

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-27 Name Schnlepp Addition
Date Application Rec'd. 4-1-83 Preliminary Approval 4-14-83
Scheduled S/D Meeting March 29, 1984

DESCRIPTION

General Location North side of Kellogg in an area west of Tyler
Owner Ultra Modern Pool & Patio, c/o Clarence Schnlepp
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 3.2 acres
2. Number of Lots:
Residential _____
Commercial 3
Industrial _____
Other _____
Total Number of Lots 3
3. Minimum Lot Frontage 162.35 ft
4. Minimum Lot Area 24,985 sq. ft.
5. Existing Zoning LC
6. Proposed Zoning C (Z-2399)

7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets yes X no

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. Since the entire Byron Avenue right-of-way is proposed to be vacated by this replat, the applicant shall obtain a quit claim deed for the west half of Byron. This west half, when vacated, will become "LC" zoned property as that is the zoning now existing on the west side of Byron.
- B. The final plat tracing shall show, and dedicate in the plat's text, complete access control between Kellogg Drive and Kellogg.
- C. The applicant shall petition for the paving of Kellogg Drive adjacent to this plat, including a sidewalk on the north side.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan, the status of the drainage project for this area, and on what drainage improvements, if any, need to be guaranteed by the plat.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Approved by SPD Committee 3-29-84 subject to

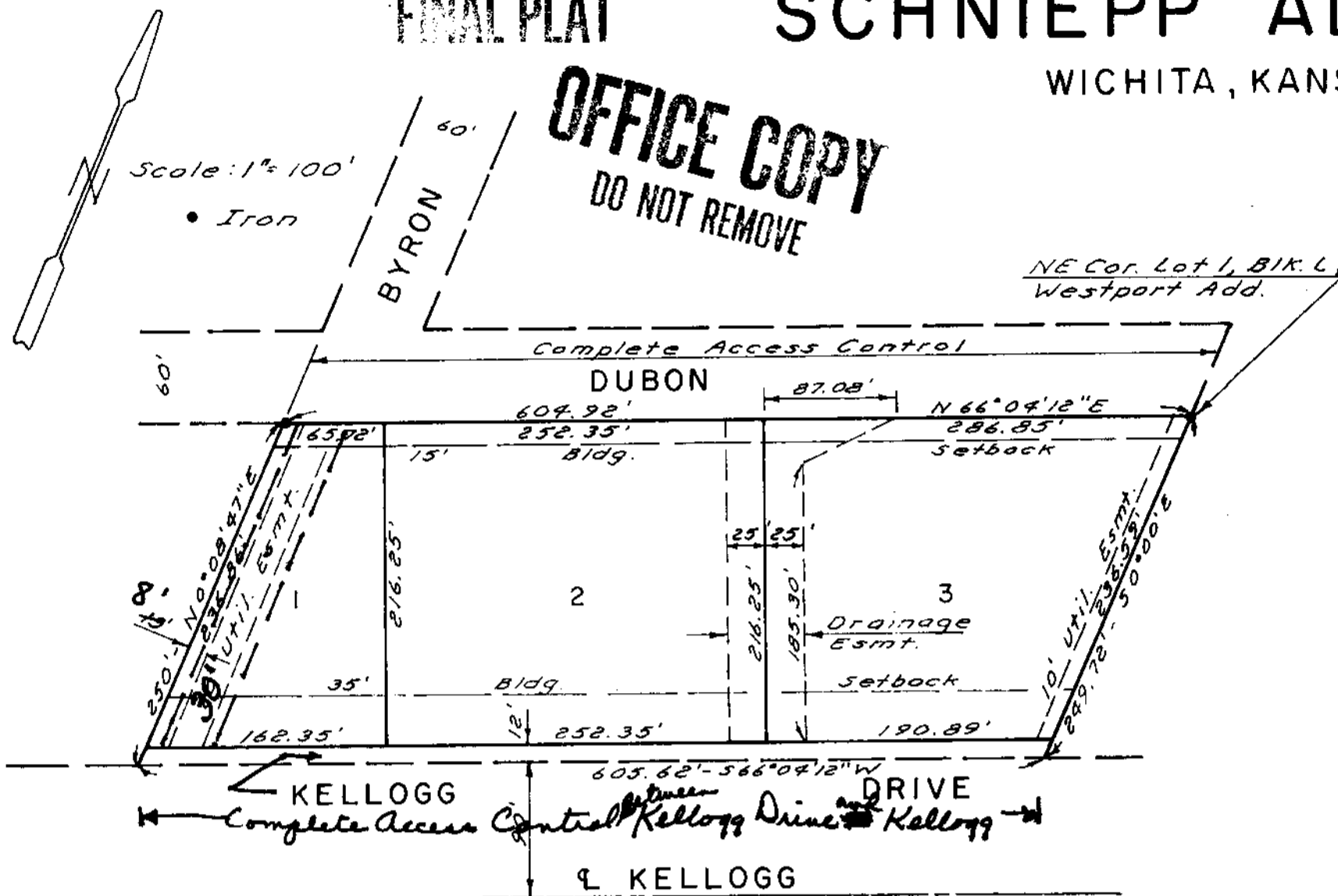
letter dated 3-30-84

FINAL PLAT

SCHNIEPP ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE



This plat of "SCHNIEPP ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert K. Chisholm _____ Chairman

Robert A. Lakin _____ Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1984.

Margalee Wright _____ Mayor

Donald C. Bisick _____ City Clerk

will change
4-10-84

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1984.

Jack Spratt _____ Chairman

Donald E. Gragg _____ Commissioner

Tom Scott _____ Commissioner

Dorothy R. White _____ County Clerk

State of Kansas } S.S.
Sedgwick County } We, Baughman Company, P.A.,
Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "SCHNIEPP ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of Lots 1, 2, 3 and 4 of Block L of Westport Addition, Sedgwick County, Kansas, and including that part of Byron Ave. from the north line of Kellogg Dr. to the south line of Dubon which is being vacated by virtue of K.S.A. 12-512(b). Located in the SE 1/4 of Sec. 29-27-1W

Date _____ Baughman Company, P.A.

John E. Lundblade _____ Surveyor

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a street to be known as "SCHNIEPP ADDITION", Wichita, Kansas. The drainage easement is hereby granted as indicated for drainage purposes. The ^{utility} 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 Dubon ^{and to or from Kellogg} are hereby granted to the City of Wichita, Kansas.

Warren A. Giles

Faye H. Giles

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this _____ day of _____, 1984, by Warren A. Giles and Faye H. Giles, his wife.

Notary Public

My Commission Expires _____

State of Kansas } S.S.
Sedgwick County } This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 1984, at _____ o'clock, _____ M., and is duly recorded.

Bette F. McCart _____ Register of Deeds

Pat Kettler _____ Deputy

April 5, 1984

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

Re: S/D 83-27 - Final plat of Schniepp Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 5, 1984, 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 March 30, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the 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 platator.
3. Certification that all taxes due and payable for 1983 (both first and second halves) have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner
LO:bh

cc: Ultra Modern Pool and Patio, c/o Clarence Schniepp, 9028 W. Kellogg,
67209