

March 18, 1988

Page 2

cc: James E. Fisher, III, 1835 N. Rock Road Ct., Wichita, KS 67206
James E. Jr. & Vera R. Fisher, 46 Via Roma, Wichita, KS 67230
Robert Kaplan, 430 N. Market, Wichita, KS 67202
Gordon & Rita Wood, 1919 Fabrique, Wichita, KS 67218
Wesley & Roberta Werth, 329 N. Hampton Rd., Wichita, KS 67206
Pauline Blum, 5909 E. Central, Wichita, KS 67208
C.V. & Dorothy Parish, 5915 E. Central, Wichita, KS 67208
Leslie Henderson, 20 Willowbrook, Wichita, KS 67207
Lance & Della Lickteig, 17 N. Beach, Wichita, KS 67206
Donald & Ann Walenta, 7918 Dublin Court, Wichita, KS 67206
Loretta Braden & Lana Turner, 6011 E. Central, Wichita, KS 67208
Paul & Louise Winterburg, 6019 E. Central, Wichita, KS 67208
Arthur & Dawn Hollingshead, 6025 E. Central, Wichita, KS 67208
Kamal & Amel Khoury, 5807 Castle Drive, Wichita, KS 67218
Dan Lewallen, c/o 1042 Lawrence Court, Wichita, KS 67206
Stephen & Valerie Lewallen, 1042 Lawrence Court, Wichita, KS 67206
Connie Wareing, 6026 Rockwood, Wichita, KS 67208
Ester Seibel, 110 N. Brookside, Wichita, KS 67208
Darlene Kirkland, 5914 Oakwood, Wichita, KS 67208
Margaret Osburn, 5819 Avalon, Wichita, KS 67208
Mrs. Louis Hitzeman, 317 N. Brookside, Wichita, KS 67208
Glen Thrasher, 4616 Rockwood, Wichita, KS 67208
Arthur Asher, 5609 Rockwood, Wichita, KS 67208
Bickley Foster, 2818 Edwards, Wichita, KS 67204
Lester Arvin, Attorney, 408 S. Main, Wichita, KS 67202



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
100 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 261-1111

March 18, 1988

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

Re: Final Plat S/D 87-103 - JIM FISHER 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 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,

Donald Losew
Junior Planner

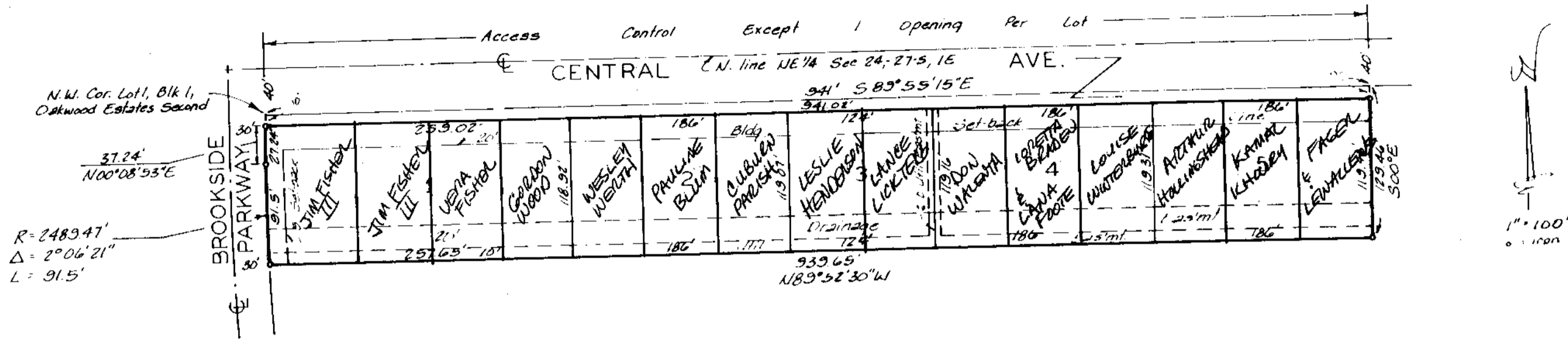
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FILE COPY

OFFICE COPY
DO NOT REMOVE

JIM FISHER ADDITION

WICHITA, KANSAS



State of Kansas } S.S. We, Baughman Company, P.A., Surveyors
Sedwick County } do hereby certify that we
have surveyed and platted "JIM FISHER 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,
14 and 15, Block 1, Oakwood Estates Second to Wichita,
Kansas. Easements being vacated by virtue of K.S.A. 12-512(b)
being situated in the NE 1/4 of Sec. 24, Twp. 27-S, R-1-E of
the 6th P.M., Sedwick County, Kansas.

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

5-6-88 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 "JIM FISHER ADDITION," Wichita, Kansas.
The utility easements are hereby granted as indicated
for the construction and maintenance of all public util-
ities. The drainage easement is hereby granted as in-
dicated for drainage purposes. The street is hereby ded-
icated to and for the use of the public. All abutters
rights of access to or from Central Ave. over and across
the north line of Lots 1, 2, 3, 4 and 5, are hereby granted
to the City of Wichita, provided however that Lots 1, 2, 3,
4 and 5 shall have access to Central Ave. at one
point per Lot as shall be determined by the City Engineer
of Wichita, Kansas.

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. Red Deputy City Clerk

- | | |
|------------------------|----------------------|
| Shirl A. Gortel | James Gortel |
| James E. Fisher, III | Donna L. Fisher |
| Verla Ruth Fisher | James E. Fisher, Jr. |
| Gordon L. Wood | Rita E. Wood |
| Wesley H. Werth | Robert F. Werth |
| Deceased Fred B. Blum | Pauline H. Blum |
| Cuburn V. Parish | Dorothy F. Parish |
| Donald Walenta | Della E. Lickteig |
| Lana K. Foote | Ann Walenta |
| Louise Winterburg | Phillip Foote |
| Arthur L. Hollingshead | Paul D. Winterburg |
| Kamal S. Khoury | Dawn S. Hollingshead |
| Leslie D. Henderson | Amal Khoury |
| Loretta L. Braden | Ann L. Fager |
| Stephan L. Lewallen | Valerie S. Lewallen |
| Dan Y. Lewallen Trust | Ann L. Fager |
| Mary L. Lewallen Trust | Valerie S. Lewallen |

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

Pal Kettler Register of Deeds
Ed Rosa Deputy

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

- United American Bank and Trust
Marvin Seitz, President
- Wichita State Bank
M.D. Michaelis, Chairman
- Portland Savings Bank, Portland, Maine
Kathryn J. Jaeger, Asst. Vice President
- Bernard R. Lickteig and Mary Ann Lickteig
Mary Ann Lickteig
- Wichita Federal Savings and Loan Association
Gordon L. Jones, Vice Pres. Loan
- Federal National Mortgage Association
W.P. Sawyer, V.P.
- Citadel Bank of Wichita
Patrich Ryan, A.P.

State of Kansas } S.S. The foregoing instrument acknowledged
Sedwick County } before me this 5th day of April 1988, by
Marvin Seitz, President of United American
Bank and Trust, on behalf of the bank.

My Appt. Exp. 1-15-92
Debra A. Spurgeon Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedwick County } before me this 5th day of April 1988, by
M.D. Michaelis, Chairman of Wichita State Bank,
on behalf of the bank.

My Appt. Exp. 12-19-88
Nancy M. Batt Notary Public

State of Maine } S.S. The foregoing instrument acknowledged
Androscoggin County } before me this 15th day of April 1988, by
Kathryn J. Jaeger, Asst. Vice President of Portland Savings
Bank, Portland, Maine, on behalf of the bank.

My Appt. Exp. 8-23-89
Jeanne L. King Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedwick County } before me this 5th day of April 1988, by
Bernard R. Lickteig and Mary Ann Lickteig, his wife,
deceased

My Appt. Exp. 8-23-89
Marjorie J. Taylor Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedwick County } before me this 5th day of April 1988, by
Gordon L. Jones, Vice President Loans of Wichita Federal
Savings and Loan Association, on behalf of the association.

My Appt. Exp. 8-10-89
Ila Bryant Notary Public

State of Oklahoma } S.S. The foregoing instrument acknowledged
Tulsa County } before me this 7th day of April 1988, by
Bernard R. Lickteig and Mary Ann Lickteig, his wife,
deceased

My Appt. Exp. 8-4-89
Nadine Pallatt Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedwick County } before me this 5th day of April 1988, by
Patrich Ryan, on behalf of the bank.

My Appt. Exp. 4-25-88
Rita Kennedy Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedwick County } before me this 2nd day of May 1988, by
Shirl A. Gortel and James Gortel, her husband, James E.
Fisher, III and Donna L. Fisher, his wife, Verla Ruth Fisher
and James E. Fisher, Jr., her husband, Gordon L. Wood and
Rita E. Wood, his wife, Wesley H. Werth and Robert F. Werth,
his wife, Fred B. Blum and Pauline H. Blum, his wife,
Cuburn V. Parish and Dorothy F. Parish, his wife, Lance B.
Lickteig and Della Lickteig aka Della E. Lickteig, his wife,
Donald Walenta and Ann Walenta, his wife, Loretta L. Braden,
a single person, and Lana K. Turner (now) Lana K. Foote and
Phillip Foote, her husband, Louise Winterburg and Paul D.
Winterburg, her husband, Arthur L. Hollingshead and Dawn
S. Hollingshead, his wife, Kamal S. Khoury and Amal Khoury,
his wife, Leslie D. Henderson aka L.D. Henderson, a single
person, Donald J. Fager and Ann L. Fager aka Anna Fager,
his wife, Stephan L. Lewallen and Valerie S. Lewallen, his
wife, and Dan Y. Lewallen, trustee for Dan Y. Lewallen
Trust, on behalf of the trust, and Mary L. Lewallen, trustee
for Mary L. Lewallen Trust, on behalf of the trust.

My Appt. Exp. 8-23-89
Marjorie J. Taylor Notary Public



- F. Prior to scheduling the final plat before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- G. Prior to scheduling this final plat before the City Council, the applicant shall submit the covenant required by the City Council during approval of the associated zone case. This covenant disallows expansion of office uses onto the property to the south of this plat.
- H. The applicant shall submit for recording, the cross lot drainage agreement required by the drainage plan for this property. This agreement shall make reference to the "approved drainage plan" for this property. The drainage agreement shall not only alert future owners of their responsibility to accept storm waters from upstream lots, but also of the fact that redevelopment of their property with rear yard parking facilities may not be possible until similar facilities have been constructed downstream.
- 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 5-101(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.

MARCH 10, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-103 - JIM FISHER ADDITION

OWNER/APPLICANT: James E. Fisher, III, et al

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Central Avenue and Brookside Parkway.

SITE SIZE: 2.8 Acres

NUMBER OF LOTS:

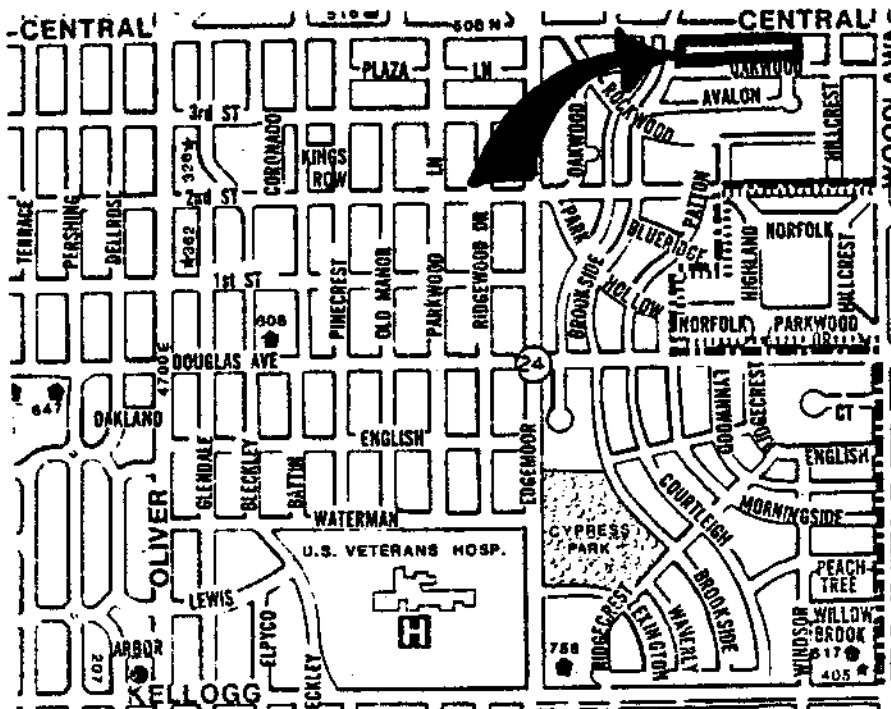
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 14,880 Sq. Ft.

CURRENT ZONING: "AA" and "A"

PROPOSED ZONING: "BB" (Z-2806)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The original request for a zone change on this site (Z-2806) requesting "AA" (single-family) and "A" (two-family) to "BB" (office) zoning was considered by the City Council on January 20, 1987. The Council returned this request to the Planning Commission in order that the preliminary plat could be reviewed before action was taken on the zoning request and to also provide for development of a covenant restricting expansion of the uses to be developed on this site. The Planning Commission approved the preliminary plat on November 12, 1987. Zoning was subsequently approved by the City Council on December 8, 1987 subject to platting the site within one year and the submitting of a covenant which disallows the expansion of office uses onto the property to the south.

- A. The applicant shall guarantee the storm sewer and drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lots 1, 2, 4 and 5 that are in excess of the access control being platting. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 3. Separate guarantees shall be submitted for each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to provide for cross lot circulation among the 5 lots, the applicant shall submit a "cross lot circulation agreement" for recording with this replat. The easement shall provide for vehicular circulation from one lot to another in not only the rear yard parking areas but also in the 5 driveway areas to Central Avenue. The circulation agreement shall include a drawing which clearly identifies the location of the 5 driveways to be used for accessing this subdivision to Central Avenue. These driveway locations were identified on the approved preliminary plat. The drawing shall also clearly label, with the note "to be closed", those existing driveways that are guaranteed for closure.
- E. A requirement of the associated zone case was for a parking plan to be submitted with the preliminary plat. The approved preliminary plat depicted the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	53	3,423	14
Lot 2	37	2,930	12
Lot 3	25	1,672	7
Lot 4	37	3,497	14
Lot 5	39	3,542	15