WICHITA - SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 5, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-60 - Josh's Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 1988.

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,

Donald Losew

Donald Losew
Planner

DL/pb
cc: Howard D. and Peggy J. Ricketts, 636 South West Street, Wichita 67213
Mike Lindebak, City Engineer

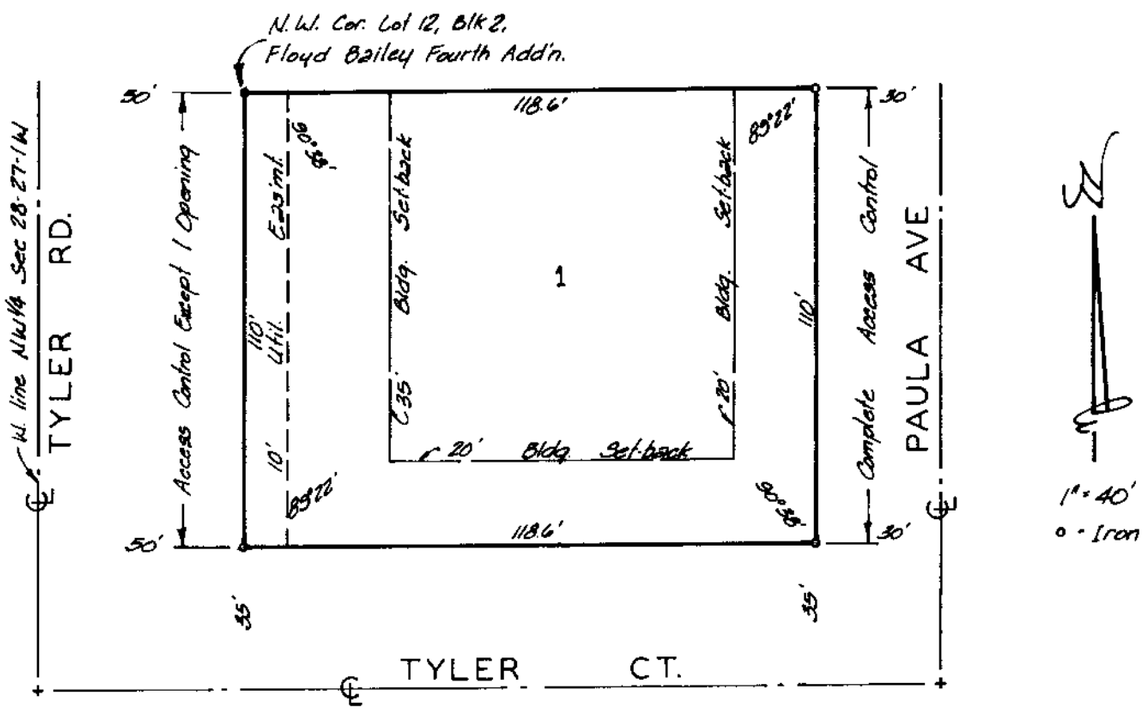
FINAL PLAT

JOSH'S ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/28/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/29/88



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "JOSH'S ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 12, Block 2, Floyd Bailey Fourth Addition, Wichita, Sedgwick County, Kansas. Being situated in the NW1/4 of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas. Access Control and Building set-backs being vacated by virtue of K.S.A. 12-512(b).

_____ Date

Baughman Company, P.A.

_____ Surveyor

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

Dated this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
Elton Parsons

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at _____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot to be known as "JOSH'S ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Paula Ave. over and across the east line of Lot 1, and to or from Tyler Rd. over and across the west line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Tyler Rd. at one point as shall be determined by the City Engineer of Wichita, Kansas.

_____ Howard D. Ricketts

_____ Peggy J. Ricketts

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Howard D. Ricketts and Peggy J. Ricketts, his wife.

_____ Notary Public

My Appt. Exp. _____

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "JOSH'S ADDITION," Wichita, Kansas.

American National Bank of Westlink

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by _____, _____ of American National Bank of Westlink, on behalf of the bank.

_____ Notary Public

My Appt. Exp. _____

JOSN'S ADDN. PT. 2

SUBDIVISION COMMITTEE RECOMMENDATIONS:

A. The applicant is advised that if he wishes, a 20-foot building setback to Tyler Road may be indicated on the final plat tracing.

B. The applicant shall either eliminate the access opening to Tyler Road on the final plat tracing, or make arrangements with City Engineering for payment of any special assessments required with the improvements associated with Tyler Road.

C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #2-9

AUGUST 4, 1988

STAFF REPORT
(Final)

CASE NUMBER: S/D 88-60 - JOSH'S ADDITION

OWNER/APPLICANT: Howard D. and Peggy J. Ricketts, 636 South West Street, Wichita, KS. 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of Tyler Road and Tyler Court in an area south of Maple

SITE SIZE: 0.299 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 13,045.2

CURRENT ZONING: "BB"

PROPOSED ZONING: "OC" (Z-2889)

VICINITY MAP:

