

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-11 Name: J.M. MURPHY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: South side of 27th Street South, in an area east of Seneca.
Owner: James M. Murphy, 1635 Woodrow Ct., Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.55
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 24,067.7 Sq. Ft.
 4. Existing Zoning: "BB"
 5. Proposed Zoning: "BB"
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STAFF COMMENTS:

- 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. Since 27th Street South is not classified as an arterial street, the final plat tracing shall delete the platting of access control to this street. The face of the plat and the platlor's text shall be amended.
- D. The applicant's agent should be prepared to discuss with the Subdivision and Utility Advisory Committees the private sewer easement that exists on this property. It is assumed that this private easement covers a private sewer service line from the commercially zoned property to the west.
- E. The representative from the City Engineer's office should be prepared to address the need for this plat to grant an appropriately wide utility easement for extension of future public sewer lateral to directly serve the property to the west.
- F. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. 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 by this replat?

DO NOT REMOVE

J. M. MURPHY ADDITION

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 "J. M. MURPHY 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 the east 113 feet of Lot 1, Heersche's
Replat, Wichita, Kansas. Being situated in the SW 1/4 of Sec.
5, Twp 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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 to be known as "J. M. MURPHY ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutter rights of access to or from 27TH. ST. SO. over and across the north line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to 27TH. ST. SO. at one point as shall be determined by the City Engineer of Wichita Kansas.

Marcia G. Murphy

Ed Resa Deputy

February 19, 1987

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

Re: Final Plat S/D 87-11 - J.M. MURPHY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 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 February 13, 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 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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: James M. Murphy, 1635 Woodrow Ct., Wichita, KS 67203
Donald Diggs, 1905 E. 21st Street N., Wichita, KS 67214