STAFF COMMENTS:

NOTE: This plat was indefinitely deferred by the Subdivision Committee on October 9, 1986. Drainage issues caused the deferral.

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

C. The final plat tracing shall correct the MAPC signature block to reference JOHN TERRY MOORE as the MAPC Chairman. MARVIN S. KROUT shall be referenced as Secretary.

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. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk. Robert G. Knight shall be referenced as Mayor.

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.

H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or off-site drainage easements or agreements required?

NOTE: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

SEPTEMBER 24, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 86-82 - GENTRY 5TH ADDITION

OWNER/APPLICANT: Queen Lake, II

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Central, in an area west of Ridge Road.

SITE SIZE: 1.6 Acres

NUMBER OF LOTS:

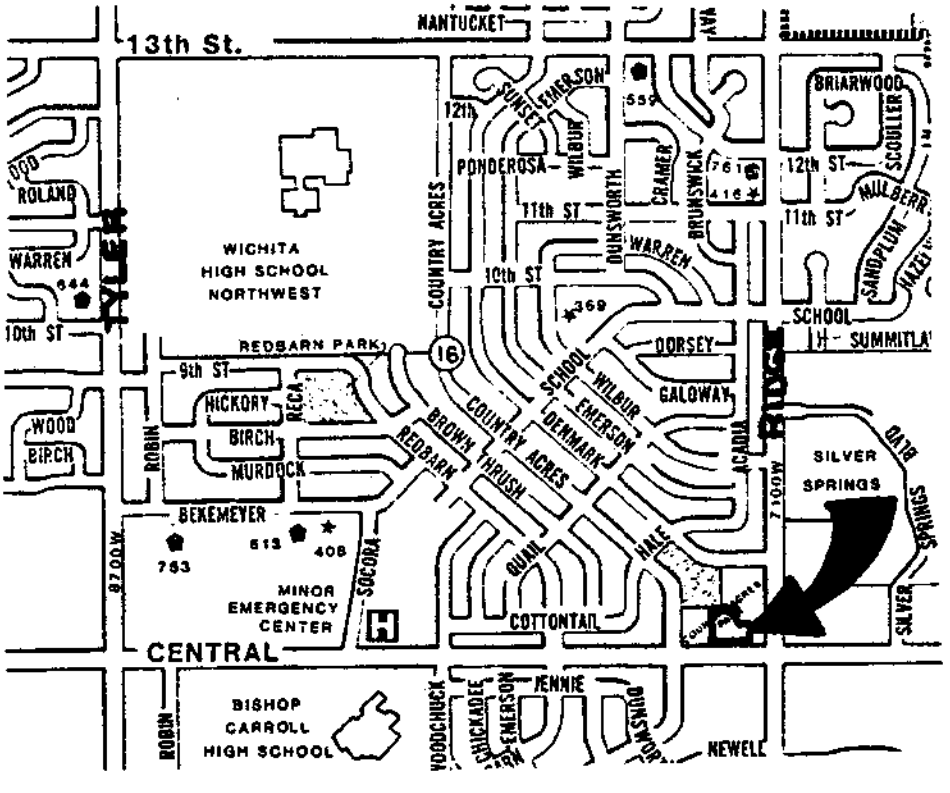
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 69,742.7 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



GENTRY 5TH.

ADDITION

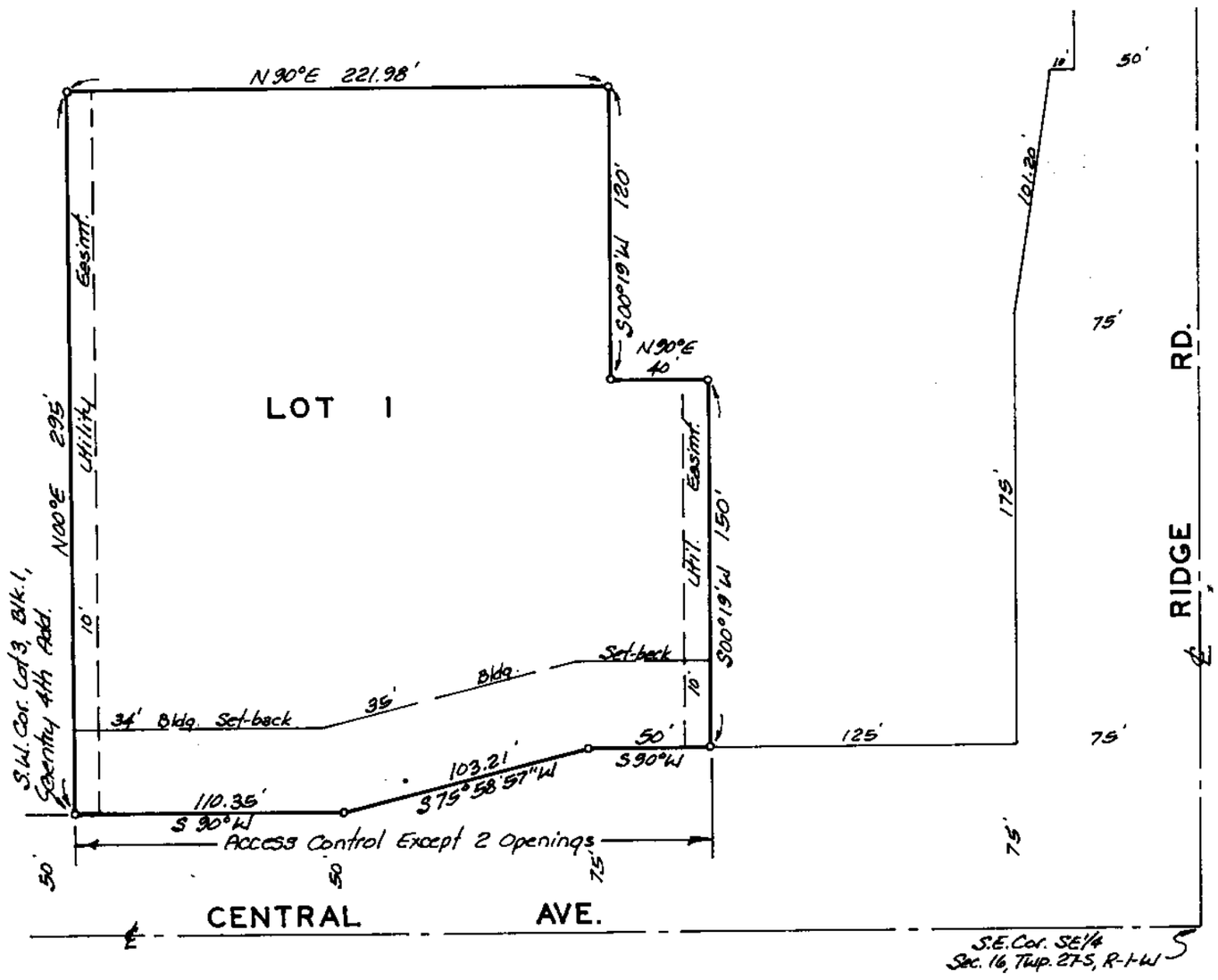
WICHITA , KANSAS.

FINAL PLAT

N

OFFICE COPY
DO NOT REMOVE

1"=60'
o = iron



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/24/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/25/87

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 "GENTRY 5TH. 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 3, Block 1, Gentry 4th. Addition, Wichita, Kansas, except beginning at the N.E. Corner of said Lot 3; thence south, along the east line of said Lot 3, 190 feet to a corner of said Lot 3; thence west, 25 feet to a corner of said Lot 3; thence south, along the easterly line of said Lot 3, 125 feet to a corner of said Lot 3; thence west, parallel with the south line of said Lot 3, 165 feet; thence north, parallel with the east line of said Lot 3, 120 feet; thence west, parallel with the south line of said Lot 3, 321.98 feet more or less to a point on the west line of said Lot 3, said point being 295 feet north of the S.W. Corner of said Lot 3; thence north, along the westerly line of said Lot 3, 70.47 feet to a corner of said Lot 3; thence east, 262.35 feet to a corner of said Lot 3; thence north, 126.8 feet to the northern most N.W. Corner of said Lot 3; thence east, 150 feet to the point of beginning; together with that part of Central Ave., described as commencing at the S.W. Corner thereof; thence east, along the south line of said Lot 3, 110.35 feet to a corner of said Lot 3 for a place of beginning; thence north, 25 feet to a corner of said Lot 3; thence east along the south line of said Lot 3, 100 feet to a point 50 feet west of the southern most S.E. Corner of said Lot 3; thence southwesterly, 103.21 feet to the place of beginning.

The above ~~described portion~~ of Central Ave., being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SE1/4 of Sec. 16, Twp. 27-S, R-1-W of the 6th. P.M., Sedgwick County, Kansas.

good.

Baughman Company, P.A.

_____ Date

_____ Surveyor
Mark A. Savoy

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 "GENTRY 5TH. ADDITION", Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Ave. 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 Central Ave. at 2 points as shall be determined by the City Engineer of Wichita, Kansas.

Queen Lake II, a Kansas General Partnership

_____ Managing Partner
John Arnold

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me, this ____ day of _____ 198__, by John Arnold, Managing Partner of Queen Lake II, a Kansas General Partnership, on behalf of the partnership.

_____ Notary Public

My App't. Exp. _____

This plat of "GENTRY 5TH. 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
~~David Corporith~~
John Terry Moore

_____ Secretary
Michael E Lindebak

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

_____ Mayor
Tony Casado

_____ City Clerk
Donald C. Gisick

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

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "GENTRY 5TH. ADDITION, Wichita, Kansas.

Kansas State Bank and Trust Company

_____ _____ Title

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me, this ____ day of _____ 198__, by _____ of Kansas State Bank and Trust Company, on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

WICHITA – SEDGWICK COUNTY

W-SC

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

October 1, 1987

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

Re: Final Plat S/D 86-82 - GENTRY 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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.

3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: John T. Arnold Associates, 150 N. Main, Suite 501, Wichita, KS 67202

FILE COPY