

August 21, 1986

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, KS 67202

Re: Final Plat S/D 86-67 - DAVID MATTHEW GRANT ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 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 August 14, 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: Kelly C. and Cathy D. Grant, 1406 W. Second Street,
Wichita, KS 67203

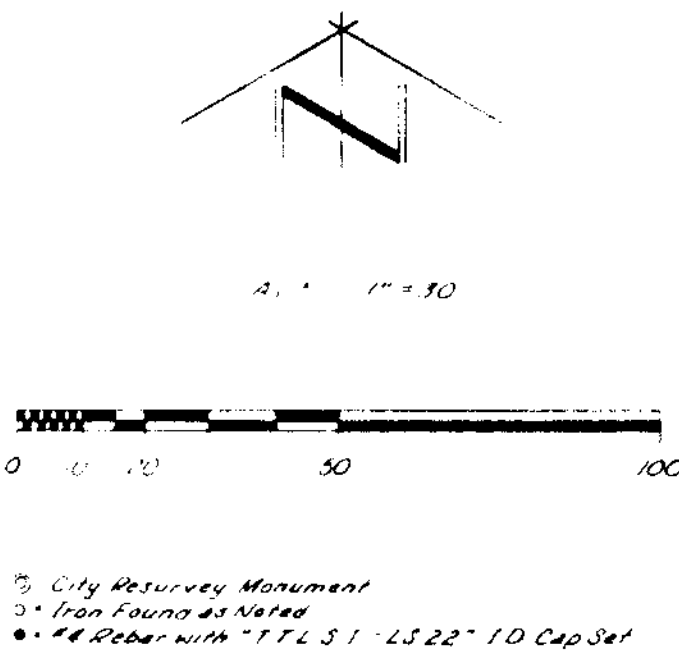
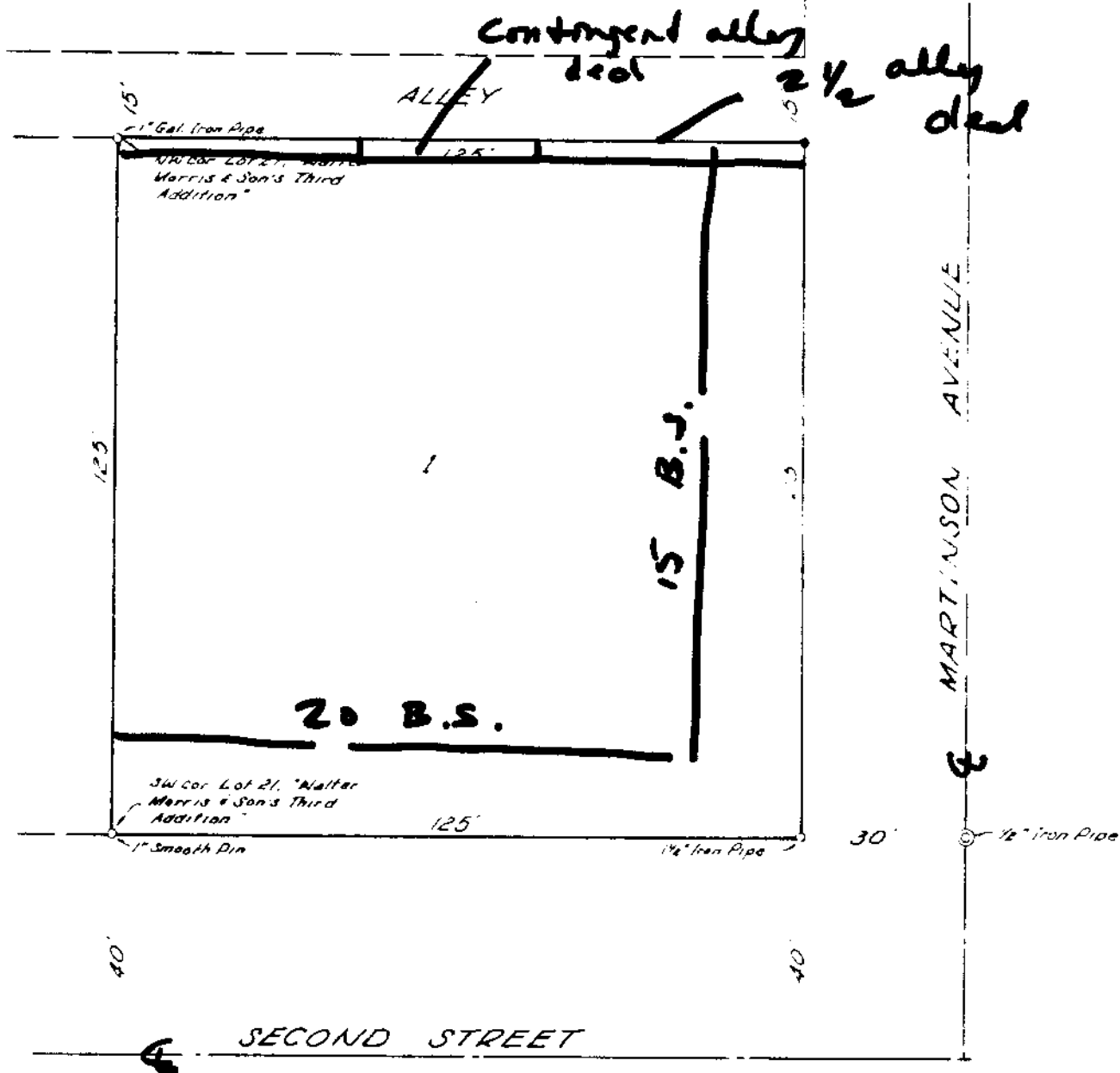
FINAL PLAT DAVID MATTHEW GRANT ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/14/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/14/86

NE 1/4 SEC. 19, T27S, R1E

OFFICE COPY

DO NOT REMOVE



KNOW ALL MEN BY THESE PRESENTS THAT CITY OF WICHITA, DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT, MORTGAGEE ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CONSENT TO THIS PLAT OF "DAVID MATTHEW GRANT ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

CITY OF WICHITA
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

DON E. ANDERSON
DIRECTOR

DONALD C. GISICK
CITY CLERK

THIS PLAT OF "DAVID MATTHEW GRANT ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS ____ DAY OF _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, VICE-CHAIRMAN

DAVID BAYOUTH

_____, SECRETARY

MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS ____ DAY OF _____, 1986.

BOARD OF CITY COMMISSIONERS

_____, MAYOR

TONY CASADO

_____, CITY CLERK

DONALD C. GISICK

STATE OF KANSAS)
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "DAVID MATTHEW GRANT ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY BEING A REPLAT OF LOT 21, ON FIRST STREET, NOW SECOND STREET, IN "WALTER MORRIS AND SON'S THIRD ADDITION" TO WICHITA, KANSAS, AND AN UNPLATTED TRACT DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 ON FIRST STREET, NOW SECOND STREET, IN "WALTER MORRIS AND SON'S THIRD ADDITION" TO WICHITA, KANSAS; THENCE NORTH 125 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE EAST 100 FEET TO THE WEST LINE OF MARTINSON AVENUE; THENCE SOUTH 125 FEET TO THE NORTH LINE OF SAID FIRST STREET, NOW SECOND STREET; THENCE WEST ALONG THE NORTH LINE OF SAID FIRST STREET, NOW SECOND STREET TO THE PLACE OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT TO BE KNOWN AS "DAVID MATTHEW GRANT ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

KELLY C. GRANT

CATHY D. GRANT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 1986, BY KELLY C. AND CATHY D. GRANT.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHWEST NATIONAL BANK, MORTGAGEE ON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY CONSENT TO THIS PLAT OF "DAVID MATTHEW GRANT ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS.

SOUTHWEST NATIONAL BANK

C. A. RASMUSSEN
VICE-PRESIDENT

ELAINE TREFETHEN
MORTGAGE LOAN OFFICER

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 1986, BY C. A. RASMUSSEN, VICE-PRESIDENT, AND ELAINE TREFETHEN, MORTGAGE LOAN OFFICER, ON BEHALF OF SOUTHWEST NATIONAL BANK.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____, 1986.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 1986.

_____, COUNTY CLERK

DON WRIGHT

DATE



T. L. DANIEL

LS#489

S/D No.: 86-67 Name: DAVID MATTHEW GRANT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

General Location: On the northwest corner of Second Street and Martinson.
Owner: Kelly C. and Cathy D. Grant, 1406 West Second Street,
Wichita, KS 67203
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 West Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 0.4 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
 3. Minimum Lot Area: 15,625 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "BB" (Z-2771)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2771), requesting "A" to "BB", has been approved subject to replatting.

- 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 indicate the platting of the following building setbacks:
 1. 20 feet from 2nd Street.
 2. 15 feet from Martinson Avenue.
- D. The final plat tracing shall indicate the dedication of 2½ feet of additional alley right-of-way for the east/west alley adjacent to the north line of this plat. A contingent dedication shall be made where the existing garage and planter are located in the needed alley right-of-way.
- E. The final plat tracing shall reference, in the platlor's text, that the alley is dedicated to and for the use of the public and that the contingent alley dedication is dedicated to the public contingent upon the removal of that portion of the existing structures which are constructed within the area of the contingent dedication.
- F. The final plat tracing shall label the centerlines of the adjacent perimeter streets.
- 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 Board of City Commissioners.
- I. 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 required?

This plat has been submitted in final form only.