

July 24, 1986

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 85-92 - ALMOND TREE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 1986, 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 17, 1986.

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 platfor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

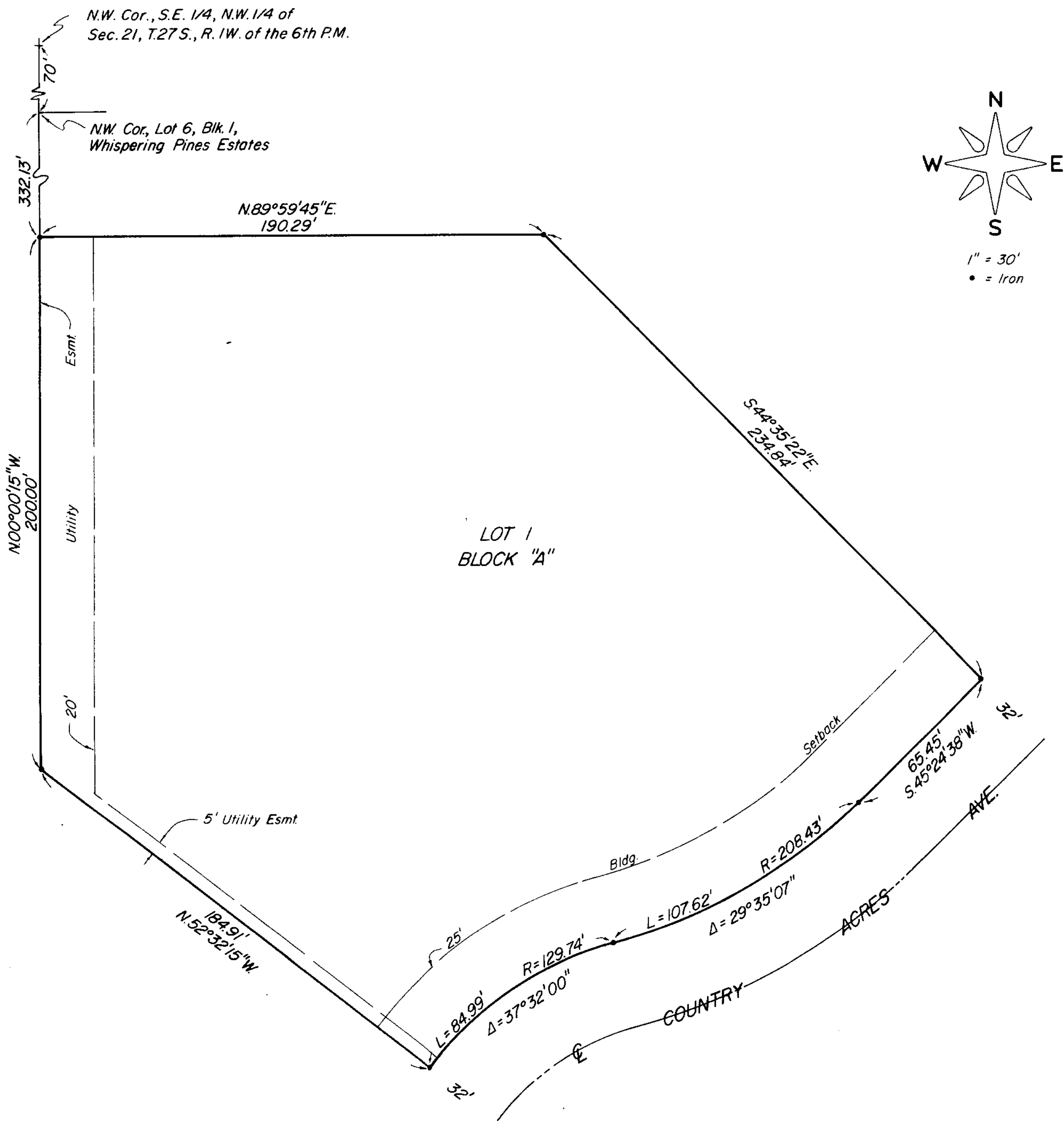
Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: B.F.P., Inc. & Fidelity Development, Inc., Attn: Joel Pollack
1035 North Emporia, Suite 140, Wichita, KS 67214
Kansas Elks Training Center, Inc., Attn: Jeff Farmer, 206 S. Ida
Wichita, KS 67211



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "ALMOND TREE ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as Part of Lot 6, Block 1, Whispering Pines Estates, Wichita, Sedgwick County, Kansas, described as beginning at a point in the West line and 332.13' South of the Northwest corner of said Lot 6; thence East at an included angle of 90°00'00", a distance of 190.29'; thence Southeasterly at an included angle of 134°35'07", a distance of 234.84' to a point in the Southeasterly line of said Lot 6; thence Southwesterly at an included angle of 90°00'00", a distance of 65.45' to the P.C. of a curve to the right having a radius of 208.43'; thence along said curve to the right and through a central angle of 29°35'07", a distance of 107.62' to the P.T. of said curve and the P.C. of a curve to the left having a radius of 129.74'; thence along said curve to the left and through a central angle of 37°32'00", a distance of 84.99'; thence Northwest-erly along the Southwesterly side of said Lot 6, a distance of 184.91' to a point in the West line of said Lot 6; thence North 200.00' to the point of beginning.

Don C. Moehring II Consulting Engineer

OFFICE COPY
DO NOT REMOVE

ALMOND TREE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7-17-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7-17-86

FINAL PLAT

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, to be known as "ALMOND TREE ADDITION" to Wichita, Sedgwick County, Kansas. Easements for the construc-tion and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted.

B-F-P, INC.

Joel M. Pollack, President

FIDELITY DEVELOPMENT, INC.

Clark Bastian, President

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1986, before me, a Notary Public in and for said State and County, came B-F-P, Inc., by Joel M. Pollack, President, on behalf of the corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Linda Jane Harbert, Notary Public

My Commission Expires _____

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1986, before me, a Notary Public in and for said State and County, came Fidelity Development, Inc., by Clark Bastian, President, on behalf of the corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said corporation. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "ALMOND TREE ADDITION".

THE FIDELITY SAVINGS ASSOCIATION OF KANSAS

Bill Suter, President

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County came The Fidelity Savings Association of Kansas, by Bill Suter, President, on behalf of the Association, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Association. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

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

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David Bayouth, Vice Chairman

Michael E. Lindebak, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

Tony Casado, Mayor

Donald C. Gisick, City Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1986.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this _____ day of _____, 1986.

Don Wright, County Clerk

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-92 Name: ALMOND TREE ADDITION

Preliminary Approved: 10/24/85
Scheduled S/D Meeting: 7/17/86

DESCRIPTION

General Location: On the north side of Country Acres Avenue at Evergreen.
Owner: B.F.P., Inc. & Fidelity Development, Inc., Attn: Joel Pollack,
1035 North Emporia, Suite 140, Wichita, KS 67214
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 1.72 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 75,004 Sq. Ft.
 4. Existing Zoning: "R-6"
 5. Proposed Zoning: "R-6"
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STAFF COMMENTS:

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed adjacent to this lot on Country Acres Avenue at the time of site development. (Multi-family zoning.)
- B. The applicant shall guarantee the extension of sanitary sewer to the north line of this proposed lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.