



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
155 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4561

March 18, 1988

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

Re: Final Plat S/D 87-104 - ATKISSON 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

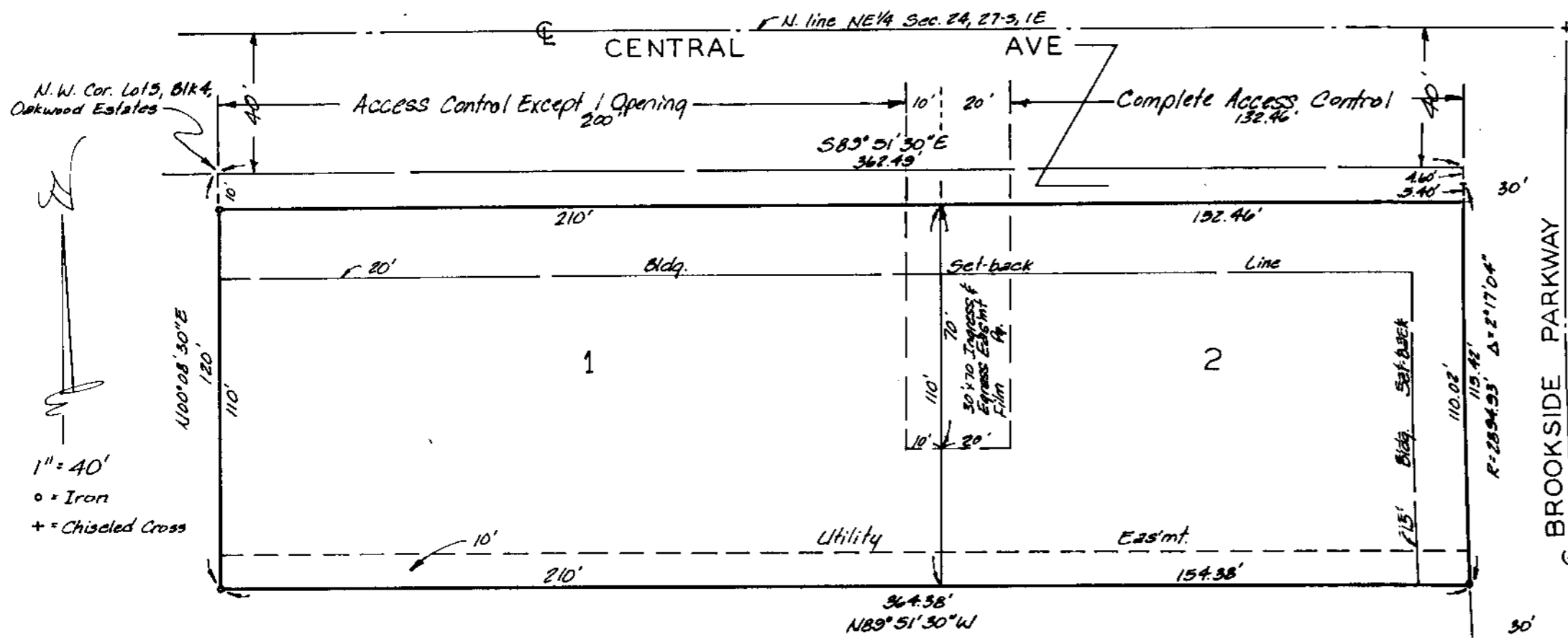
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cc: James D. Atkisson, Jr., et al, 461 N. Brookside, Wichita, KS 67208  
Robert W. Kaplan, 430 N. Market, Wichita, KS 67202  
Mark & Bridget Werbin, 5739 E. Central, Wichita, KS 67208  
Don & Jo Anne Butler, 857 N. Edgemoor, Wichita, KS 67208  
Gorges Enterprises, 2660 S. Oliver, Wichita, KS 67210  
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

**FILE COPY**

# ATKISSON ADDITION

WICHITA, KANSAS



We, the undersigned, holders of a mortgage on portions of the above described property, do hereby consent to the plat of "ATKISSON ADDITION," Wichita, Kansas.

Continental Illinois National Bank and Trust

*Bill Suter*, President  
Fidelity Savings Assoc.

Mid Kansas Federal Savings and Loan Association of Wichita, Inc.

*Max L. Herget*, Sr. Vice Pres.

First National Bank of Wichita

*Gail A. Johnson*, VICE PRESIDENT

Imperial Savings

*Debra L. Van Horn*, ASST. VICE PRESIDENT

State of Kansas } s.s.  
Sedwick County } s.s. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ATKISSON 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 5, 6, 7, 8 and 9, Block 4, Oakwood Estates to Wichita, Kansas. Easements and Building set-back lines 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 "ATKISSON 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

\_\_\_\_\_  
Elton Parsons Chairman  
\_\_\_\_\_  
Marvin S. Kroul Secretary

State of Kansas } s.s.  
Sedwick County } s.s. The foregoing instrument acknowledged before me this 11th day of April 1988, by Bill Suter, President of Continental Illinois National Bank and Trust, on behalf of the bank, Fidelity Savings Assoc. servicing

My Appt. Exp. 5-17-91  
*Mary E. Denney*, Notary Public  
MARY E. DENNEY  
NOTARY PUBLIC  
STATE OF KANSAS  
MY APPT. EXP. 5-17-91

State of Kansas } s.s.  
Sedwick County } s.s. The foregoing instrument acknowledged before me this 4th day of April 1988, by MAX L. HERZ ET SR. VICE PRES of Mid Kansas Federal Savings and Loan Association of Wichita, Inc., on behalf of the corporation.

My Appt. Exp. 6-23-90  
*J. D. Atkisson Jr.*, Notary Public

6-23-90  
State of Kansas } s.s.  
Sedwick County } s.s. The foregoing instrument acknowledged before me this 4th day of April 1988, by GAIL A. JOHNSON, VICE PRES of First National Bank of Wichita, on behalf of the bank.

My Appt. Exp. 6-23-90  
*J. D. Atkisson Jr.*, Notary Public

6-23-90  
State of California } s.s.  
San Diego County } s.s. The foregoing instrument acknowledged before me this 25th day of April 1988, by Debra L. Van Horn, Asst. Vice Pres. of Imperial Savings.

My Appt. Exp. 1-1-90  
*Judith L. Brunni*, 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\_\_\_\_

\_\_\_\_\_  
Sheldon Kamen Mayor  
\_\_\_\_\_  
Dale E. Rea Deputy City Clerk

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

\_\_\_\_\_  
Don Wright County Clerk

State of Kansas } s.s.  
Sedwick 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 } s.s.  
Sedwick County } s.s. The foregoing instrument was acknowledged before me this 13th day of April 1988, by James D. Atkisson, Jr., a single person.

My Appt. Exp. 12 May 1988  
*Mark A. Savoy*, Notary Public

4/4/1988  
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 "ATKISSON 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. All abutters rights of access to or from Central Ave., over and across the west 200 feet of the north line of Lot 1, and over and across the east 132.46 feet of the north line of Lot 2 are hereby granted to the City of Wichita, provided however that the west 200 feet of Lot 1 shall have access to Central Ave. at one opening as shall be determined by the City Engineer of Wichita, Kansas.

*Mark A. Werbin* and *Bridget Werbin*

~~XXXXX - Deceased - J.C.~~ *Joanne Butler*

*James D. Atkisson, Jr.*

Gorges Enterprises, a general partnership  
*Mark F. Gorges*, Partner

State of Kansas } s.s.  
Sedwick County } s.s. The foregoing instrument acknowledged before me this 13 day of April 1988, by Mark A. Werbin and Bridget Werbin, his wife, Don L. Butler and Joanne Butler, his wife, James D. Atkisson, Jr., a single person, and Mark F. Gorges, partner of Gorges Enterprises, a general partnership, on behalf of the partnership.

My Appt. Exp. 6-23-90  
*J. D. Atkisson, Jr.*, Notary Public

E. A requirement of the associated zone cases 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	29	3,980	17
Lot 2	17	3,420	14

- F. On the final plat tracing, the half street right-of-way available for Central adjacent to this plat shall be indicated.
- G. Prior to scheduling this plat for City Council review, the applicant shall submit the covenant required by the City Council during approval of the associated zone cases. This covenant disallows expansion of office and office-commercial 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 Lot 2 of their responsibility to accept storm waters from Lot 1, but also of the fact that redevelopment of rear yard parking facilities on Lot 1 may not be possible until similar facilities have been constructed on Lot 2.
- 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 87-104 - ATKISSON ADDITION

OWNER/APPLICANT: James D. Atkisson, Jr., et al

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Central Avenue and Brookside Parkway.

SITE SIZE: 1.0 Acre

NUMBER OF LOTS:

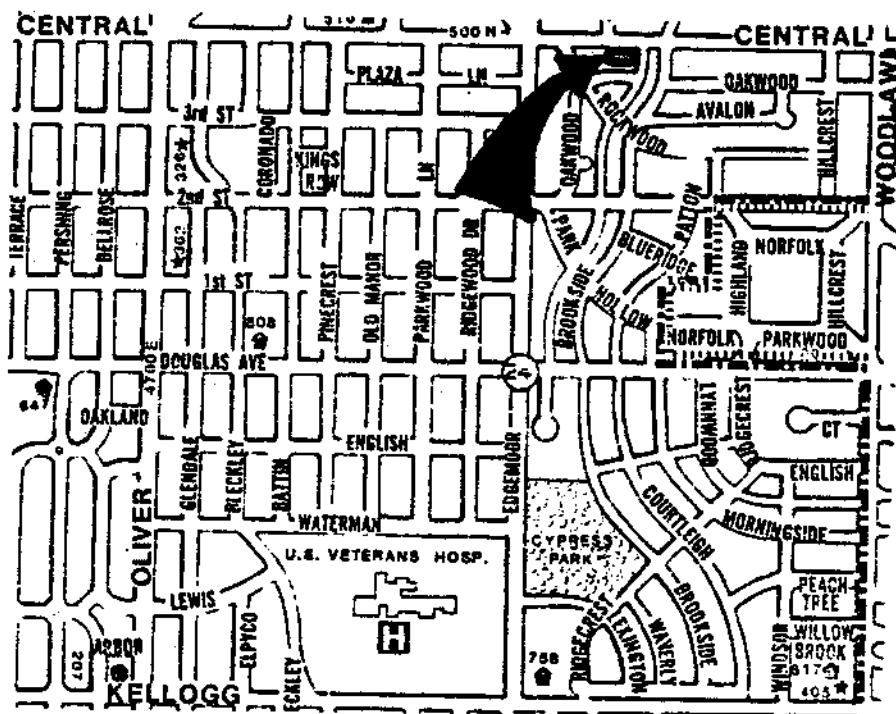
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 16,769 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: (Z-2804 "BB" and Z-2805 "BB" and "OC")

VICINITY MAP:



STAFF COMMENTS:

NOTE: The original request for a zone change on this site (Z-2804 and Z-2805) requesting "AA" (single-family) to "BB" (office) and "OC" (office commercial) 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 and office-commercial uses onto the property to the south.

Lot 1 will be zoned "BB". The west 70 feet of Lot 2 will also be zoned "BB" with the remainder zoned "OC".

- A. The applicant shall guarantee the storm sewer improvement within public right-of-way that is required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lot 1 that are in excess of the access control being platted. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 2. 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. When the preliminary plat was reviewed by the Subdivision Committee and the full Planning Commission, a joint access drive was depicted on the lot line common to the two proposed lots. This joint access drive was also depicted on the parking layout plan required by the City Council in connection with the Council's approval of the associated zone cases.

The final plat tracing shall indicate the joint access easement which was depicted on the preliminary plat. This joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.