Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-58 Name: UNIVERSAL THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: N.W. corner of West St. and 2nd Street
Owner: Universal Motor Fuels Attn: Larry Scharr
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.1 acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 1
3. Minimum Lot Area:
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"-with BZA 25-87 & 26-87

STAFF COMMENTS:

NOTE: The applicants associated Board of Zoning Appeal cases; (BZA 25-87) requesting expansion of a car wash, and (BZA 25-86) requesting a variance to reduce the rear yard setback to 0-feet, have been approved subject to replatting.

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

B. The applicant shall guarantee the closure of the one driveway in excess of the access control being platted.

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

D. Since 2nd street at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 2nd street at the time of lot 1's development.

E. 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.

F. 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.

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 City Council.

I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

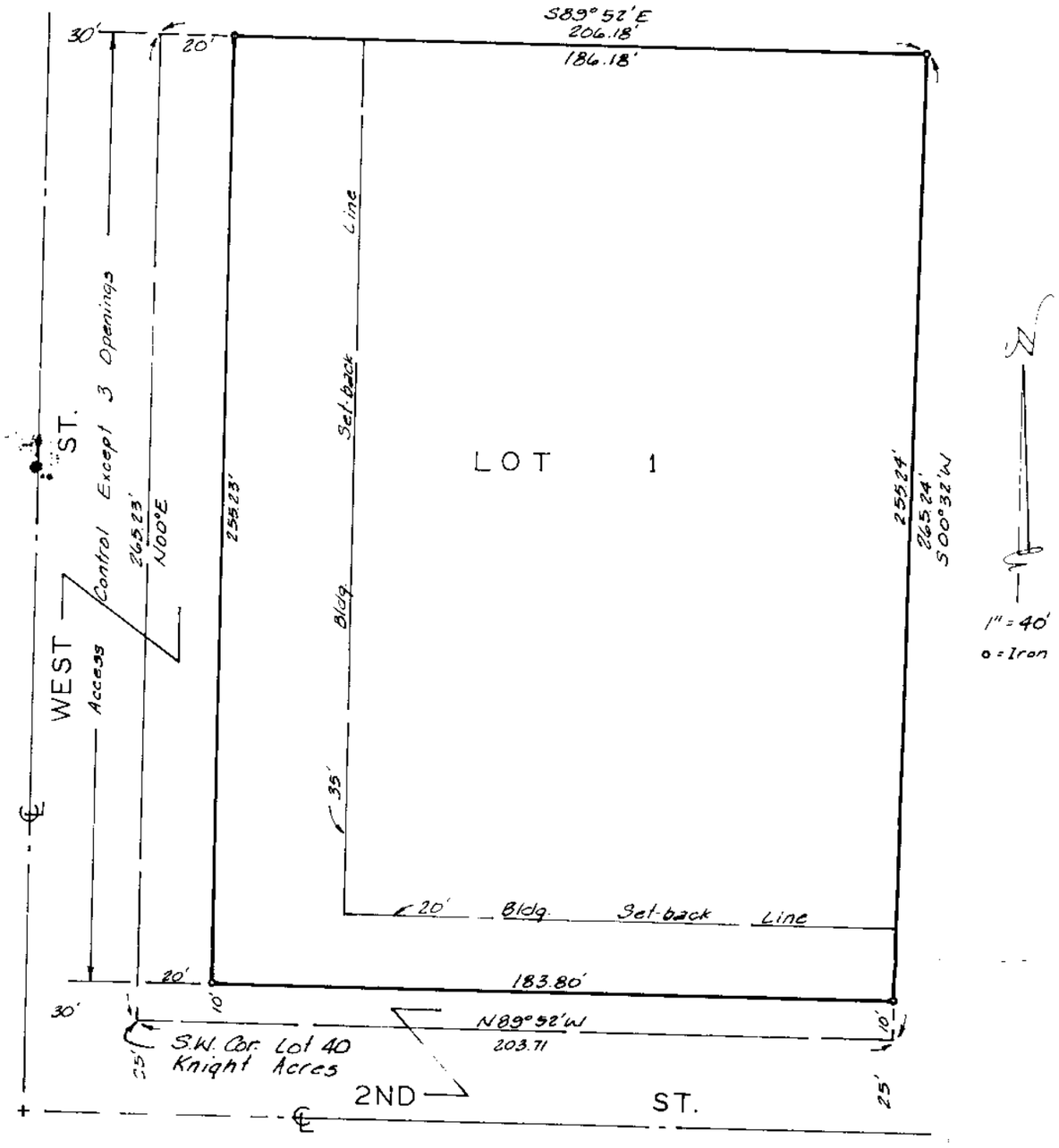
J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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

PL/6984/5/LE

UNIVERSAL 3RD ADDITION

WICHITA, KANSAS



State of Kansas }
Sedgwick County } S.S.

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSAL 3RD 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 40, except the East 246 feet thereof, Knight Acers, Sedgwick County, Kansas. Being situated in the NW1/4 Sec. 24, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Date

Baughman Company, P.A.

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 and streets to be known as "UNIVERSAL 3RD ADDITION," Wichita, Kansas. The streets are 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 three points as [redacted] determined by the City Engineer of Wichita, Kansas.

Universal Motor Fuels, Inc.

_____,_____

This plat of "UNIVERSAL 3RD 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.

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by _____, _____ of Universal Motor Fuels, Inc., on behalf of the corporation.

_____ Chairman
John Terry Moore

_____ Secretary
Marvin S. Krout

My Appt. Exp. _____

_____ Notary Public

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

Entered on transfer record this _____ day of _____ 198__.

_____ Mayor
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

_____ County Clerk
Don Wright

OFFICE COPY
DO NOT REMOVE

State of Kansas }
Sedgwick County } S.S. 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.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/2/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/2/87

FINAL PLAT

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

July 10, 1987

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

Re: S/D No. 87-58 - Final Plat of Universal Third Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 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 July 2, 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Universal Motor Fuels, P.O. Box 2920, Wichita, Kansas 67201
Mike Lindebak, City Engineer
Red Carpet Car Wash, Inc., 902 E. Indianapolis, Wichita, Kansas 67211