

S/D No.: 85-95 Name: GRUNDMAN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the northeast corner of Cranbrook and Osie Circle.
Owner: Walter R. Grundman, 10328 East Osie, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.0 Acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 7,560 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (When annexed)
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STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the "R-1" property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for B.C.C. review until annexation has occurred.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Cranbrook (collector street) adjacent to Lots 1-4 at the time of site development.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since the 30-foot building setbacks platted from Osie Circle are being reduced to 25 feet by this replat, the engineer's text on the final plat tracing shall be amended to reference the vacation of building setbacks by virtue of K.S.A. 12-512(b).
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?
- J. The representative from the City Engineer's office should be prepared to comment on the status of the existing paving petition for Osie Circle and the status of the petition on file for extension of a water line in this street. Specifically, does this applicant need to sign or revise the street paving and water petitions for adjacent Osie Circle?

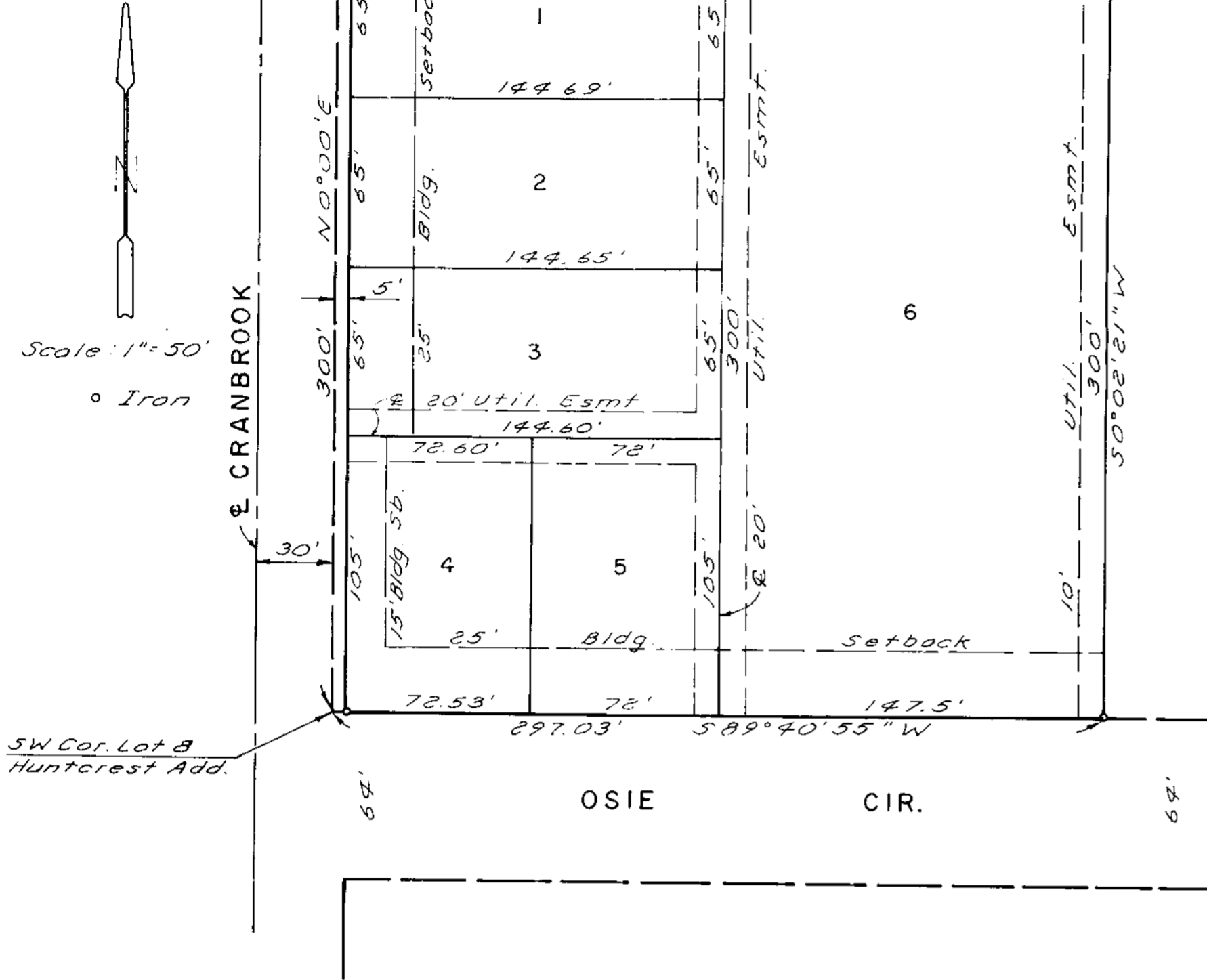
NOTE: This plat has been submitted in final form only.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/7/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/8/85

GRUNDMAN ADDITION

OFFICE COPY WICHITA, KANSAS
DO NOT REMOVE

FINAL PLAT



This plat of "GRUNDMAN ADDITION" Wichita, 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

William J. Goebel Chairman

Michael E. Lindabak Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1985.

Robert C. Brown Mayor

Donald C. Blisick City Clerk

Entered on transfer record this _____ day of _____, 1985.

Don W. Ficht County Clerk

State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } Surveyors in aforesaid county and state, do
hereby certify that we have surveyed and
platted "GRUNDMAN ADDITION", Wichita, Kansas,
and that the accompanying plat is a true and
correct exhibit of the property surveyed, de-
scribed as a replat of Lots 7 and 8 of Hunt-
crest Addition, Sedgwick County, Kansas.

Date _____ Baughman Company, P.A.

John E. Lundblade Surveyor

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this _____
day of _____, 1985, at _____ o'clock, _____ M.,
and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

Know all men by these presents, that we,
the undersigned, have caused the land describ-
ed in the surveyors certificate to be platted
into lots and a street to be known as "GRUND-
MAN ADDITION", Wichita, Kansas. The easements
are hereby granted as indicated for the const-
ruction and maintenance of public utilities.
The street is hereby dedicated to and for the
use of the public.

Walter R. Grundman _____
Naomi M. Grundman _____
Contract Purchasers

Laverne Edward Forste _____
A/K/A Laverne E. Forste _____
Winifred Maxine Forste _____
A/K/A Winifred M. Forste _____

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day of _____,
1985, by Walter R. Grundman and Naomi
M. Grundman, his wife, Contract Purchasers

Notary Public
My Commission Expires _____

State of Kansas } S.S. The foregoing instrument was
Sedgwick County } acknowledged before me this _____ day of _____,
1985, by Laverne Edward Forste, A/K/A Laverne E.
Forste, and Winifred Maxine Forste, A/K/A
Winifred M. Forste, his wife.

Notary Public
My Commission Expires _____

November 14, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-95 - Final Plat of Grundman Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 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 November 8, 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 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: Walter R. Grundman, 10328 East Osie, Wichita, KS 67207
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office