

STAFF COMMENTS:

NOTE: Associated zone case Z-2859 requesting a change from "A" (two-family) to "LC" (light commercial) zoning has been approved subject to replatting (by 9/29/88).

- 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 applicant is advised that he should close the residential-width drive approach to Seneca Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- D. As required by the City Council during review of the zone case, the applicant must submit a covenant which restricts certain uses from occurring on this property. This covenant is to be recorded with the plat and must be approved by the Park Board.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the proposed contingent grant of utility easement.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-10 - F AND K ADDITION

OWNER/APPLICANT: F & K Enterprises, c/o Frank Sauerwein, Box 13057,
Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of South Seneca, in an area south of Harry.

SITE SIZE: 1.4 Acres

NUMBER OF LOTS:

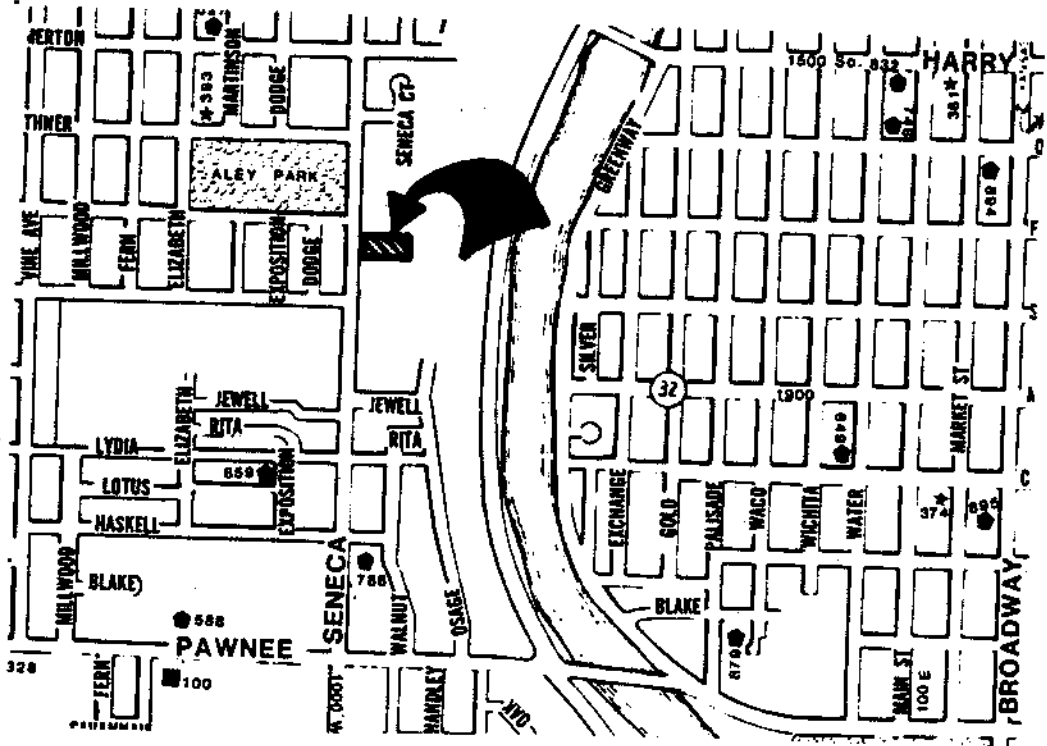
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 56,548.56 Sq. Ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "LC" (Z-2859)

VICINITY MAP:

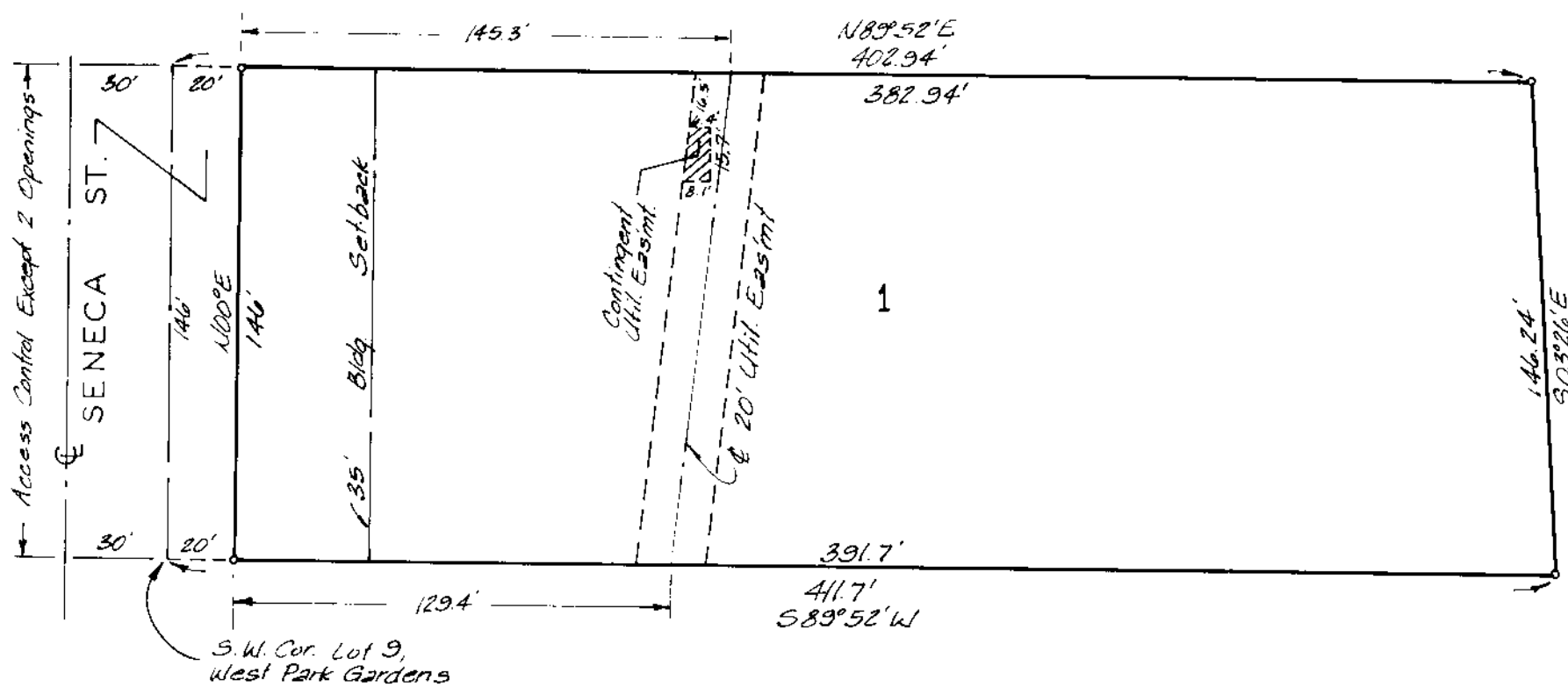


OFFICE COPY

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/10/88 SUBJECT **F AND K ADDITION**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/4/88

FINAL PLAT WICHITA, KANSAS



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 "F AND K 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 Lots 8 and 9, West Park Gardens,
Sedgwick County, Kansas. Easements being vacated by
virtue of K.S.A. 12-512(b). Being situated in the NW 1/4
of Sec. 32, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas.

Date Baughman Company, P.A.

Surveyor

This plat of "F AND K 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. 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 G. Knight Mayor

Dale E. Rea Deputy City Clerk

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

Don Wright County Clerk

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

Pat Kettler Register of Deeds

Ed Resa Deputy

We, the undersigned, holders of a
mortgage on the above described property do hereby con-
sent to the plat of "F AND K ADDITION," Wichita, Kansas.

United American Bank & Trust Company

State of Kansas } S.S.
Sedgwick County } The foregoing instrument acknowledged
before me this _____ day of _____ 198____, by
_____ of United American Bank
& Trust Company, on behalf of the company.

Notary Public
My Appt. Exp. _____

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
street to be known as "F AND K ADDITION," Wichita,
Kansas. The utility easement is hereby granted as in-
dicated for the construction and maintenance of all
public utilities. The contingent utility easement is to be-
come effective only at such time as the existing building
is removed or destroyed, and this contingent easement
shall not be construed to require such removal or destruc-
tion. The street is hereby dedicated to and for the use of
the public. All abutters rights of access to or from Seneca
St. over and across the west line of Lot 1 are hereby
granted to the City of Wichita, provided however that
Lot 1, shall have access to Seneca St. at two points
as shall be determined by the City Engineer of Wichita,
Kansas.

F and K Enterprises

Frank J. Sauerwein Partner

Kent Richardson Partner

State of Kansas } S.S.
Sedgwick County } The foregoing instrument acknowledged
before me this _____ day of _____ 198____, by
Frank J. Sauerwein and Kent Richardson, partners of
F and K Enterprises, on behalf of the partnership.

Notary Public
My Appt. Exp. _____



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 18, 1988

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

Re: Final Plat S/D 88-10 - F & K ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 17, 1988, 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 March 11, 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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: F & K Enterprises, c/o Frank Sauerwein, Box 13057, Wichita, KS 67213

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