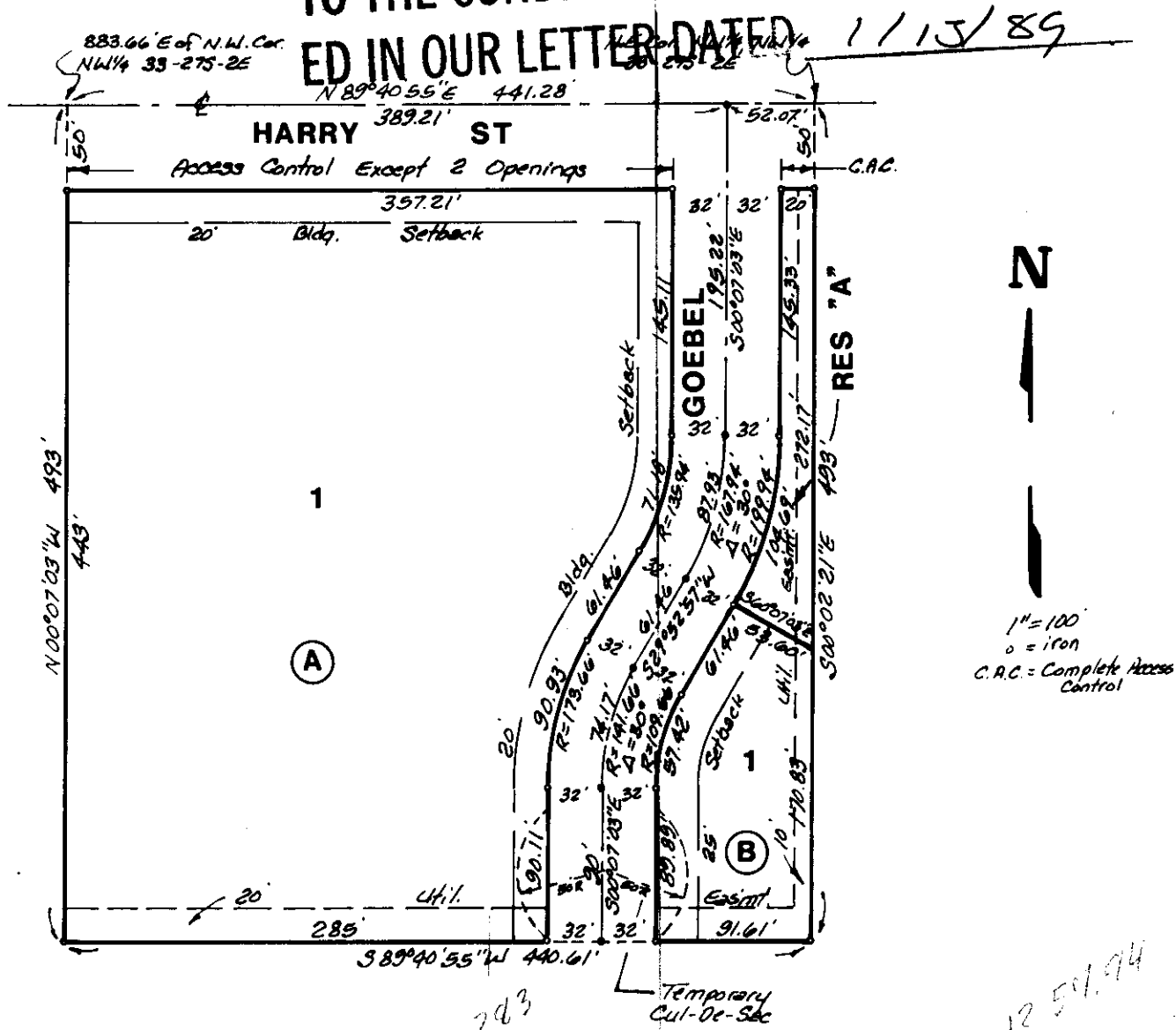
- NOTE: The following comments are based on the assumption that the associated zone case (Z-2934) will be approved by the City Council at their January 10, 1989 meeting. The request is to change a "AA" one-family dwelling district to "A" two-family dwelling district, "BB" office district, and "C" commercial district as indicated on the preliminary plat. This final plat is a portion of an overall preliminary plat.
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee construction of the storm sewers required by this plat.
  - D. The applicant shall guarantee the paving of the proposed interior streets.
  - E. The applicant shall guarantee the construction of the temporary turn around as indicated on Goebel Street.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The applicant shall submit a legal description of the area zoned "A" in Lot 1, Block 1. This plat shall not be scheduled for the Wichita City Council until said description is submitted to MAPD.
  - H. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Goebel, by this lot's commercial zoning, be waived.
  - I. The applicant shall comply with the adjustments to the drainage concept as requested by City Engineering.
  - J. Since the plat proposes that ownership and maintenance of Reserve A to be the responsibility of the owner of Lot 1, Block A, a covenant shall be submitted which indicates that these properties will not be sold separately and that it runs with the land and is binding upon the owner and their successors and assigns.
  - K. 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.

OFFICE COPY  
DO NOT REMOVE

FINAL PLAT

# THE ARBORETUM ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 1/12/89 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 1/15/89  
WICHITA, KANSAS



State of Kansas }  
Sedgwick County } S.S. We, Baughman Company, P.A., Sur-  
veyors in aforesaid county and state do hereby cert-  
ify that we have surveyed and platted "THE ARBOR-  
ETUM ADDITION" Wichita, Kansas, and that the  
accompanying plat is a true and correct exhibit of  
said survey, described as beginning at a point on  
the north line of the NW 1/4 of Sec. 33 Twp. 27-S, R-2-E  
of the 6th. P.M., Sedgwick County, Kansas, said point  
being 883.66' east of the N.W. Corner of said NW 1/4;  
thence south, parallel with the west line of said NW 1/4  
493 feet; thence east, parallel with the north line of  
said NW 1/4, 440.61 feet more or less to the east line of  
the NW 1/4 of the NW 1/4 of said Sec. 33; thence north,  
along the east line of the NW 1/4 of the NW 1/4 of said  
Sec. 33, 493 feet to the N.E. Corner of the NW 1/4 of the  
NW 1/4 of said Sec. 33; thence west, along the north  
line of said NW 1/4, 441.28 feet more or less to the point  
of beginning.

Baughman Company, P.A.

Date

Mark A. Sevoy

Surveyor

This plat of "THE ARBORETUM  
ADDITION", Wichita, Kansas has been submitted to  
and approved by the Wichita-Sedgwick County Metro-  
politan 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 the City  
of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1989.

Sheldon Kamen

Mayor

Dele E. Rea

Deputy City Clerk

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

Don Wright

County Clerk

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 \_\_\_\_\_ 1989, at \_\_\_\_\_  
M; and is duly recorded.

Pat Kettler

Register of Deeds

Ed Ross

Deputy

Know all men by these presents  
that we, the undersigned, have caused the land descri-  
bed in the surveyors certificate to be platted into  
lots, blocks, streets and a Reserve to be known as  
"THE ARBORETUM ADDITION", Wichita, Kansas.  
The utility easements are hereby granted as indicat-  
ed for the construction and maintenance of all  
public utilities. Reserve "A" is hereby reserved for open  
space, landscaping and entry features and shall be  
owned and maintained by the owners of Lot 1, Block  
A. The streets are hereby dedicated to and for the  
use of the public. The temporary Cut-De-Sac right-of-  
way will expire at such time as the street is either extend-  
ed further south or terminated as a permanent Cut-De-Sac  
on the property to the south. All abutters rights of  
access to or from Harry St. over and across the north  
line of Lot 1, Block A and Reserve "A" are hereby grant-  
ed to the City of Wichita, provided however that Lot  
1, Block A, shall have access to Harry St. at 2 points  
as shall be determined by the City Engineer of the  
City of Wichita.

Thomas O. Mosteller

Marilyn K. Mosteller

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowl-  
edged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1989, by  
Thomas O. Mosteller and Marilyn K. Mosteller,  
his wife.

Notary Public

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



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1682  
(316) 266-4561

January 20, 1989

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

Re: S/D 88-106 - The Arboretum Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 19, 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 January 13, 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  
Junior Planner

TB:sm

cc: Bill Yung Design, 4912 E. 29th St. North, 67220  
Farmers and Merchants State Bank, 330 E. Madison, 67037  
Mike Lindebak, City Engineer

FILE COPY