

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
M. ROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-75 Name: HOLLYWOOD SQUARE

Preliminary Approved:
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: Northeast corner of 12th Street North and Smith.
Owner: Builders, Inc., 1456 Morgantown, Wichita, KS 67212
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.33
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 13,500 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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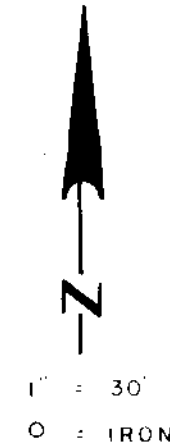
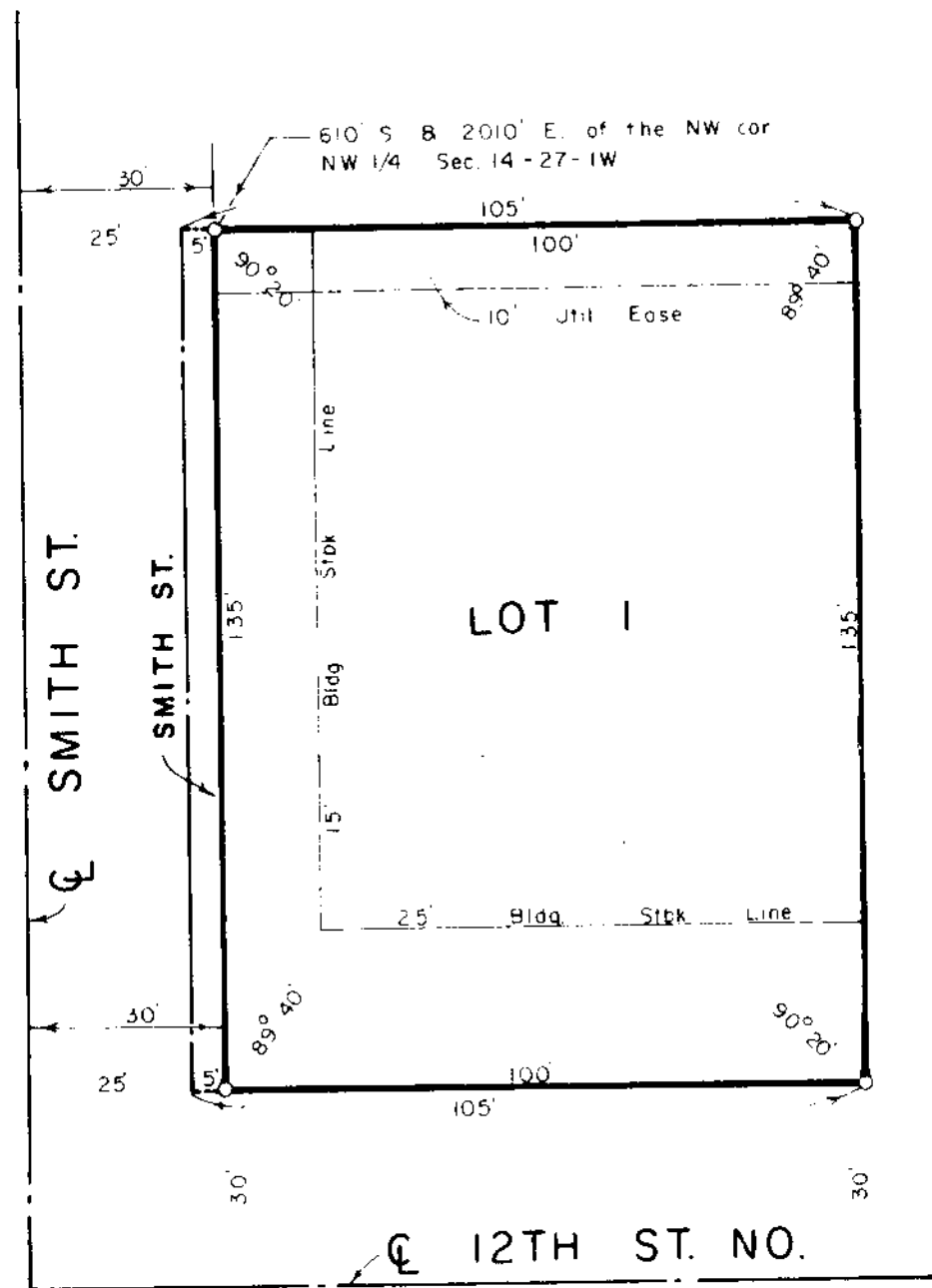
STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid petition for the paving of Smith Street from the north line of 12th Street to the north line of the plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.
- E. On the final plat tracing, the City Council signature block shall be amended to indicate that dedications are accepted by "the City Council of the City of Wichita, Kansas".
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

HOLLYWOOD SQUARE

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in said State and County do hereby certify that I have surveyed and platted, "Hollywood Square", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of said survey described as follows: The West 105 feet of the North 1/2 of Lot 32, in R.A. Morris Tracts, Sedgwick County, Kansas, EXCEPT the South 30 feet for road.

Land Surveyor

Know all men by these presents that Ray K. Clark, Builders, Inc., by Ray K. Clark, President, has caused the land described in the Land Surveyor's certificate to be platted into a Lot and a Street to be known as "Hollywood Square", Wichita, Sedgwick County, Kansas.

Utility easement as indicated on the plat is hereby granted for the construction and maintenance of all public utilities.

Ray K. Clark, Builders, Inc.

President

Ray K. Clark

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Ray K. Clark, President of Ray K. Clark, Builders, Inc. _____, Notary Public

My Commission expires:

This plat approved and all dedications shown hereon, if any, accepted by this Board of City Commissioners of the City of Wichita, Kansas this _____ day of _____, 1987.

Robert G. Knight _____, Mayor

Dale E. Rea _____, Deputy City Clerk

Southwest National Bank of Wichita, by _____, mortgagee of the land described in the Land Surveyor's certificate, does hereby consent to the platting of "Hollywood Square", Wichita, Sedgwick County, Kansas.

Southwest National Bank of Wichita.

ATTEST:

State of Kansas, County of Sedgwick, SS.

This to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock, _____ m., on the _____ day of _____, 1987.

Pat Kettler _____, Register of Deeds

Ed Resa _____, Deputy

Entered on transfer record this _____ day of _____, 1987.

Don Wright _____, County Clerk

Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore _____, Chairman

Marvin S. Krout _____, Secretary

September 3, 1987

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 87-75 - HOLLYWOOD SQUARE

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 3, 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 August 28, 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 platator.
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: Builders, Inc., Attn: Ray K. Clark, 1456 Morgantown,
Wichita, KS 67212