

S/D No.: 86-106 Name: MILLER HEIGHTS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of Central, in an area west of Greenwich.
Owner: Jim Cohlma, 220 W. Douglas, Wichita, KS 67202
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.6
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 57,057 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "C" (SCZ-0575)

STAFF COMMENTS:

- NOTE:** The applicant has filed an associated County zone change case (SCZ-0575) requesting "LC" (light commercial) to "C" (commercial). An associated Conditional Use case (CU-300), requesting permission to establish a boat and motor sales business on property to be zoned "C", has also been filed by the applicant. The Planning Commission considered the two cases on November 24, 1986. Boat sales areas are first permitted in the "C" district with a conditional use permit.
- A. If sanitary sewer cannot be extended to serve this property in the immediate future, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Since this property will utilize a City of Wichita water supply line in Central Avenue, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
 - E. The final plat tracing shall label the centerline of adjacent Central Avenue.
 - F. On the final plat tracing, the wording in the plat's text, regarding the location of permitted access points to Central Avenue, shall be amended to reference that the determination shall be made by "the appropriate engineer" rather than "the appropriate governing body".
 - G. 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.
 - H. 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.
 - 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 Board of City Commissioners.
 - K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or drainage easements needed?
 - L. The representatives from City and County Engineering should be prepared to state what provisions should now be made to insure that this commercially zoned property will be connected to sanitary sewer when it becomes available.

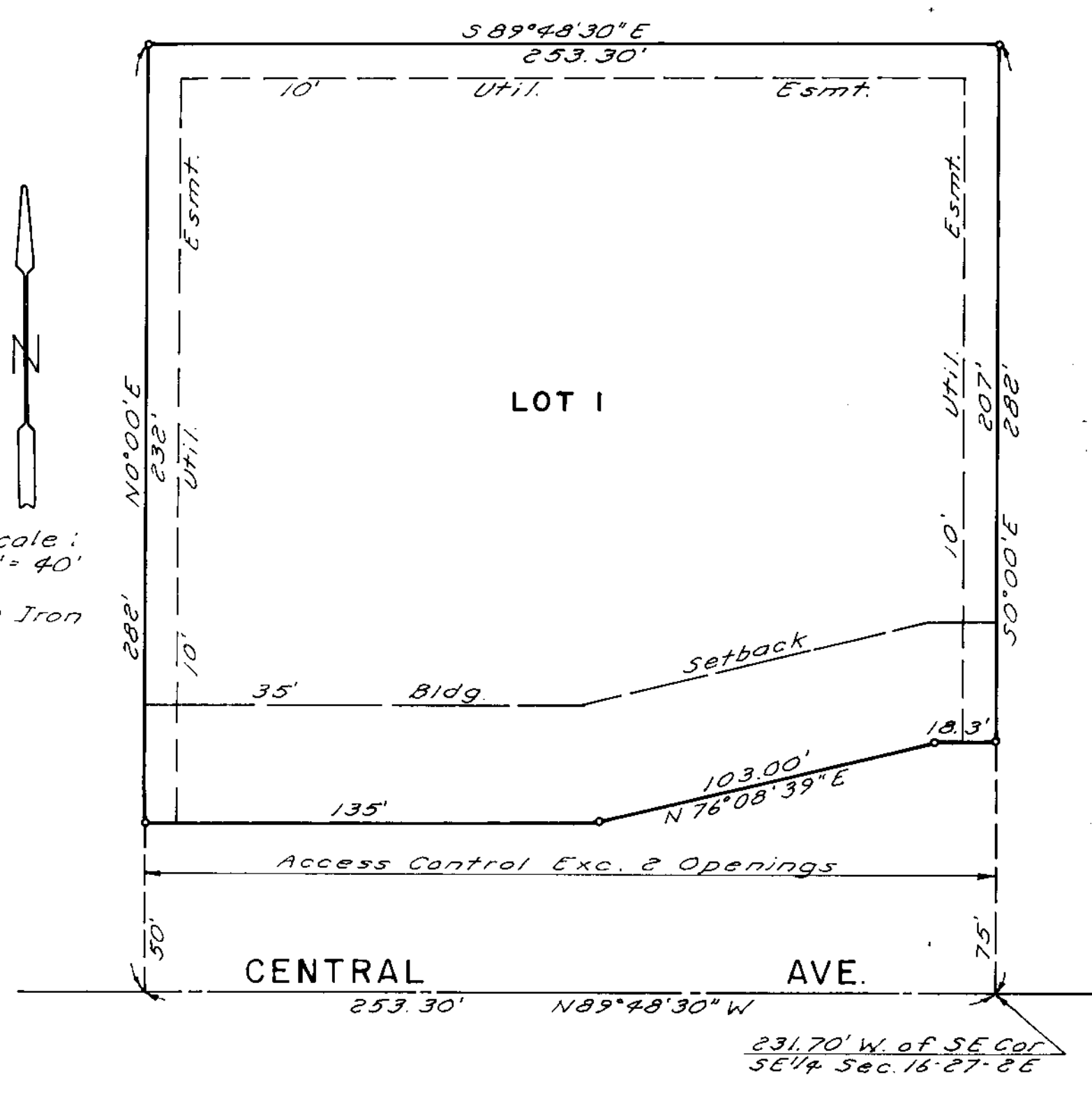
NOTE: This plat has been submitted in final form only.

FINAL PLAT

MILLER HEIGHTS ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/4/86 SUBJECT SEDGWICK COUNTY, KANSAS TO THE SURVEY AND PLATTING OUTLINED IN OUR LETTER DATED 12/5/86

OFFICE COPY
DO NOT REMOVE



Scale: 1" = 40'
o Iron

This plat of "MILLER HEIGHTS ADDITION", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission
 _____ Chairman
 _____ Secretary

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

_____ Mayor
 _____ City Clerk

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

_____ Chairman
 _____ Commissioner
 _____ Commissioner
 _____ Commissioner
 _____ Commissioner
 _____ County Clerk

Entered on transfer record this _____ day of _____, 1987.
 _____ 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
 "MILLER HEIGHTS ADDITION", Sedgwick County,
 Kansas, and that the accompanying plat is a true
 and correct exhibit of the property surveyed
 described as beginning at a point on the south
 line of the SE 1/4 of Section 16, T 27 S, R 2 E of the
 6th P.M., Sedgwick County, Kansas, said point
 being 231.70 feet west of the SE corner thereof;
 thence westerly, along said south line, 253.30 feet;
 thence northerly, parallel with the east line of
 said SE 1/4, 282 feet; thence easterly, parallel
 with the south line of said SE 1/4, 253.30 feet;
 thence southerly, parallel with the east line of
 said SE 1/4, 282 feet to the point of beginning.
 Date _____ Baughman Company, P.A.
 _____ Surveyor
 John E. Lundblade

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 "MILLER HEIGHTS ADDITION", Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to Central Ave. are hereby granted to the appropriate governing body, except, however, that Lot 1 shall have access to Central Ave. at two locations, said locations to be determined by the appropriate governing body.

 Homer D. Miller

 Margaret B. Miller

State of Kansas } S.S. The foregoing instrument was
 Sedgwick County } acknowledged before me this _____ day of _____,
 1986, by Homer D. Miller and Margaret B. Miller,
 his wife.
 _____ Notary Public
 My Commission Expires _____

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 _____,
 1987, at _____ o'clock, _____ M., and is
 duly recorded.
 _____ Register of Deeds
 _____ Deputy

We, the Citadel Bank Wichita, holder of a mortgage on the above described property do hereby consent to this plat of "MILLER HEIGHTS ADD." Citadel Bank Wichita

State of Kansas } S.S. The foregoing instrument was
 Sedgwick County } acknowledged before me this _____ day of _____,
 1987, by _____, of Citadel
 Bank Wichita, on behalf of the bank.
 _____ Notary Public
 My Commission Expires _____

December 11, 1986

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

Re: Final Plat S/D 86-106 - MILLER HEIGHTS ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 1986, 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 December 5, 1986.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Jim Cohlma, 220 W. Douglas, Wichita, KS 67202
Homer Miller, Contract Purchaser, 3437 Kinkaid Ct., Wichita, KS 67218