

S/D No.: 85-96 Name: DEUTSCHES ECK ADDITION

Preliminary Approved: 11/7/85
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: On the north side of 57th Street North in an area west of West Street.
Owner: German-American Association, c/o Mike Sauerwine, 2615 Esthner Court, Wichita, KS 67213
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 9.6 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 417,830 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1" - Cond. Use (CU-284)

STAFF COMMENTS:

- NOTE: The applicant's associated conditional use case (CU-284) requesting permission to establish a private recreational area in the R-1 zoning district has been approved subject to platting.
- A. The applicant shall guarantee the construction of the cul-de-sac to suburban street standards.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
 - D. Since this plat is terminating 57th Street North with a cul-de-sac, the existing half-street right-of-way to the south of this plat, between the Flood Control levee and the cul-de-sac, shall be vacated by separate instrument. Approval of this plat is subject to approval of the separate vacation case.
 - E. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
 - F. The applicant shall obtain, by separate instrument, the needed 15 feet of street right-of-way from the property owner to the south and east.
 - 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 Board of City Commissioners.
 - I. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/5/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/6/85

DEUTSCHES ECK ADDITION

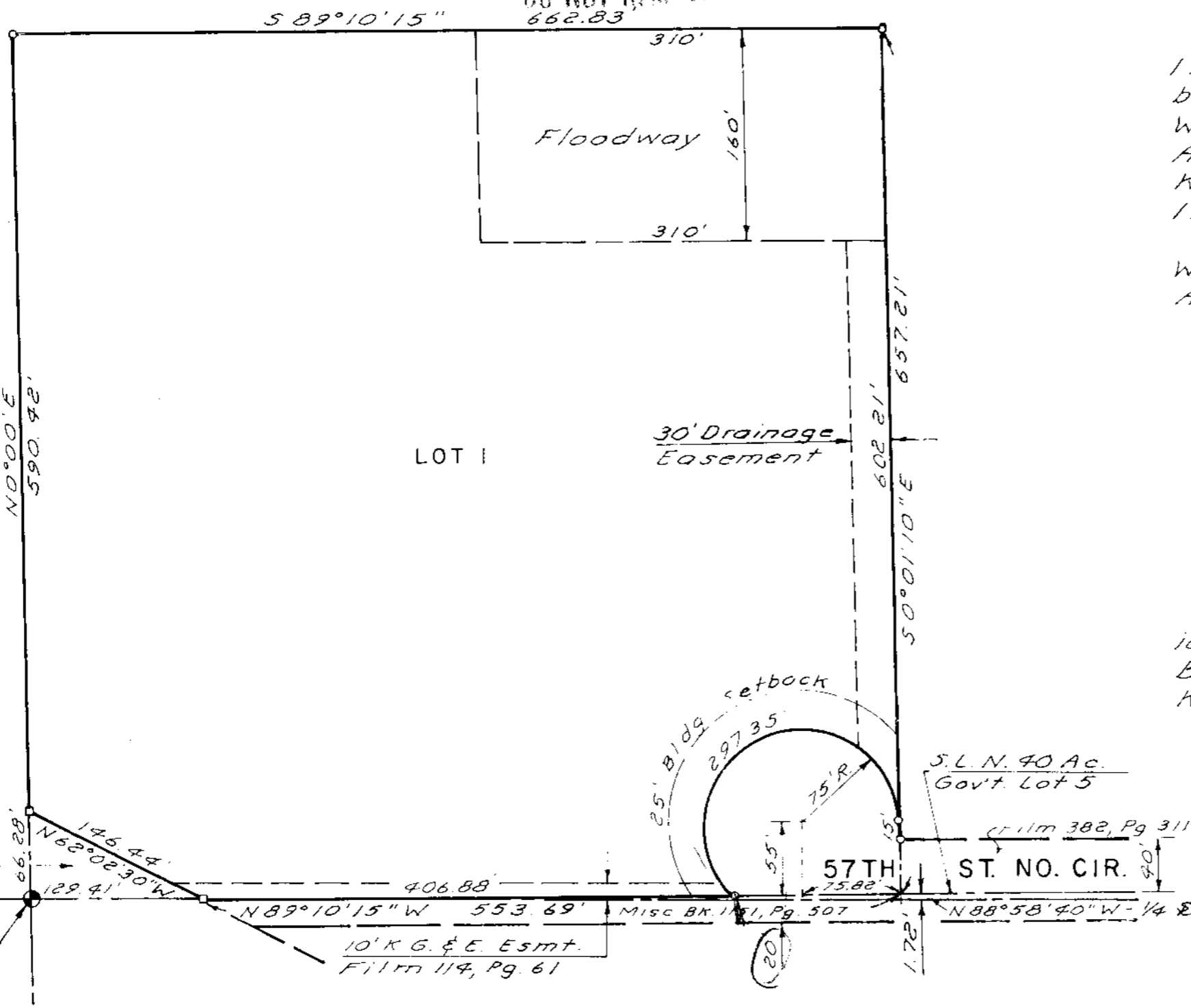
SEDGWICK COUNTY, KANSAS

OFFICE COPY

DO NOT REMOVE

FINAL PLAT

Scale: 1"=100'
 ○ Iron
 □ Mon.



This plat of "DEUTSCHES ECK ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ___ day of ___, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

 William J. Gabel Chairman

 Michael E. Lindblad Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this ___ day of ___, 1985.

 Robert C. Brown Mayor

 Donald C. Bistick City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ___ day of ___, 1985.

 Donald E. Gragg Chairman

 Tom Scott Commissioner

 Bernard A. Heintzen Commissioner

 Don Wright County Clerk

Entered on transfer record this ___ day of ___, 1985.

 Don Wright County Clerk

State of Kansas } 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 ___, 1985, at ___ o'clock, ___ M., and is duly recorded.

 Pat Kettler Register of Deeds

 Ed Resa Deputy

State of Kansas } S.S. The foregoing instrument was acknowledged before me this ___ day of ___, 1985, by Michel Sauerwine, President of The German American Association, a Not For Profit Corporation, on behalf of the corporation.

 Notary Public
 My Commission Expires _____

State of Kansas } S.S. We, Boughman Company, P.A., surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "DEUTSCHES ECK ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the south 20 acres, except the east 10 acres thereof, of the north 40 acres, of Government Lot 5 located in the east 1/2 of Section 14, T26S, R1W of the 6th P.M., Sedgwick County, Kansas, except that part taken for flood control in Case No. A-33666 and road purposes on Film 382, Pg. 311. That part of 57th St. Circle No. included with this plat is being vacated by virtue of K.S.A. 12-512(b).

Date _____ Boughman Company, P.A.

 John E. Lundblade Surveyor

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, floodway and street to be known as "DEUTSCHES ECK ADDITION", Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage easement is hereby granted for drainage purposes. The street is hereby dedicated to and for the use of the public. The floodway shall be the responsibility of the owners of the property in the subdivision until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body.

The German American Association,
 a Not For Profit Corporation

 Michel Sauerwein President

December 13, 1985

Mr. John Lundblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-96 - Final Plat of Deutsches Eck Addition.

Dear Mr. Lundblade:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 1985, 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 December 6, 1985.

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 platator.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Mike Sauerwine, German-American Asso., 2615 Estner Ct., Wichita, KS 67213
Jack Brown, Health Department
Mike Lindebak, City Engineer
Jim Weber, County Engineering