

November 23, 1987

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

Re: Final Plat S/D 87-109 - DAVE'S ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 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 November 20, 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 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:dIk

cc: Richard & Ruby Fisher, 140 S. Westfield, Wichita, KS 67209
Dave Johnson, ~~900 N. Tyler, Suite 11, Wichita, KS 67212~~
8400 W. Maple 67209

6 **FILE COPY**

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/19/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/19/87

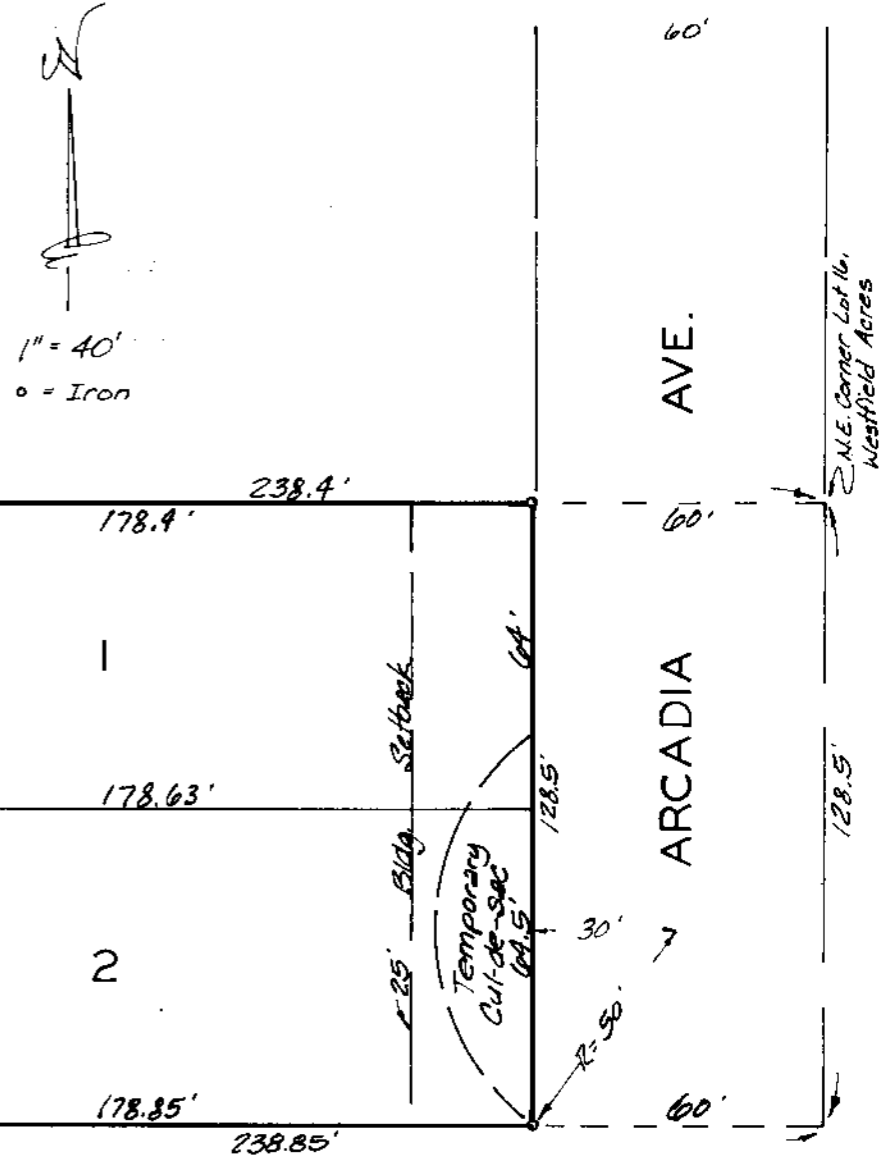
DAVE'S ADDITION

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE

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 "DAVE'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 north 1/2 of Lot 16, except the west 184 feet thereof, Westfield Acres, Sedgwick County, Kansas. Being situated in the SE 1/4 of Sec. 20, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.



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 "DAVE'S ADDITION," Wichita, Kansas. The utility easement is 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. The temporary cut-de-sac right-of-way will expire at such future time as the street is extended further east or south.
Richard K. Fisher Ruby M. Fisher

This plat of "DAVE'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
John Terry Moore Chairman
Marvin S. Krout Secretary

State of Kansas } Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by Richard K. Fisher and Ruby M. Fisher, husband and wife.
My Appt. Exp. _____ Notary Public

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 Reza Deputy

STAFF COMMENTS:

- 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 the extension of Arcadia Street to serve the proposed two lots, including temporary turnaround.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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 structure constructed on subject property.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, the wording in the platlor's text regarding the temporary cul-de-sac right-of-way shall be amended to state that the temporary right-of-way will expire at such time as the street is extended to the south or east.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-10(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-109 - DAVE'S ADDITION

OWNER/APPLICANT: Richard & Ruby Fisher

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: West side of Arcadia Avenue, in an area south of Douglas.

SITE SIZE: 0.7 Acre

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 11,425 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:

