Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
MI ROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-78 Name: LOUIS HUFFMAN ADDITION

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

DESCRIPTION

General Location: On east side of West Street, between 8th Street and 9th Street.
Owner: Maxine Harwood, 926 N. West Street, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.44
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 19,136 Sq. Ft.
4. Existing Zoning: "BB" and "AA"
5. Proposed Zoning: "LC" (Z-2861)

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2861) requesting a change from the existing "AA" (residential) and "BB" (office) to "LC" (light commercial) zoning. This case is scheduled before the MAPC at its September 3, 1987 meeting.

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 applicant is advised that he should close the residential-width drive approach to West Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.

D. The final plat tracing shall indicate the platting of "access control except for one opening" to West Street across the west line of this lot.

E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

F. The final plat tracing shall indicate either bearings or angles for the perimeter of this plat.

G. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2861).

H. 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.

I. 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.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

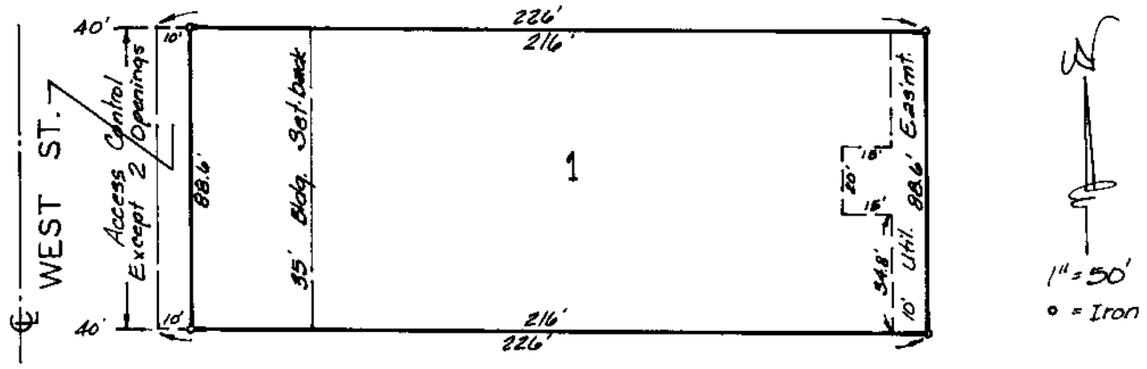
K. Recording of the plat within 30 days after approval by the City Council.

L. 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.

LOUIS HUFFMAN ADDITION

WICHITA, KANSAS



This plat of "LOUIS HUFFMAN 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
John Terry Moore

_____ 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
Robert G. Knight

_____ 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

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 "LOUIS HUFFMAN 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 Newton Gardens, Sedgwick County, Kansas. Being situated in the SW1/4 of Sec. 13, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

_____
Date

Baughman Company, P.A.

_____ Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in surveyors certificate to be platted into a lot and street to be known as "LOUIS HUFFMAN ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from West Street 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 West Street at two points as shall be determined by the City Engineer of Wichita, Kansas.

_____
Maxine A. Harwood

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Maxine A. Harwood, a single person.

_____ Notary Public

My Appt. Exp. _____

September 3, 1987

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

Re: Final Plat S/D 87-78 - LOUIS HUFFMAN ADDITION

Dear Gentlemen:

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

At the meeting of the Planning Commission Item "B" of our August 28, 1987 letter was modified to allow the platting of two access points to West Street. Item "B" now reads as follows:

B. The final plat tracing shall indicate the platting of "access control except for two openings" to West Street across the west line of the plat.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Maxine Harwood, 926 N. West Street, Wichita, KS 67203
Thelma Rowlett, 851 N. West Street, Wichita, KS 67203