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

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

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

P. 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 with this replat.

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

Final Plat
Post 273 American Legion Addition
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-55 Name: POST #273 AMERICAN LEGION ADDITION

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

DESCRIPTION

General Location: West side of Hydraulic in an area south of 13th street north.
Owner: American Legion, Post 273
Surveyor/Engineer: Castle & Associates

1. Gross Acreage of Plat: 36,020 Sq. Ft. .83 of an acre.
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 36,020 Sq. Ft.
4. Existing Zoning: B
5. Proposed Zoning: LC (Z-2846)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2846) requesting a change from "B" (multiple family) to "LC" (light commercial) zoning was considered by the City Council on 6/23/87. By a unanimous vote, the Council voted to return the case to the Planning Commission for reconsideration. The Planning Commission will reconsider the zone case on 7/9/87.

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 "complete access control" to Pennsylvania across the west line of this lot. The platting of this access control was a requirement of the associated zone case.

D. The plattor's text shall be amended to reference the platting of access control to Pennsylvania Avenue.

E. The final plat tracing shall indicate a 35-foot building setback from both Pennsylvania and Hydraulic.

F. The centerlines and existing half-street rights-of-way for both Pennsylvania and Hydraulic shall be indicated on the final plat tracing.

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

H. A lot number, lot 1, shall be indicated on the final plat tracing.

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

J. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the American Legion Post #273 (e.g., copy of by laws or certification from a title company).

K. 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.

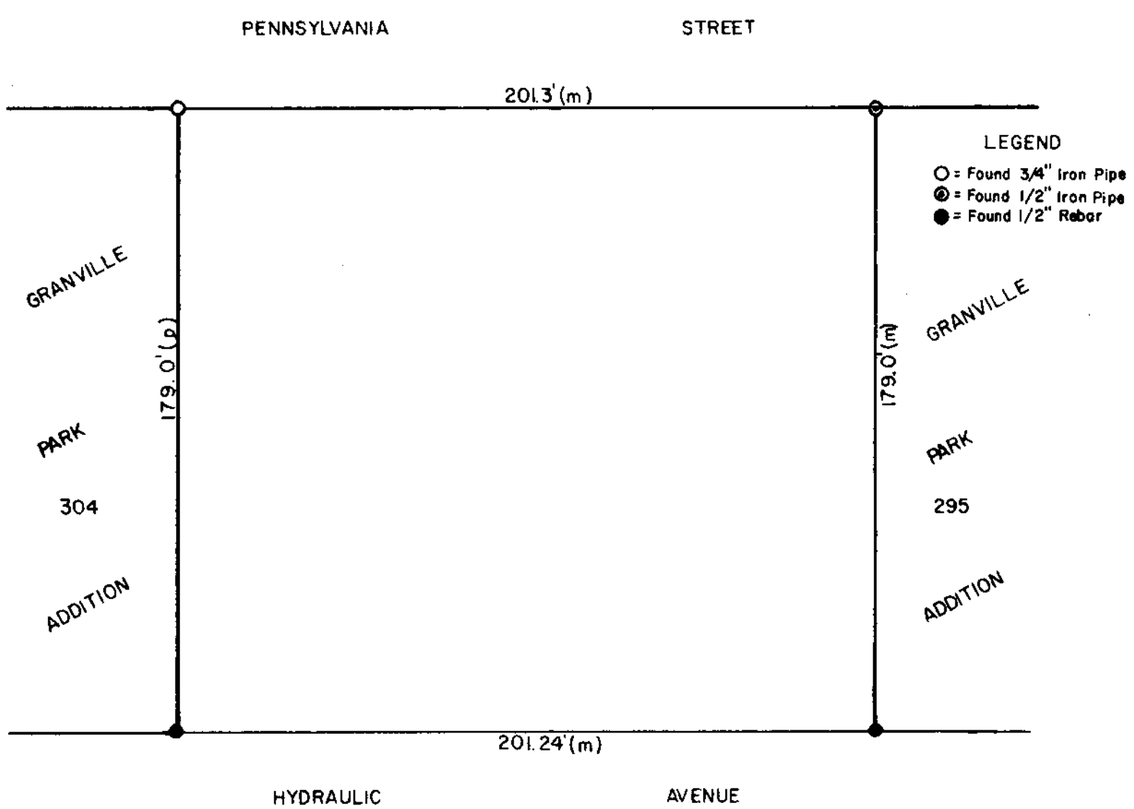
L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

PL/6986/5/LE

POST # 273
AMERICAN LEGION ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

SCALE: 1" = 40'



I, Raymond M. Hubbell, the undersigned, Registered Land Surveyor of the State of Kansas, do hereby certify that I caused to have surveyed and platted the "POST 273, AMERICAN LEGION ADDITION", Wichita, Sedgwick County, Kansas, described as the replat of Lots 296 thru 303, inclusive, Granville Park Addition to Wichita, Sedgwick County, Kansas, into a lot, and the accompanying plat is a true and correct exhibit of such survey.

Date_____

_____
Raymond M. Hubbell, RLS 757

Know all men by these presents, that we, American Legion Post 273 have caused the land described in the surveyor certificate to be platted into a lot to be known as "POST 273, AMERICAN LEGION ADDITION", Wichita, Sedgwick County, Kansas.

Date_____

AMERICAN LEGION POST 273

_____
Dan Thompson, Board Member

_____
Loveless Smith, Adjutant

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Be it remembered that on this_____day of_____, 1987, before me, a notary public in and for said County and State, came Dan Thompson, Board Member, and Loveless Smith, Adjutant, of American Legion Post 273, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My appointment expires:_____.

We, Bank IV Wichita, N.A. by J. D. Newman, Vice President, holders of a mortgage on the above described property do hereby consent to the plat of "POST 273, AMERICAN LEGION ADDITION", Wichita, Sedgwick County, Kansas.

BANK IV WICHITA, N.A.

_____
J. D. Newman, Vice President

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Be it remembered that on this_____day of_____, 1987, before me, a notary public in and for said County and State, came J. D. Newman, Vice President of Bank IV Wichita, N.A., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My appointment expires:_____.

This plat of "POST 273, AMERICAN LEGION ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

_____
John Terry Moore, Chairman

_____
Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Council of Wichita, Kansas, this_____day of_____, 1987.

_____
Robert G. Knight, Mayor

ATTEST:

_____
Dale E. Rea, Deputy City Clerk

(SEAL)

Entered on transfer record this_____day of_____, 1987.

_____
Don Wright, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at_____on the_____day of_____, 1987.

_____
Pat Kettler, Register of Deeds

_____
Ed Resa, Deputy

July 10, 1987

Castle & Associates
P.O. Box 9262
Wichita, Kansas 67277

Re: S/D No. 87-55 - Post 273, American Legion 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: American Legion, Post 273, 1325 North Hydraulic, Wichita, Ks. 67214
Mike Lindebak, City Engineer