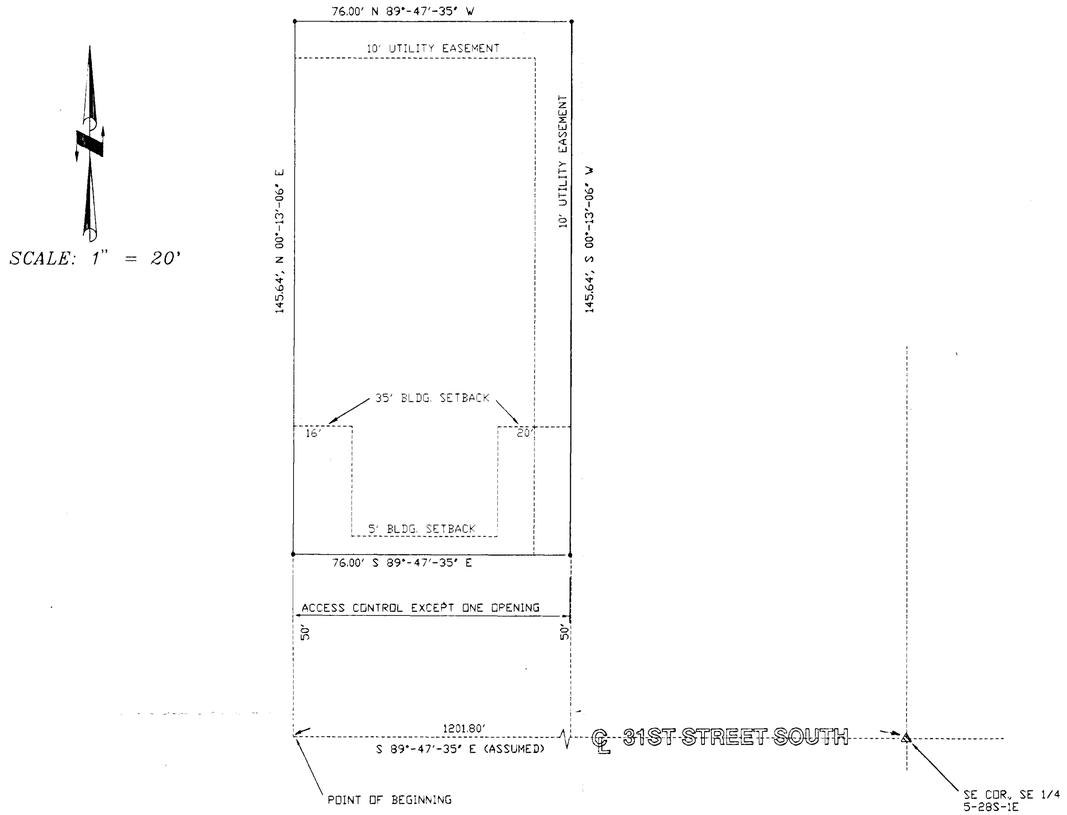


SCALE: 1" = 20'

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

FINAL PLAT OF GANN FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/19/95 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-19-95

- 35' BSB all the way, waiting to expansion, removal, etc
- Note Dist. of AC in Platter's text
- Make change John W. Mecoy Jr
- Plug Dks for Plat Binder

Sam Khan
4/24/95
B. Kahn noted (was already submitted) an affidavit of correction filing Cuty Engr.

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, BABAR M. KHAN, A LICENSED LAND SURVEYOR IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED 'GANN FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS' AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST 1,201.80 FEET TO POINT OF BEGINNING; THENCE NORTH 195.64 FEET; THENCE EAST 76 FEET; THENCE SOUTH 195.64 FEET; THENCE WEST 76 FEET TO THE POINT OF BEGINNING EXCEPT THE SOUTH 50 FEET FOR STREET.

ALL EASEMENTS, RIGHT-OF-WAYS, PREVIOUSLY GRANTED ARE HEREBY VACATED IN ACCORDANCE WITH K.S.A. 12-512(a), AS AMENDED.

THIS SURVEY WAS COMPLETED IN NOVEMBER, 1994.

BABAR M. KHAN, R.L.S. # 985

BABAR M. KHAN LICENSED L.S. 985 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS 'GANN FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS'. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

GAYFORD LYNN GANN

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME GAYFORD LYNN GANN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES:_____

_____ NOTARY PUBLIC

I, WILMA GREENWOOD, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLAT OF 'GANN FIRST ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS'.

WILMA GREENWOOD

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME WILMA GREENWOOD, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THAT FORGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME AS HIS VOLUNTARY ACT AND DEED. IN THE TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES:_____

_____ NOTARY PUBLIC

THIS PLAT OF GANN FIRST ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED _____ DAY OF _____, 1995.

JAMES D. MINER _____, CHAIRMAN

MARVIN KROUT _____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY CITY COUNCIL OF CITY OF WICHITA, KANSAS, THIS, _____

DAY OF _____, 1995.

ELMA BROADFOOT _____, MAYOR

PAT BURNETT _____, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAYS OF _____, 1995.

SUSAN E. CROCKETT-SPOON _____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, ON THIS _____ DAY OF _____, 1995.

PAT KETTLER _____, REGISTER OF DEEDS

ED RESA _____, DEPUTY

MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

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

January 27, 1995

Municipal Engineers, Inc.
c/o Babar M. Khan, L.S.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 94-88 GANN FIRST ADDITION - (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Metropolitan Area Planning Commission on January 26, 1995, 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 January 19, 1995.

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 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
Senior Planner

DL:rh

cc: Gayford Lynn Gann, 130 1/2 West 31st Street South, Wichita, KS 67217
Mike Lindebak, City Engineer

FILE COPY

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

January 19, 1995

Municipal Engineers, Inc.
c/o Babar M. Khan, L.S.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 94-88 GANN FIRST ADDITION (Final Plat)

Dear Mr. Khan:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 19, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. On the final plat tracing, the dedication of access control to 31st Street South shall also be noted in the plattor's text.

B. The final plat tracing shall indicate the 35-foot setback across the entirety of the site's frontage to 31st Street South. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

C. As indicated by the platting binder, property taxes are due on this site. This plat will not be released for recording until proof is provided that all applicable property taxes have been paid.

D. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr., as 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. 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 City Council.

I. As indicated by City Engineering, a drainage plan still needs to be approved for this site before the plat is scheduled for City Council review.

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, January 26, 1995 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: Gayford Lynn Gann, 130 1/2 West 31st Street South, Wichita, KS 67217
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

January 26, 1995

STAFF REPORT
(Final Plat Approved 1/19/95)

CASE NUMBER: S/D 94-88 GANN FIRST ADDITION

OWNER/APPLICANT: Gayford Lynn Gann, 130 1/2 West 31st Street South, Wichita, KS 67217

SURVEYOR/ENGINEER: Municipal Engineers, Inc., c/o Babar M. Khan, L.S., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: North of 31st Street South and west of Broadway

SITE SIZE: 0.25 Acres

NUMBER OF LOTS

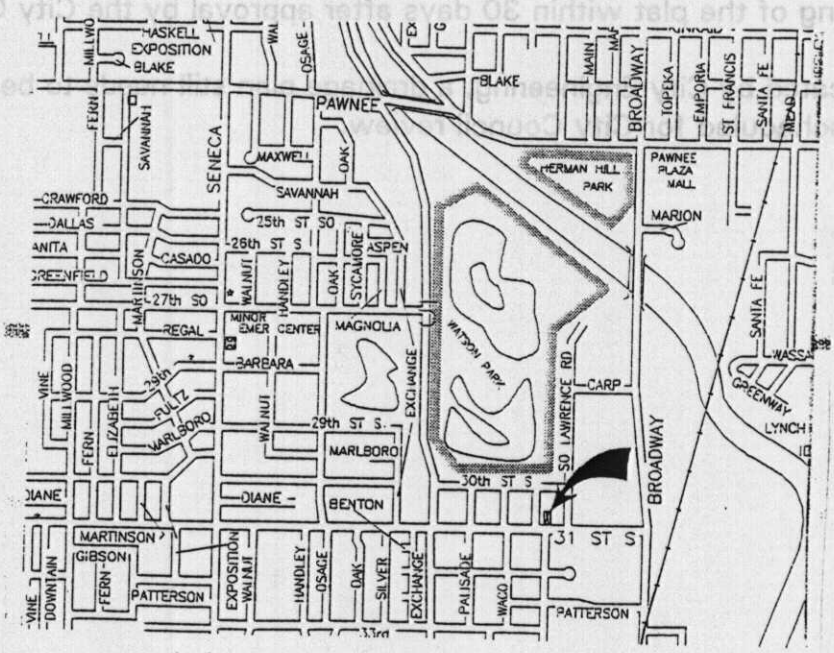
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "AA" and "B"

PROPOSED ZONING: "LC" (Z-3137)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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