

April 17, 1986

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 85-83 - Final Plat of Wickham Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 17, 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 April 11, 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 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: Howard C. & Jana C. Wickham, 4100 S. West Street, Wichita, KS 67217
Jack Brown, Health Department
Jim Weber, County Engineer
Mike Lindebak, City Engineer

N.W. Cor. S.W. 1/4, Sec. 12,
T.28S., R.1W. of the 6th P.M.,
Sedgwick Co., Ks.

FINAL PLAT

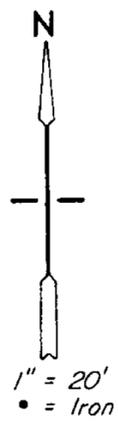
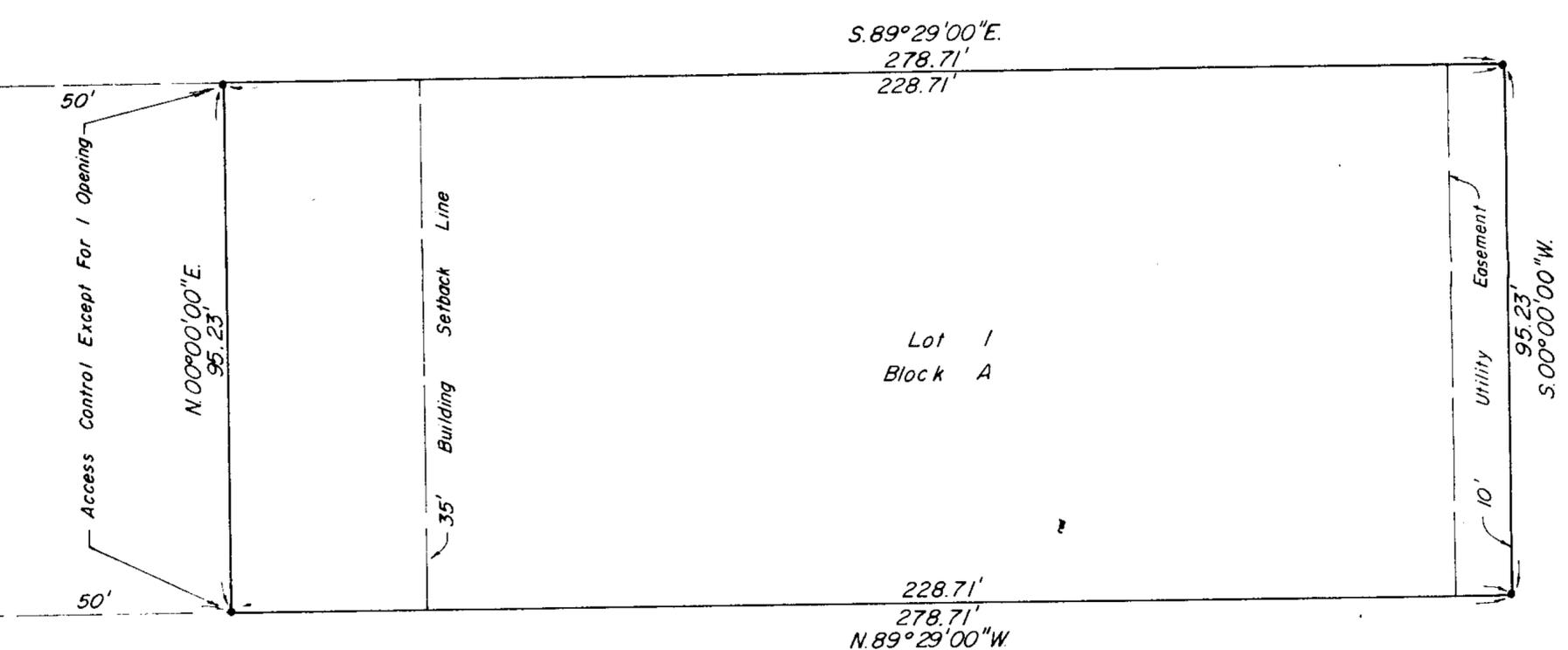
WICKHAM ADDITION

To Sedgwick Co., Kansas

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4-10-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4-11-86

836.92'
S.00°00'00"W.
WEST
ST



Lot 1
Block A

This plat of "WICKHAM 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
_____, Chairman
William J. Goebel
_____, Secretary
Michael E. Lindebak

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1986.

_____, Chairman
Donald E. Gragg
_____, Commissioner
Bernard A. Hentzen
_____, Commissioner
Tom Scott
Attest: _____, County Clerk
Don Wright

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 _____, 1986.
on the _____ day of _____, 1986.
_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa
Entered on transfer record this _____ day of _____, 1986.
_____, County Clerk
Don Wright

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 "WICKHAM ADDITION", Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as being a tract in the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, in Sedgwick County, Kansas, described as beginning 836.92 feet South of the Northwest corner of said Southwest Quarter; thence East parallel with the North line of said Southwest Quarter, 278.71 feet; thence South parallel to the West line of said Southwest Quarter, 95.23 feet; thence West 278.71 feet; thence North 95.23 feet to place of beginning.

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 "WICKHAM ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from West Street, over and across the West line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to West Street at one location, as determined by the appropriate governing body.

Howard C. Wickham Jana C. Wickham

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
Be it remembered that on this _____ day of _____, 1986, a Notary Public in and for said State and County, came Howard C. Wickham and Jana C. Wickham, 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.

_____, Notary Public
My Commission Expires _____

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

THE ROSE HILL STATE BANK
_____, Executive Vice President
William B. McCabe

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 Rose Hill State Bank by William B. McCabe, Executive Vice President, on behalf of the Bank, 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 Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Marsha Francis
My Commission Expires _____

S/D No.: 85-83 Name: WICKHAM ADDITION

Preliminary Approved: 10/10/85
Scheduled S/D Meeting: 4/10/86

DESCRIPTION

General Location: On the east side of West St., in an area north of MacArthur Road.

Owner: Howard C. & Jana C. Wickham, 4100 South West St., Wichita, KS 67217
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 0.61 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 21,780 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "E" (SCZ-0550)
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STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0550), requesting "R-1" Suburban Residential to "E" Light Industrial, has been approved subject to platting.

- A. When the associated zone case was approved subject to platting, the applicant was advised that approval of this industrially-zoned property for use of on-site sewerage and water wells might not be possible. In general, industrial activity is not compatible with the use of septic systems and this case is further complicated by the fact that the lot in question does not meet the 40,000 square foot minimum area requirement for on-site sewerage and water wells. The lot contains only 21,780 square feet. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- D. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.