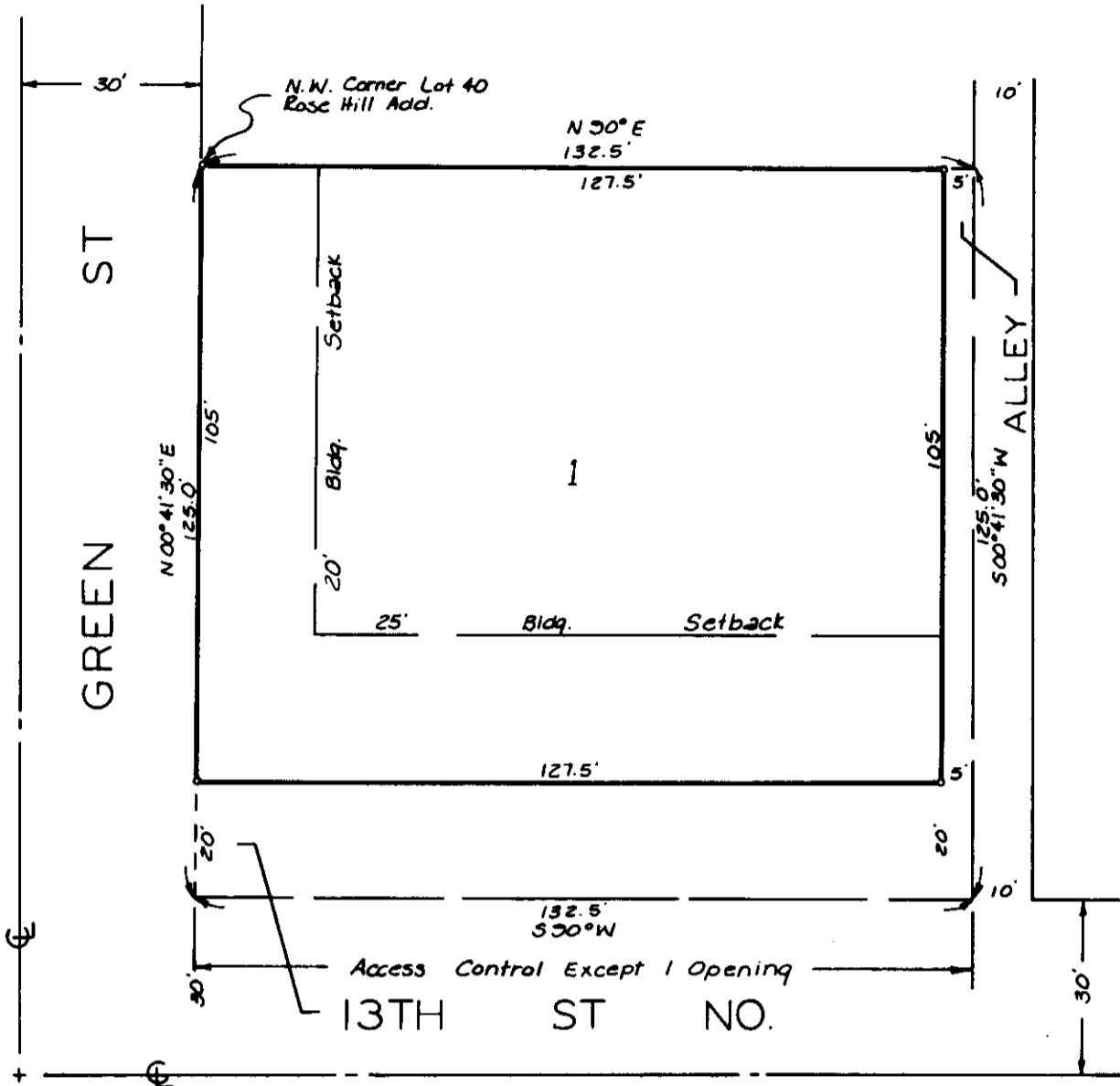


C. E. NICHOLS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas }
 Sedgwick County } s.s. We, Baughman Company, P.A., Surveyors
 in aforesaid county and state do hereby certify that we have surveyed
 and platted "C. E. NICHOLS 2ND ADDITION," Wichita, Sedgwick
 County, Kansas, and that the accompanying plat is a true and correct
 exhibit of the property described as and being a replat of lots
 40, 42, 44, 46, and 48, on Green Street in Rose Hill Addition to
 Wichita, Sedgwick County, Kansas.
 All being situated in the SE 1/4 Sec. 10, Twp. 27-S, R-1-E of the 6th P.M.
 Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____
 _____ Surveyor
 Gregory F. Severns

Know all men by these presents that we, the
 undersigned, have caused the land described in the surveyors certifi-
 cate to be platted into a lot, a street and an alley to be known as
 "C. E. NICHOLS 2ND ADDITION," Wichita, Sedgwick County, Kansas.
 The street and alley are hereby dedicated to and for the use of the
 public. All abutters rights of access to or from 13th St No. over and
 across the south line of Lot 1 are hereby granted to the City of Wichita,
 provided however that Lot 1 shall have access to 13th St No. at one
 point as shall be determined by the City Engineer of the City of
 Wichita, Kansas.

This plat of "C. E. NICHOLS 2ND ADD-
 ITION," Wichita, Sedgwick County, Kansas been submitted to and
 approved by the Wichita-Sedgwick County Metropolitan Area Planning
 Commission, Wichita, Kansas.

Dated this _____ day of _____, 1990.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

 Chairman

 Secretary
 Marvin S. Krout

 Chavous Nichols, Sr.

 Larry Nichols

 Chavous Nichols, Jr.

 Phyllis C. Nichols

 Ramona P. Nichols

This plat approved and all dedications shown
 hereon accepted by the City Council of the City of Wichita, Kansas,
 this _____ day of _____, 1990.

 Mayor
 Bob Knight

 City Clerk
 John Mair

State of Kansas }
 Sedgwick County } s.s. The foregoing instrument was acknowledged
 before me this _____ day of _____, 1990, by Chavous
 Nichols, Sr and Phyllis C. Nichols, husband and wife, and Larry
 Nichols and Ramona P. Nichols, husband and wife, and Chavous
 Nichols, Jr., a single man.

My Appt Exp. _____
 _____ Notary Public

Entered on transfer record this _____
 day of _____, 1990.

 County Clerk
 Don Wright

State of Kansas }
 Sedgwick County } s.s. This is to certify that this plat has been filed
 for record in the office of the Register of Deeds this _____ day of
 _____, 1990, _____ o'clock _____ M; and is duly recorded.

 Register of Deeds
 Pat Kettler

 Deputy
 Ed Resa



METROPOLITAN AREA PLANNING
DEPARTMENT

June 7, 1990

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-34 - C.E. Nichols 2nd Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 1990, 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 June 1, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Chavous Nichols & Sons
2516 E. 13th St.
Wichita, KS 67214
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. For the MAPC signature bloc, the final plat tracing shall indicate George Sherman, Acting Chairman.
- B. The final plat tracing shall indicate a 35-foot building setback to 13th St. N.
- C. On the final plat tracing, the access control on the face of the plat shall be indicated as extending to the east line of the plat, not to the area of the alley dedication.
- D. 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.
- E. 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.
- 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 City Council.

June 7, 1990

STAFF REPORT
(Final Plat Approved 5/31/90)

CASE NUMBER: S/D 90-34 - C.E. NICHOLS 2ND ADDITION

OWNER/APPLICANT: Chavous Nichols & Sons

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: N.E. corner of 13th St. N. & Green St.

SITE SIZE: 16,561.29 sq. ft.

NUMBER OF LOTS

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

MINIMUM LOT AREA: 13,386.52 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling

PROPOSED ZONING: "C" Commercial (Z-2990)

VICINITY MAP:

