

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 87-31 Name: KNETZER ADDITION

Preliminary Approver: \_\_\_\_\_  
Scheduled S/D Meeting: 5/7/87

DESCRIPTION

General Location: North of 11th Street North, in an area west of West Street.  
Owner: Marvin Knetzer, 1232 Baker, Wichita, KS 67212  
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.5
2. Number of Lots:
  - Residential: 2
  - Office:
  - Commercial:
  - Industrial:
  - Total: 2
3. Minimum Lot Area: 10,402.0 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

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STAFF COMMENTS:

- 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. Based on the configuration of the platted lot to the north of this plat, it is recommended that the minimum 50-foot wide lot frontage requirement of the Subdivision Regulations, Section 7-204(D)(1), be waived.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. The applicant is advised that prior to scheduling this plat for review by the City Council, the shed must be removed from the utility easement centered on the lot line common to Lots 1 and 2.
- F. On the final plat tracing, the Mayor's signature block shall be amended to reference Robert C. Knight, Mayor.
- G. On the final plat tracing, the platlor's text shall be amended to indicate that: "This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_."
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing, Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

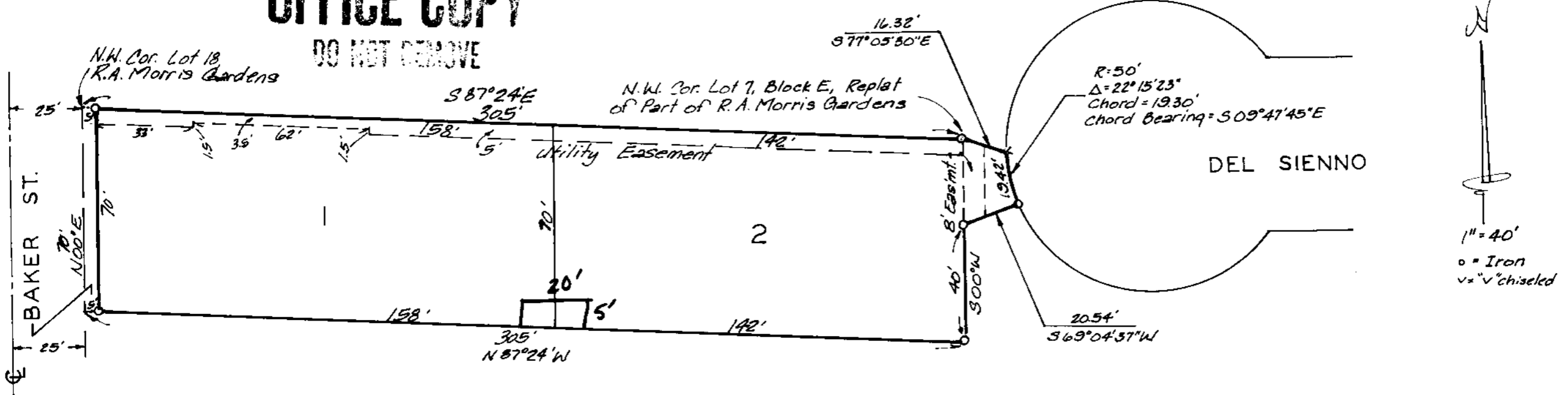
NOTE: This plat has been submitted in final form only.

# KNETZER ADDITION

WICHITA, KANSAS

**OFFICE COPY**

DO NOT REMOVE



Revised plat distributed 12/31/87

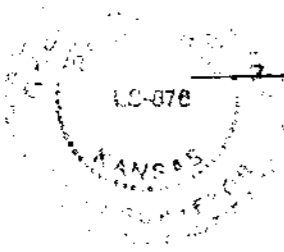
F&N

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 "KNETZER ADDITION" Wichita,  
Kansas, and that the accompanying plat is a true and cor-  
rect exhibit of the property surveyed, described as and  
being a replat of the north 70 feet of Lot 18, R.A. Morris  
Gardens, Sedgwick County, Kansas, and that part of Lot 7,  
Block E, Replat of part of R.A. Morris Gardens, Sedgwick  
County, Kansas, described as beginning at the N.W. Corner  
of said Lot 7; thence S 00° W, along the west line of said  
Lot 7, 30 feet; thence N 69° 04' 37" E, 20.54 feet more or less  
to the northeasterly line of said Lot 7 and being a curve  
having a radius of 50 feet; thence northerly along the  
northeasterly line of said Lot 7, 19.42 feet more or less to  
the northern-most N.E. corner of said Lot 7; thence  
N 77° 05' 30" W, along the northern-most line of said Lot 7,  
16.32 feet to the place of beginning. Being situated in  
the NE 1/4 of Sec. 14, Twp. 27-S, R-1-W, of the 6th P.M., Sedgwick  
County, Kansas.

7-28-87  
Date

Baughman Company, P.A.

Gregory F. Severns Surveyor



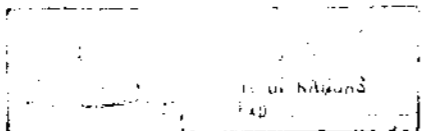
Know all men by these presents that  
we, the undersigned, have caused the land described in  
the surveyors certificate to be platted into lots and street  
to be known as "KNETZER ADDITION" Wichita, Kansas. The  
utility easements are hereby granted as indicated for  
the construction and maintenance of all public utilities.  
The street is hereby dedicated to and for the use of the  
public.

Marvin D. Knetzer

Sharon L. Knetzer

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
Marvin D. Knetzer and Sharon L. Knetzer, his wife.

My Appt. Exp. \_\_\_\_\_  
Phyllis Ann King Notary Public



We, the undersigned, holders of a mort-  
gage on the above described property do hereby consent  
to the plat of "KNETZER ADDITION" Wichita, Kansas.

Bank IV, Wichita

J.D. Newman V.P.

Beneficial Mortgage Co. of Kansas, Inc.

Carol J. Haas

This plat of "KNETZER 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

John Terry Moore 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 \_\_\_\_\_  
198\_\_\_\_.

Robert A. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_.

Don Wright County Clerk

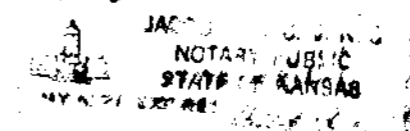
State of Kansas }  
Sedgwick County } S.S. This is to certify that this plat has  
been filed for record in the office of the Register of Deeds  
this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
J.D. Newman V.P. of Bank IV, Wichita,  
on behalf of the Bank.

My Appt. Exp. \_\_\_\_\_  
Jacquelyn C. Jones Notary Public



State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_, by  
\_\_\_\_\_ of Beneficial Mort-  
gage Co. of Kansas, Inc. on behalf of the corporation.

My Appt. Exp. \_\_\_\_\_  
Jerome H. Altenhofen Notary Public

May 14, 1987

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

Re: Final Plat S/D 87-31 - KNETZER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 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 May 7, 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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: Marvin Knetzer, 1232 Baker, Wichita, KS 67212