L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the boundary of the floodway correct, is the minimum building pad adequate and are any drainage guarantees required with this plat? Also, since this applicant owns the unplatted property from the west line of the flood control project to the east line of this plat, should this property be platted as part of this lot?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-82: A.M.F. ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/10/85

## DESCRIPTION

General Location: Along the east side of Hoover Street, north of K-42 and west of Wichita-Valley Center Flood Control.
Owner: Marvin R. Dunnegan
Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 2.64 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial: 1
   - Total: 1
3. Minimum Lot Area: 99,200 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

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STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall petition for the extension of City water to serve this industrial lot.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. The plattor's text shall be amended to state that the location of the permitted openings to Hoover "shall be determined by the City Engineer."

F. The plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita. The following wording is suggested: "All abutter rights of access to or from Hoover Street, over and across the west line of Block 1, are hereby granted to the City of Wichita, provided that Block 1 shall have access to Hoover Street at two (2) locations to be determined by the City Engineer."

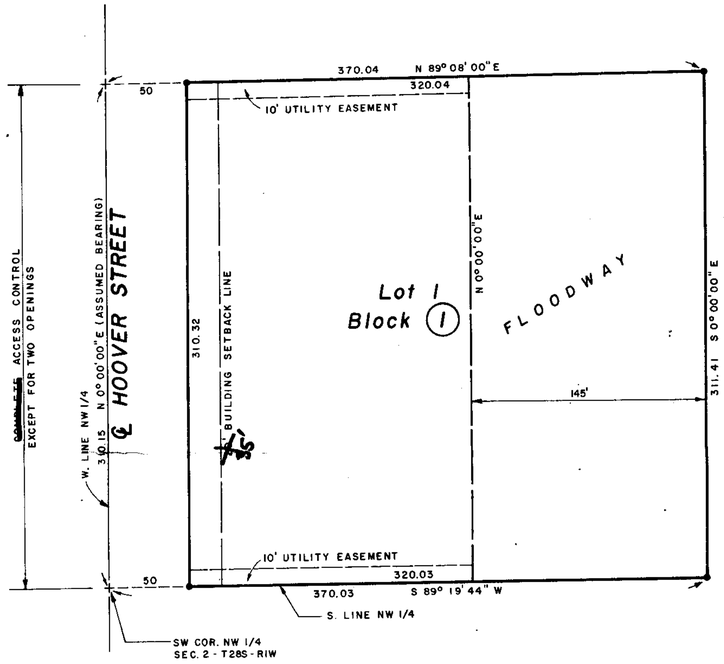
G. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum. The platting of the minimum building pad shall be noted on the face of the plat as well as in the plattor's text.

H. Since this property is within the City Limits, the standard floodway language in the plattor's text shall be amended to reference the City of Wichita instead of "governing body exercising jurisdiction," and the City Engineer of the City of Wichita instead of "Wichita-Valley Center Flood Control Office or their successor of office."

I. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for Hoover Street adjacent to this unplatted tract. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated out-right by this plat.

J. The final plat tracing shall indicate the platting of a 35-foot building setback from the adjacent public street.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).




THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10.10.85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10.11.85

# A. M. F. ADDITION

*WICHITA, SEDGWICK COUNTY, KANSAS*

REISS & GOODNESS ENGINEERS
2160 WEST 21st STREET
WICHITA, KANSAS 67204
(316) 832-0213

N
W E
Scale: 1" = 50'

1985

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

LEGEND

● 3/4" IRON OR 5/8" REBAR

mbp= 1090.D.
1296.4 MSL

LEGAL DESCRIPTION:

THE WEST 370 FEET OF THE FOLLOWING DESCRIBED PROPERTY. A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, LYING WEST OF THE WICHITA-VALLEY CENTER FLOOD CONTROL RIGHT-OF-WAY; EXCEPT THE NORTH 1,000 FEET; IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS. SAID TRACT OF LAND CONTAINING 2.64 ACRES, MORE OR LESS.

STATE OF KANSAS )
) ss.
COUNTY OF SEDGWICK )

I, ADOLF E. REISS, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE CAUSED THE TRACT OF LAND AS SET FORTH IN THE LEGAL DESCRIPTION TO BE SURVEYED AND PLATTED AND THAT SAID SURVEY AND THE ACCOMPANYING EXHIBIT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND INFORMATION AVAILABLE.

DATED THIS _____ DAY OF _____, 1985.

_____ L.S. #77
ADOLF E. REISS

KNOW ALL MEN BY THESE PRESENTS THAT MARVIN R. DUNNEGAN AND PATRICIA A. DUNNEGAN, HUSBAND AND WIFE, HAVE CAUSED THE TRACT OF LAND AS SET FORTH IN THE LEGAL DESCRIPTION TO BE SURVEYED AND PLATTED INTO A LOT, A BLOCK AND A FLOODWAY TO BE KNOWN AS A. M. F. ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR UTILITY CONSTRUCTION AND MAINTENANCE. ALL ABUTTERS RIGHTS OF ACCESS TO OR FROM HOOVER STREET OVER AND ACROSS THE WEST LINE OF BLOCK ONE, EXCEPT FOR TWO OPENINGS TO BE DETERMINED by the City Engineer ~~BY THE GOVERNING BODY~~, ARE HEREBY GRANTED TO THE ~~APPROPRIATE GOVERNING BODY~~ City of Wichita THE FLOODWAY AS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS UNTIL SUCH TIME AS THE ~~GOVERNING BODY EXERCISING JURISDICTION~~ City of Wichita ELECTS TO ASSUME 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 ~~WICHITA VALLEY CENTER FLOOD CONTROL OFFICE OR THEIR SUCCESSORS OF OFFICE~~ City Engineer of the City of Wichita. NO BUILDING IN BLOCK ONE SHALL BE CONSTRUCTED BELOW A MINIMUM PAD ELEVATION OF 109.0; BASED ON CITY OF WICHITA DATUM.

Express min. bldg. pad in M.S.L. also.

_____
MARVIN R. DUNNEGAN

_____
PATRICIA A. DUNNEGAN

STATE OF KANSAS )
) ss.
COUNTY OF SEDGWICK )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1985 BY MARVIN R. DUNNEGAN AND PATRICIA A. DUNNEGAN, HUSBAND AND WIFE.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT OF A. M. F. ADDITION, WICHITA, 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

_____, CHAIRMAN
WILLIAM J. GOEBEL

_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 1985.

_____, MAYOR
ROBERT C. BROWN

_____, CITY CLERK
DONALD C. GISICK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1985.

_____, COUNTY CLERK
DON WRIGHT

STATE OF KANSAS )
) ss.
COUNTY OF SEDGWICK )

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK ____.M. ON THE _____ DAY OF _____, 1985.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

October 17, 1985

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 85-82 - Final Plat of A.M.F. Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 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 October 11, 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 plattor.

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: Marvin R. Dunnegan, 2826 South Hoover, Wichita, KS 67203
Mike Lindebak, City Engineer
Walt Campbell, City Fire Department