

SEDGWICK COUNTY



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

September 30, 1988

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

Re: S/D 88-83 - HARLIN'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 29, 1988, 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 September 26, 1988.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Harlin Gray, 623 N. Tracy, Wichita, KS 67212
Mike Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

HARLIN'S ADDITION

WICHITA, KANSAS

FINAL PLAT

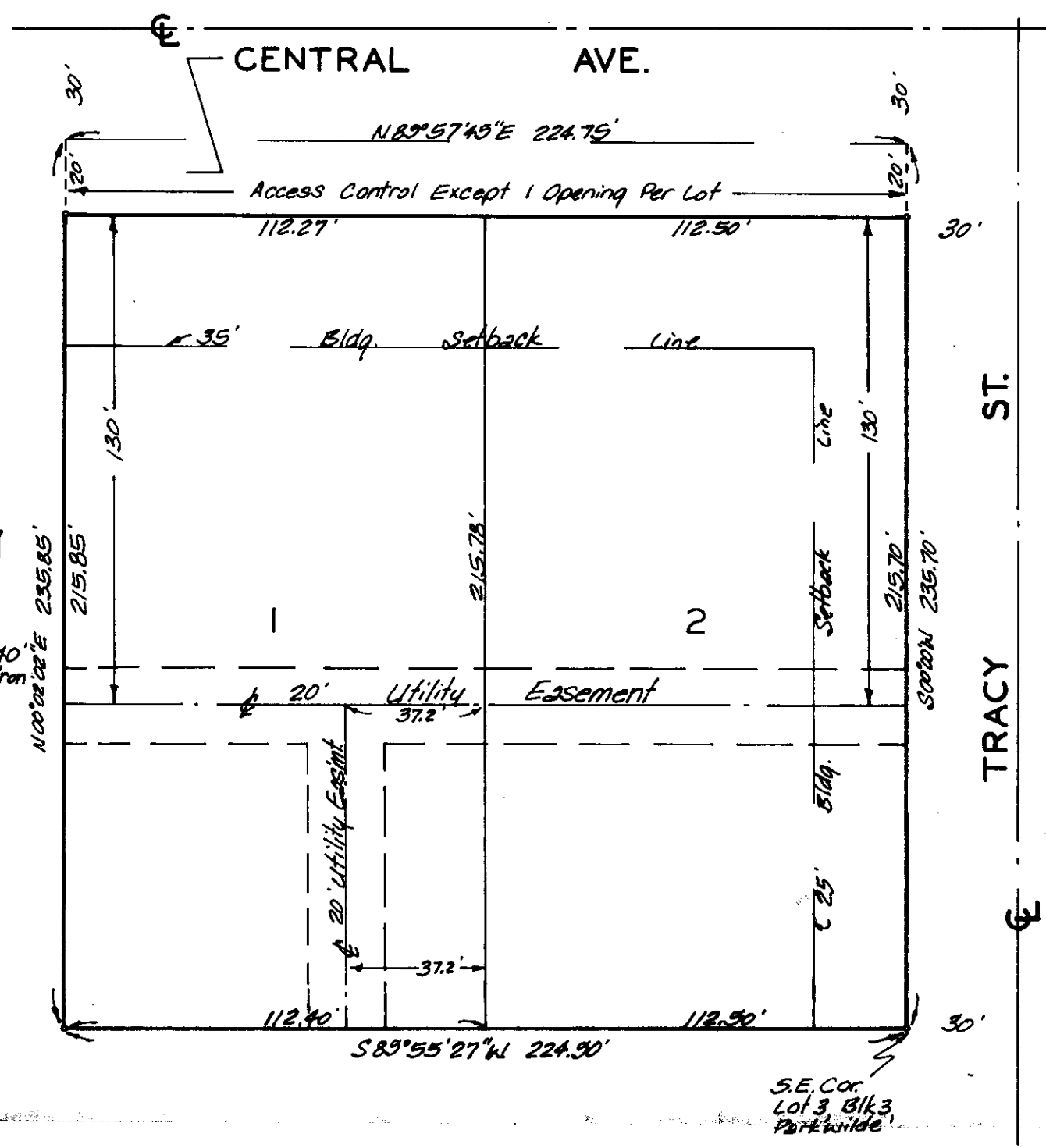
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/22/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/26/88

State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HARLIN'S 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 the W. 1/2 of the E. 1/2 of Lots 1 and 3, and the E. 1/2 of the W. 1/2 of Lots 1 and 3, and the E. 1/4 of Lots 1 and 3, all in Block 3, Parkwilde Addition to Wichita, Kansas. Being situated in the NE. 1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. The previous easements created at Misc. Book 458, Pages 12, 13, and 15 are hereby vacated by virtue of K.S.A. 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 certificate to be platted into lots and a street to be known as "HARLIN'S ADDITION," Wichita, Kansas. The street is hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Ave. over and across the north line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lots 1 and 2 shall have access to Central Ave. at 1 point per lot, as shall be determined by the City Engineer of the City of Wichita, Kansas.



Harlin R. Gray

Janet L. Gray

This plat of "HARLIN'S ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 198____. Wichita-Sedgwick County Metropolitan Area Planning Commission

Elton Parsons Chairman

Marvin S. Knout Secretary

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 198____, by Harlin R. Gray and Janet L. Gray, husband and wife.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 198____.

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

Notary Public
My App't Exp. _____

Entered on transfer record this _____ day of _____, 198____.

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 _____, 198____, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

STAFF COMMENTS:

- NOTE: The applicant's associated zoning case (Z-2880) requesting a change in zoning from "AA" (One-Family) to "LC" (Light Commercial) has been approved, subject to replatting.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and if the building is removed, any new building construction must observe the platted building setback.
 - D. Note the applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
 - E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Tracy by this lot's commercial zoning be waived.
 - 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. Specifically, are any drainage guarantees required?

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

September 22, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-83 - HARLIN'S ADDITION

OWNER/APPLICANT: Harlin R. Gray
623 N. Tracy
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Central and Tracy

SITE SIZE: 1.2 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 24,243 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

PROPOSED ZONING: "LC" Light Commercial District (Z-2880)

VICINITY MAP:

FILE COPY

