

S/D No.: 86-81      Name: JOHN WEITZEL ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: Northeast corner of Central and Gow.  
Owner: John Weitzel, Inc., Attn: Phil Weitzel, 3310 W. Central,  
Wichita, KS 67203  
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.86 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 35,032 Sq. Ft.
  4. Existing Zoning: "LC" and "E"
  5. Proposed Zoning: "E" (Z-2787)
- 

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2787) requesting "LC" and "E" to "E" has been approved subject to platting.
- 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. The final plat tracing shall indicate the platting of "access control except for two openings" to Central across the south line of this lot.
  - D. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
  - 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 any drainage guarantees required with this plat?

October 2, 1986

Moehring and Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: Final Plat S/D 86-81 - JOHN WEITZEL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 2, 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 September 26, 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: John Weitzel, Inc., Attn: Phil Weitzel, 3310 W. Central,  
Wichita, KS 67203

OFFICE COPY  
DO NOT REMOVE

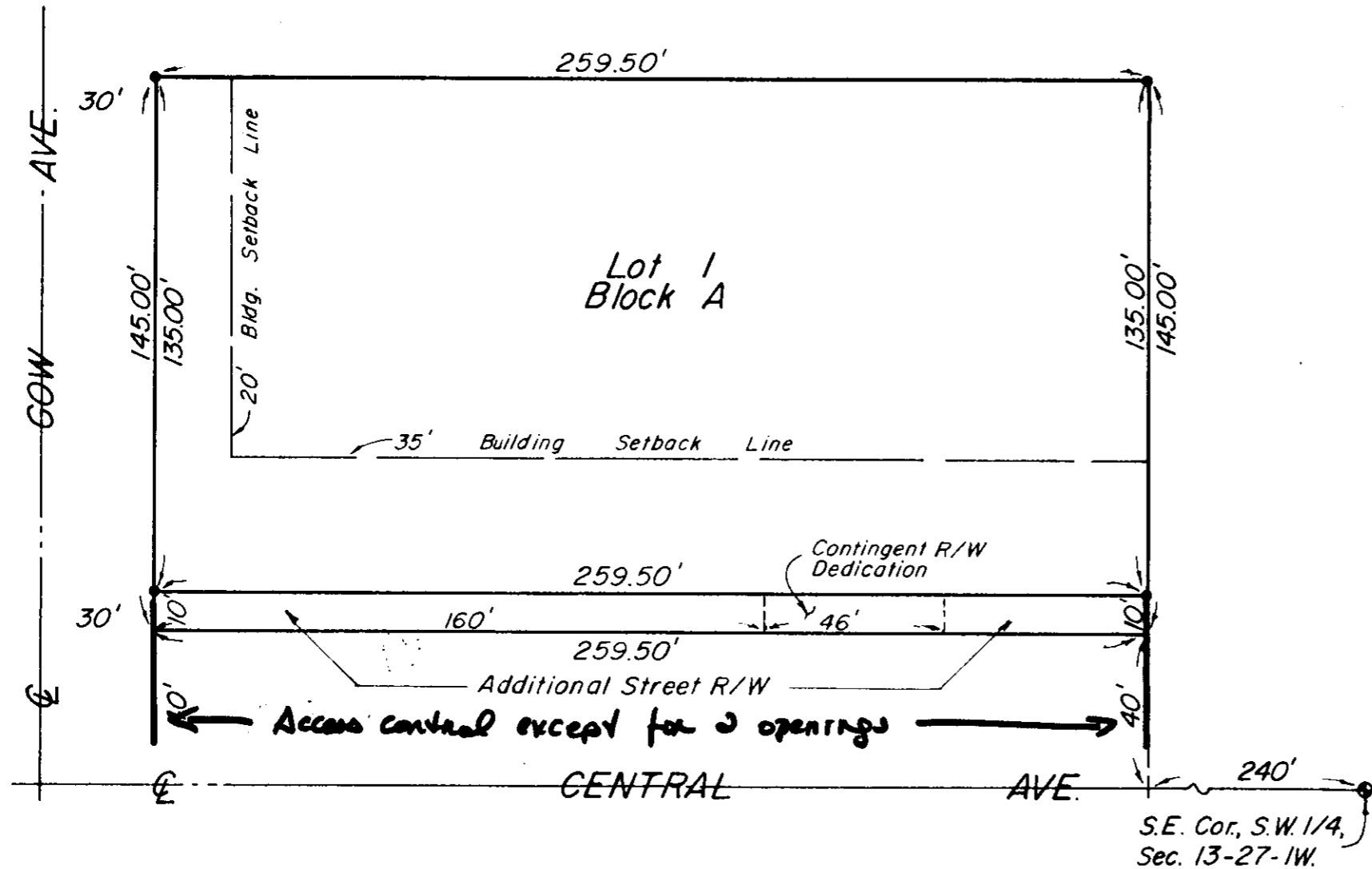
FINAL PLAT

# JOHN WEITZEL ADDITION

To Wichita, Sedgwick Co., Kansas

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 9/25/86 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 9/26/86

N  
1" = 40'  
• = Iron



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me, a Notary Public in and for said State and County, came John Weitzel, Inc. by Anthony P. Weitzel, 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 "JOHN WEITZEL ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, ~~Vice~~ Chairman

~~David Bayouth~~  
**John Terry Moore**

\_\_\_\_\_, 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 \_\_\_\_\_, 1986.

\_\_\_\_\_, Mayor

\_\_\_\_\_, 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 \_\_\_\_\_, 1986.

\_\_\_\_\_, Register of Deeds

\_\_\_\_\_, Deputy

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_, County Clerk

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 "JOHN WEITZEL ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and a Street, the same being accurately set forth on the accompanying plat and described as being a Replat of Lots 3, 4 and 5, Davis Gardens, an 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, a Block, and a Street, to be known as "JOHN WEITZEL ADDITION" to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The contingent street right-of-way dedication, as indicated on the accompanying plat, is hereby dedicated to and for the use of the public, conditioned upon the removal of the existing building, and shall be a covenant running with the land.

JOHN WEITZEL, INC.

\_\_\_\_\_, Vice President

good.