

S/D No.: 87-1 Name: OMO SECOND ADDITION

Preliminary Approved: 1/29/87
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northwest corner of Central Avenue and Kessler Avenue.
Owner: Cliff Omo, 1830 North 214 West, Goddard, KS 67052
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.2626
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 11,438.86 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "LC" (Z-2818)

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2818) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to replatting.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. This petition will be held until such time as extension of the lateral is determined to be necessary by the City Engineer.
 - 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. The final plat tracing shall indicate, on the face of the plat, the platting of "access control except for one opening" to Central Avenue across the south line of this lot.
 - E. The applicant is advised that he should close the residential-width drive approach to Central Avenue if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
 - F. 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.
 - 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 improvements required to be guaranteed with this replat?

OMO SECOND ADDITION

To Wichita, Sedgwick Co., Kansas

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/12/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/12/87

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "OMO SECOND ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as the South 140.0' of Lot 6, Walls Addition to Wichita, Sedgwick County, Kansas.

Don C. Moehring II Consulting Engineer

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, to be known as "OMO SECOND ADDITION" to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from Central Avenue, over and across the South line of Lot 1, Block A, is hereby granted to the City of Wichita, provided however, that Lot 1, Block A, shall have access to Central Avenue at one location as determined by the City Engineer.

Clifford D. Omo

Margaret J. Omo

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1987, before me, a Notary Public in and for said State and County came Clifford D. Omo and Margaret J. Omo, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Patricia S. Eck, Notary Public

My Commission Expires _____

We the undersigned, mortgagee on the above described property do hereby consent to the plat of "OMO SECOND ADDITION".

SUPERIOR MORTGAGE, INC.

Ken M. Holsten, Vice President

Ken M. Holsten

STATE OF NEBRASKA, COUNTY OF HALL, SS:

Be it remembered that on this _____ day of _____, 1987, before me, a Notary Public in and for said State and County came Superior Mortgage, Inc. by Kent M. Holsten, Vice President, on behalf of the Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

This plat of "OMO SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman

Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1987.

Tony Casado, Mayor

Dale E. Rea, Deputy City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

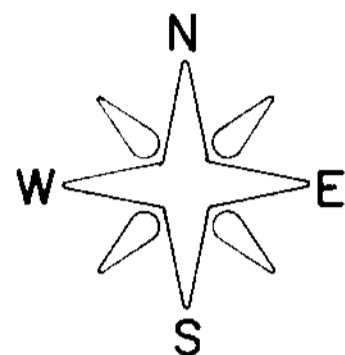
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1987.

Pat Kettler, Register of Deeds

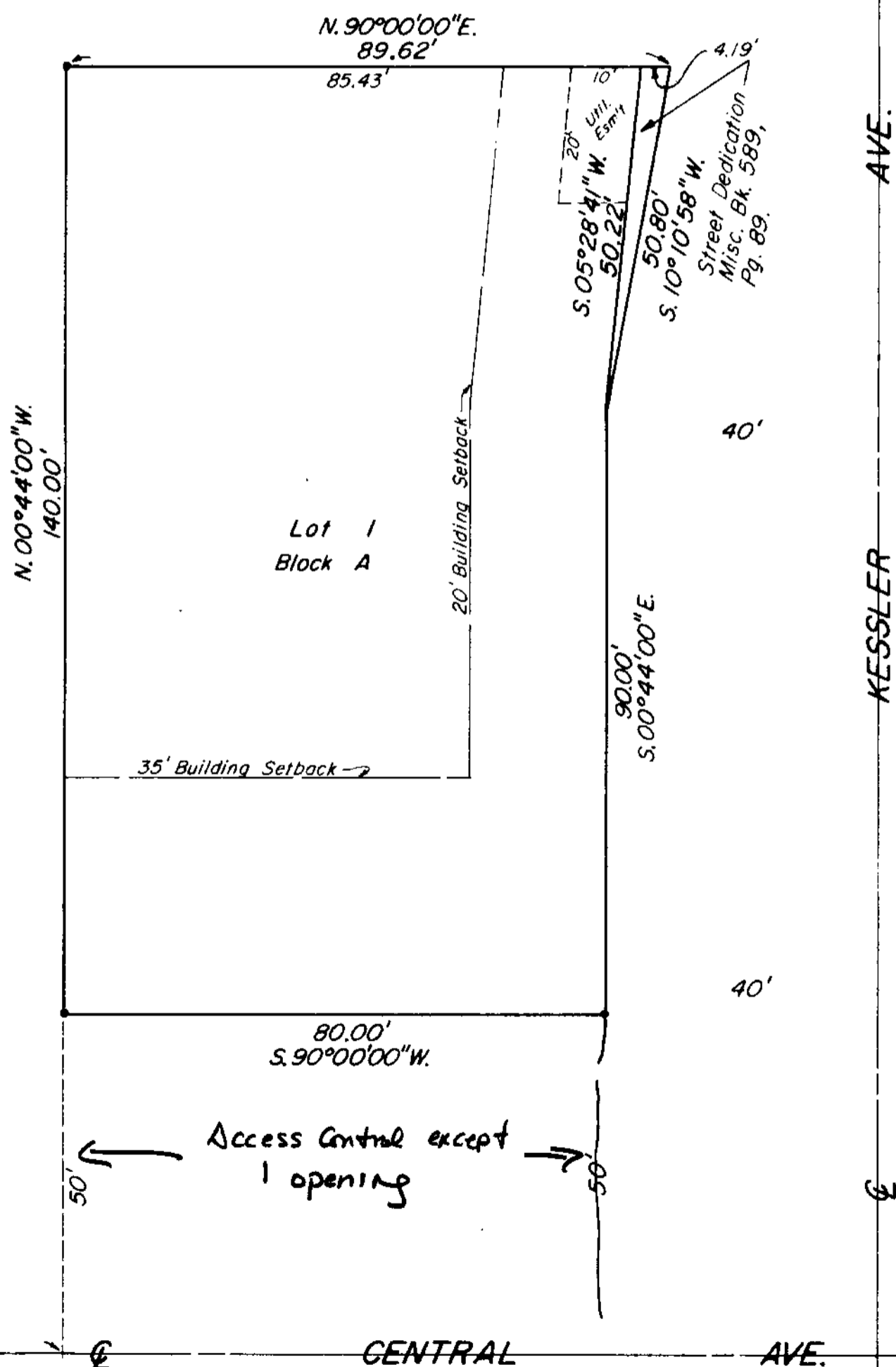
Ed Resa, Deputy

Entered on transfer record this _____ day of _____, 1987.

Don Wright, County Clerk



Scale: 1" = 20'
• = Iron



S.W. Cor. of the S.W. 1/4 Sec. 13, T27S, R1W

February 19, 1987

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 87-1 - OMO SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 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 12, 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,

Forrest L. Nagley
Senior Planner

FLN:dIk

cc: Cliff Omo, 1830 North 214 West, Goddard, KS 67052