

S/D No.: 87-14 Name: LESTER FOUST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: Northeast corner of Edgemoor and Lexington.
Owner: City of Wichita, 455 N. Main, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.834
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 79,867.663 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: This property is being replatted for use as a City Fire Station. A Special Use Permit application, requesting this governmental use in the "AA" (single-family) zoning district, will be filed.

- 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. Since the legal description for this plat references a tie point to the southwest corner of Reserve B, in said Block "B", the final plat tracing shall label this lot corner on the face of this plat.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are guarantees needed for any drainage improvement?
- I. The representative from the City Engineer's office should be prepared to comment on the acceptability of the amount of additional street right-of-way being dedicated for adjacent Edgemoor.

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

LESTER FOUST ADDITION

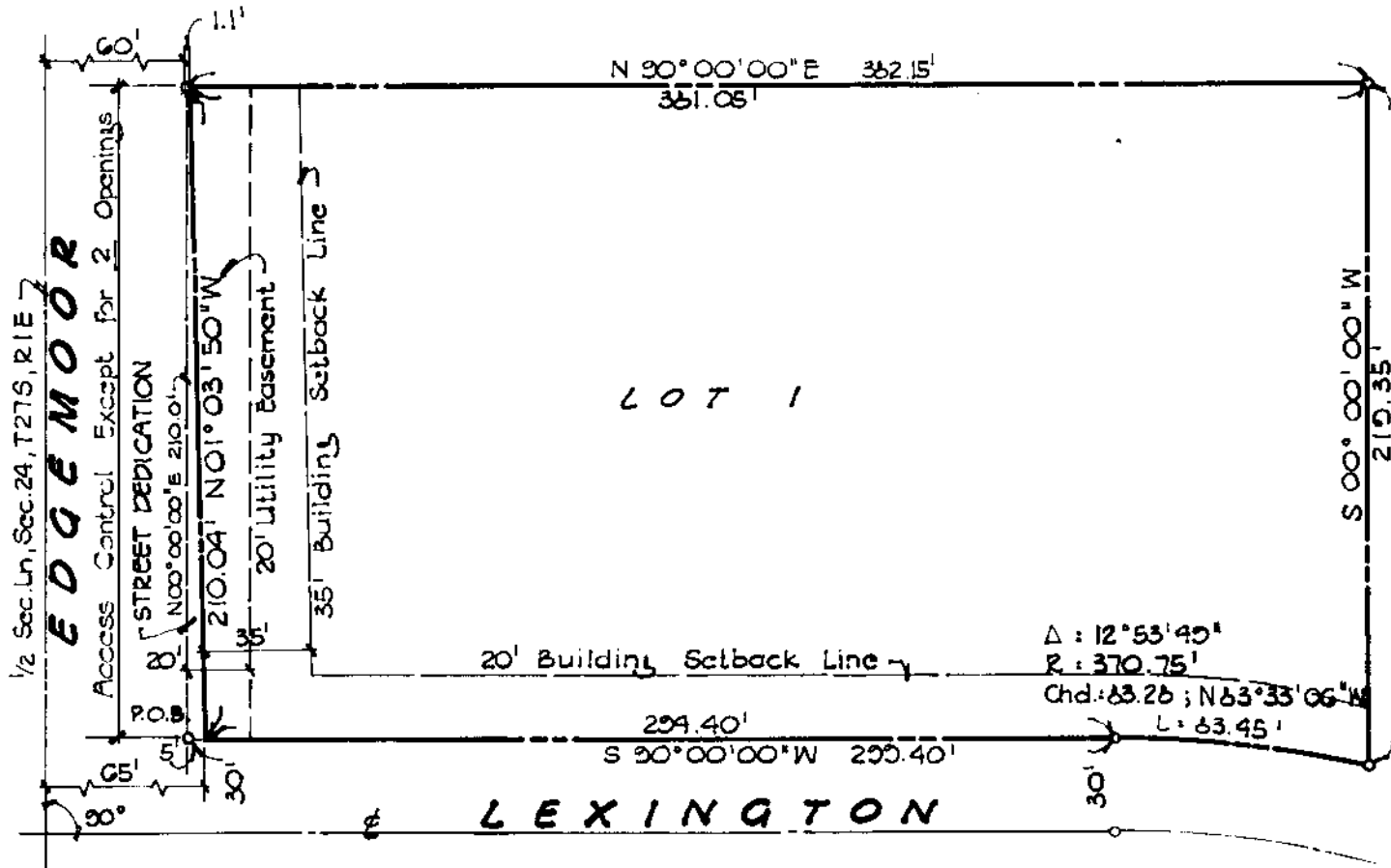
WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-26-87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-26-87



1" = 60'
0 = iron

State of Kansas } ss.
Sedgewick County } We, Baughman Company, P.A., surveyors
in aforesaid county and state do hereby certify that we
have surveyed and platted "LESTER FOUST 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 that part of Reserve "B", Block "D", First
Addition of The Village, an addition to the City of Wichita,
Sedgewick County, Kansas, described as: Beginning at the south-
west corner of Reserve "B", in said Block "D"; said point being
the intersection of the east line of Edgemoor Drive and the
north line of Lexington Road; thence north along the west
line of said Reserve "B", a distance of 210 feet; thence east
at right angles with the west line of said Reserve "B", a
distance of 352.15 feet to a point 300 feet northwest of
the southeasterly line of said Reserve "B"; thence south
parallel with the west line of said Reserve "B" to the
southerly line of said Reserve "B"; thence westerly along
the southerly line of said Reserve "B" to the point of
beginning; except that part described as: Beginning at the
southwest corner of said Reserve "B"; thence north along
the west line of said Reserve "B", a distance of 210 feet;
thence east at right angles to the west line of said Reserve
"B", a distance of 1.1 feet; thence southerly, a distance of
210.04 feet to a point on the southerly line of said
Reserve "B"; said point being 5 feet east of the south-
west corner thereof; thence west, a distance of 5 feet
to the point of beginning. The abutters rights of access
to Edgemoor Drive as granted on Film _____, Page _____ are
hereby vacated by virtue of K.S.A. 12-512(b). Being
situated in the southwest corner of the southeast 1/4 of
Section 24, Township 27 south, Range 1 east of the 6th P.M.,
Sedgewick County, Kansas. good!

This plat of "LESTER FOUST ADDITION",
Wichita, Kansas, has been submitted to, and approved by the
Wichita-Sedgewick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this 5th day of MARCH 1987.
Wichita-Sedgewick County Metropolitan Area Planning Commission

John Terry Moore Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the Board of Commissioners of
the City of Wichita, Kansas, this _____ day of _____
1987.

Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____
day of _____ 1987.

Don Wright County Clerk

State of Kansas } ss.
Sedgewick County } This is to certify that this plat has
been filed for record in the office of the Register of Deeds
this _____ day of _____ 1987, at _____ o'clock _____ M.;
and is duly recorded.

Pat Kettler Register of Deeds

Ed Rea Deputy

Baughman Company, P.A.

Date

Mark A. Savoy 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 to be known
as "LESTER FOUST ADDITION", Wichita, Kansas. The utility
casements are hereby granted as indicated for the construction
and maintenance of all public utilities. All abutters rights of
access to or from Edgemoor Drive over and across the west line
of Lot 1 are hereby granted to the City of Wichita, provided
however, that Lot 1 shall have access to Edgemoor Drive at
2 (two) points as shall be determined by the City Engineer of
Wichita, Kansas.

City of Wichita, Kansas

Mayor

Dale E. Rea Deputy City Clerk

State of Kansas } ss.
Sedgewick County } The foregoing instrument acknowledged
before me this _____ day of _____ 1987 by Tony Casado,
Mayor, and Dale E. Rea, Deputy City Clerk, of the City of
Wichita, Kansas, on behalf of the city.

Notary Public

NAME

My appointment expires: _____

March 5, 1987

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

Re: Final Plat S/D 87-14 - LESTER FOUST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 5, 1987, 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 February 26, 1987.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Steve Potucek, Contracts Administration