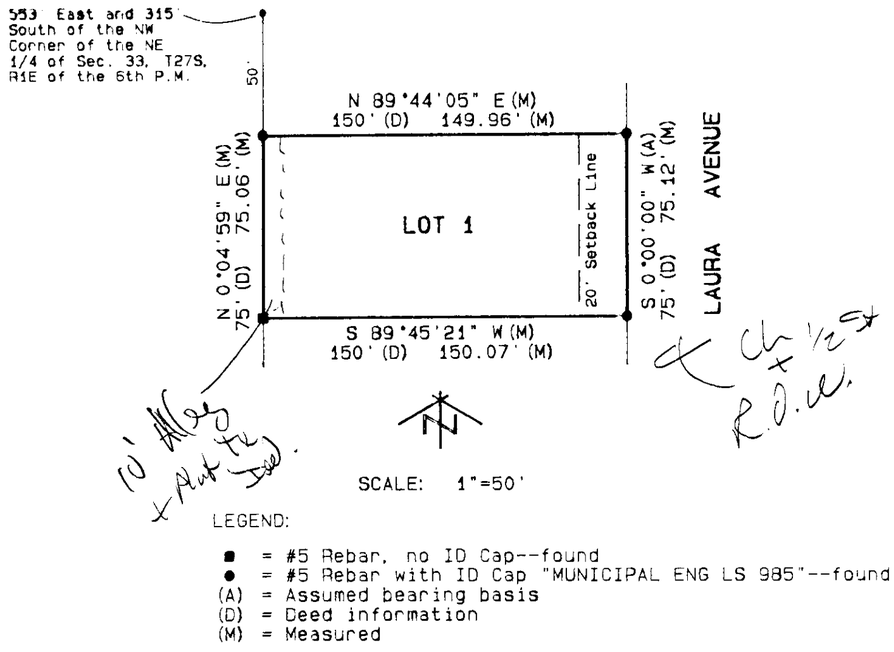
FINAL PLAT "CMI ADDITION"

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



LEGEND:

■ = #5 Rebar, no ID Cap--found
● = #5 Rebar with ID Cap "MUNICIPAL ENG LS 985"--found
(A) = Assumed bearing basis
(D) = Deed information
(M) = Measured

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "CMI ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The South 75 feet of the North 125 feet of the following described tract: **BEGINNING** 553 feet East and 315 feet South of the Northwest corner of the Northeast Quarter of Section 33, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 275 feet; thence East 150 feet; thence North 275 feet; thence West 150 feet to **PLACE OF BEGINNING**.

TERRA TECH LAND SURVEYING, INC.

_____ _____
Arthur G. Griffiths LS #244 Date

Know all men by these presents that Commercial Mechanical, Inc. of Kansas, owner of the land described in the Surveyor's Certificate, by its President, Douglas Edward Kirkland, has caused the same to be surveyed and platted into a Lot to be known as "CMI ADDITION", Wichita, Sedgwick County, Kansas.

_____
Douglas Edward Kirkland
President, Commercial Mechanical, Inc. of Kansas

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1996, by Douglas Edward Kirkland, President of Commercial Mechanical, Inc. of Kansas.

_____, Notary Public

My Commission Expires:_____

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

Dated this _____ day of _____, 1996.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/21/96 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11-21-96

_____, Chairman
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1996, at _____ o'clock ____.M.

_____, Register of Deeds
Pat Kettler

_____, Chief Deputy
Ed Resa

TERRA TECH LAND SURVEYING INC.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 5, 1996

Terra Tech Land Surveying, Inc. S/D 96-79
239 N. Ohio
WICHITA, KS 67214

Re: S/D 96-79 - CMI ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1996, 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 November 21, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
cc: Commercial Mechanical Inc. of Kansas, 1702 Laura, WICHITA, KS 67211
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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November 21, 1996

Terra Tech Land Surveying, Inc. S/D 96-79
239 N. Ohio
WICHITA, KS 67214

Re: S/D 96-79 - CMI ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall attempt to obtain a valid paving petition for Laura from Osie to this street's northern terminus at the railroad right-of-way to the north. If such a petition is not obtained, the applicant shall submit an affidavit, for recording, indicating a willingness to participate in any future paving of this street.

B. Although this site is served by a 2" water line at this time, the applicant is advised that such a water line is insufficient for fire protection. It is recommended that the applicant pursue a valid petition to extend an appropriate water line to this site and adjoining properties at this time. Otherwise, at the time of building permit application, this site may itself be required to provided for such a water line and fire hydrant improvement.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat tracing, ten (10) feet of right-of-way shall be dedicated to an alley along the west line of this plat. Both the face of the plat and the plattor's text shall note such a dedication.

E. On the final plat tracing, both the centerline of Laura shall be labeled and the amount of 1/2 street right-of-way (30') indicated.

F. If the applicant chooses, the final plat tracing may delete the platted building setback. The setback will then be determined by the zoning ordinance and could consequently be interpreted as being equal to or less than 20-feet.

G. The applicant is reminded that a plat binder is required to be submitted with the final plat.

This plat will be subject to a review of the platting binder and any relevant conditions found by such a review.

H. On the final plat tracing, the following changes shall be made:

1. The MAPC Chair shall be shown as John C. Frye

2. Deputy - shall be deleted from the City Clerk's signature line.

I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

J. 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.

K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

M. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The **enclosed "marked"** copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 5, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Commercial Mechanical Inc. of Kansas, 1702 Laura, WICHITA, KS 67211
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7

December 5, 1996

STAFF REPORT
(Final Plat Approved 11/21/96)

CASE NUMBER: S/D 96-79 - CMI ADDITION

OWNER/APPLICANT: Commercial Mechanical Inc. of Kansas, 1702 Laura, WICHITA, KS 67211

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, WICHITA, KS 67214

LOCATION: South of Harry and west of Hydraulic

SITE SIZE: 11,250 sq. ft.

NUMBER OF LOTS

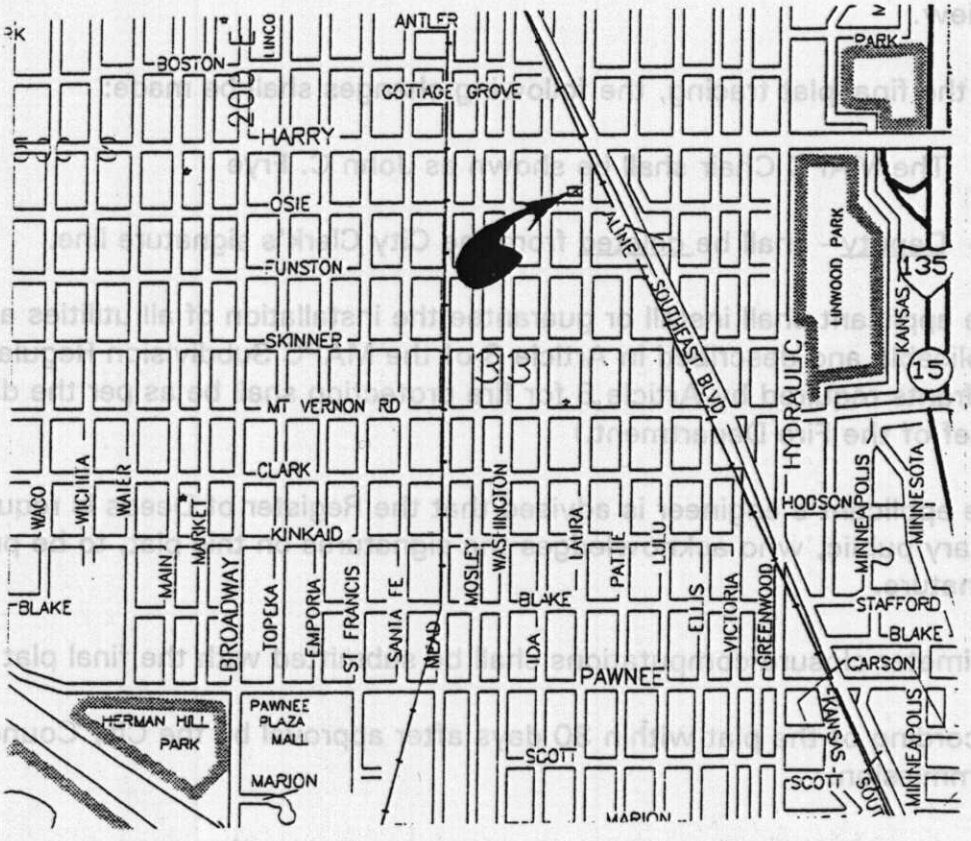
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 11,250 sq. ft.

CURRENT ZONING: "LI"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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