

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2836) requesting "A" and "RB" to "R-6" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on 33rd Street North at the time of site development. (Multi-Family Zoning)
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the platlor's text shall be amended to reference the platting of the 10-foot drainage and access easement.
- E. Since "complete access control" is being dedicated to 32nd Street North from this multi-family zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- F. The south half of street right-of-way for 32nd Street North, east of Jackson, was vacated by City Ordinance 36-428. This street right-of-way vacation was a requirement of Savina 2nd Addition. It was required because the previous plat didn't dedicate the north half of the right-of-way. The associated vacation case was V-0967. The City Council vacated the right-of-way on January 29, 1980.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required? Is the platting of a minimum building pad elevation needed?

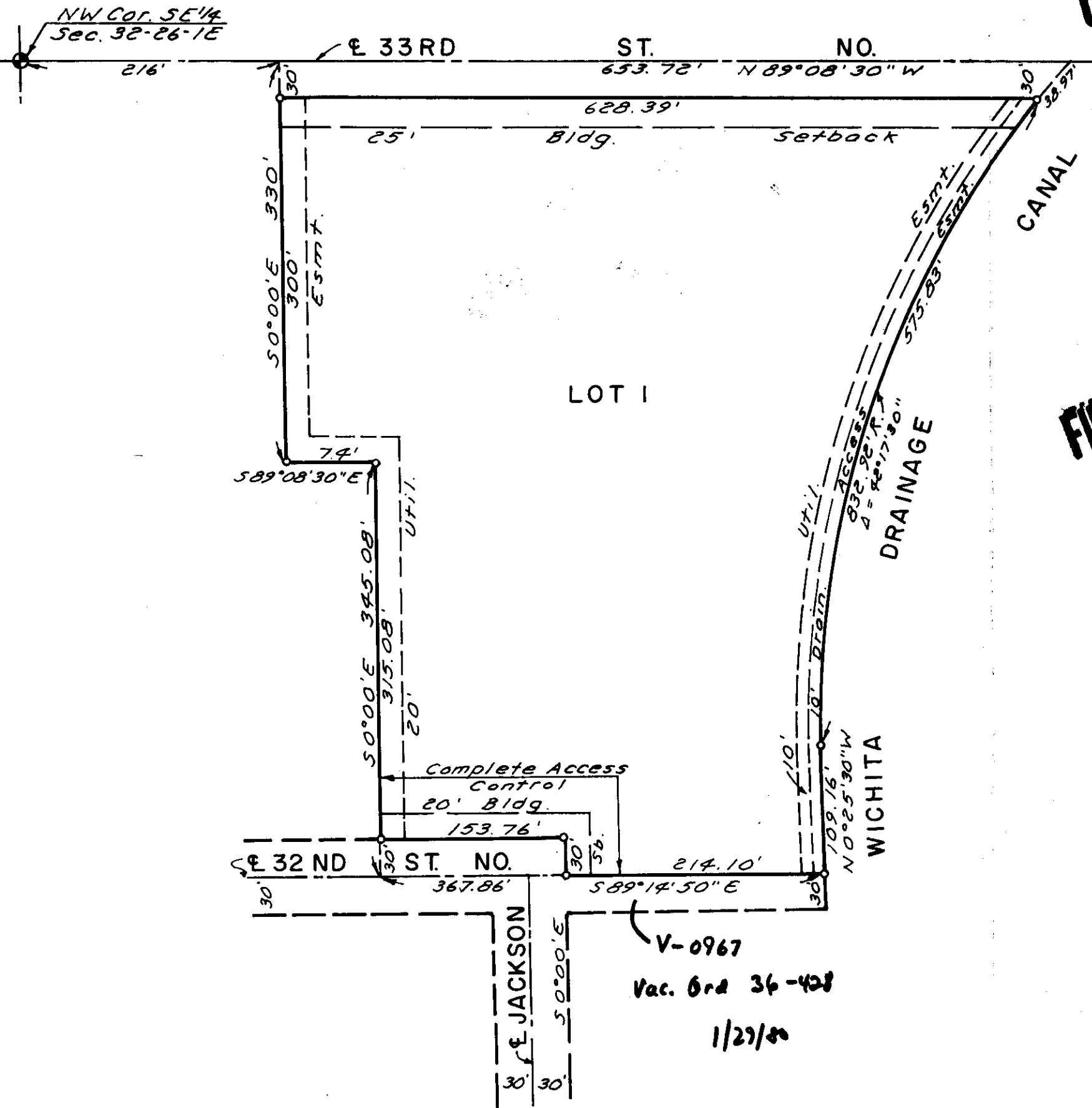
NOTE: This plat has been submitted in final form only.

SAVINA 4TH ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/24/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/25/87

OFFICE COPY
DO NOT REMOVE



This plat of "SAVINA 4TH ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore Chairman

Marvin S. Krout Secretary

FINAL PLAT

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

Robert B. Knight Mayor

Dale E. Rea Deputy City Clerk

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

Don Wright County Clerk

State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A., surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "SAVINA 4TH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replot of Savina 2nd Addition, Wichita, Kansas, located in the SE 1/4 of Sec. 32, T26S, R1E. All streets, easements and building setbacks not being regranted by this plat are being vacated by virtue of K.S.A. 12-512(b).

Date _____ Baughman Company, P.A.

John E. Lundblade Surveyor

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 _____, 1987, at _____ o'clock, _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

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 streets to be known as "SAVINA 4TH ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to 32nd St. No. and Jackson are hereby granted to the City of Wichita, Kansas.

Savina Builders, Inc.

Wiladean R. Savina President

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 1987, by Wiladean R. Savina, President of Savina Builders, Inc., on behalf of the corporation.

Notary Public
My Commission Expires _____

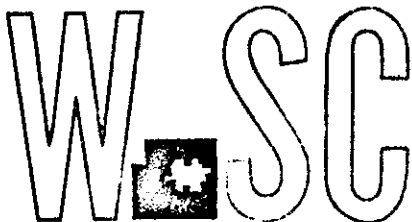
We, Bank IV Wichita, holder of a mortgage on the above described property, do hereby consent to this plat of "SAVINA 4TH ADDITION"

Bank IV Wichita

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 1987, by _____, of Bank IV Wichita, on behalf of the bank.

Notary Public
My Commission Expires _____

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1987

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

Re: Final Plat S/D 87-93 - SAVINA 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 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 September 25, 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: Savina Builders, Inc., c/o Richard Savina, 1904 Wellington Place,
Wichita, KS 67203

Joel Pollack, 1035 N. Emporia, Wichita, KS 67214

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