

July 22, 1988

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

Re: Final Plat - S/D 88-54: BETTS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 21, 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 July 15, 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 platfor.
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

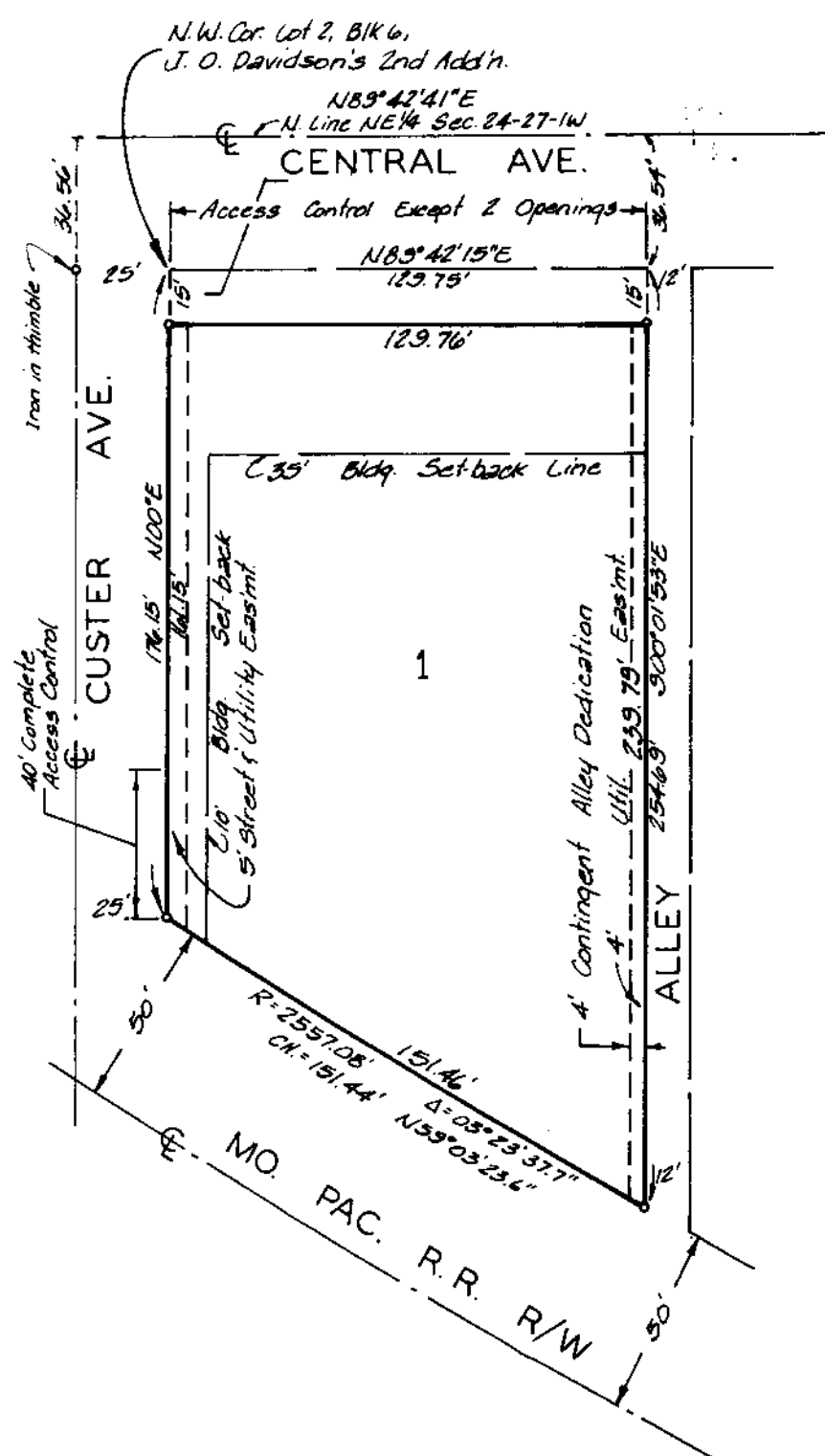
cc: Rudy and Lois Betts, 11054 West First Street, Wichita, Kansas 67212

FILE COPY

BETTS ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON _____ SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED _____



State of Kansas } S.S. We, Baughman Company, P.A. Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have
surveyed and platted "BETTS 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 2, 4, 6, 8, 10, 12, 14 and 16, Block 6, J.O. Davidson's 2nd
Addition, to Wichita, Kansas. Being situated in the NE 1/4 of
Sec. 24, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County,
Kansas.

Date

Baughman Company, P.A.

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 and street to be
known as "BETTS ADDITION," Wichita, Kansas. The utility
easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The street easement
is hereby granted for street and utility purposes. The contingent
Alley dedication is hereby contingent upon the need for the
right-of-way in the event that the additional right-of-way on
the east side of the Alley becomes dedicated. This contingent
dedication shall run with the land and be binding on all future
owners of Lot 1. The street is hereby dedicated to and for the
use of the public. All abutters rights of access to or from
Custer Ave. over and across the south 40 feet of the west
line of Lot 1 and to or from Central Ave. over and across
the north line of Lot 1 are hereby granted to the City of
Wichita, provided however that Lot 1 shall have access to
Central Ave. at two points as shall be determined by the
City Engineer of the City of Wichita, Kansas.

Rudy J. Betts

Lois M. Betts

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
Rudy J. Betts and Lois M. Betts, his wife.

My Appt. Exp. _____ Notary Public

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

First National Bank in Wichita

Ivan P. Salyer, President

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____, by
Ivan P. Salyer, President of the First National Bank in
Wichita, on behalf of the bank.

My Appt. Exp. _____ Notary Public

This plat of "BETTS 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____.

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. This is to certify that this plat has
Sedgwick 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.

Pat Kettler, Register of Deeds

Ed Rea, Deputy

STAFF COMMENTS:

NOTE: The applicant's associated zoning case (Z-2920) requesting "LC" (light commercial) and "A" (two-family dwelling) to "LC" (light commercial) is to be heard by MAPC on the 21st of July.

- 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 shall submit a sidewalk certificate stating that a sidewalk will be constructed on Custer Avenue at the time of site development. (Commercial Zoning).
- D. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2920).
- E. The final plat shall indicate the platting of the 35-foot building setback from Central Avenue through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The final plat tracing shall reference in the platlor's text that the alley is dedicated "contingent upon the opening up of the alley" and shall delete the phrase "the need for right-of-way in the event that the additional right-of-way on the east side of the alley becomes dedicated".
- G. The final plat shall indicate "complete access control" to Custer, across the west line of the plat from a point 150 feet north of the center of the adjacent railroad track.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 1

JULY 14, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-54 - BETTS ADDITION

OWNER/APPLICANT: Rudy and Lois Betts, 11504 W. 1st Street,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of Central Avenue and Custer Avenue.

SITE SIZE: 0.6 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 129.76 Sq. Ft.

CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "LC" (Z-2920)

VICINITY MAP:

