

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-68 Name: PPCo ADDITION #3

Final Approved:
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

General Location: On the northwest corner of Maple and Tracy.
Owner: Phillips 66 Company, Attn: M.T. Mullings, 101 N. Robinson,
Oklahoma City, OK 73102
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.8 Acre
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 31,500 Sq. Ft.
4. Existing Zoning: "LC" & "AA"
5. Proposed Zoning: "LC" (Z-2786)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2786), requesting "AA" and "LC" to "LC", has been approved subject to replatting.

- 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 "access control except for two openings" to Maple Street across the south line of this plat.
- D. The final plat tracing shall reference the platting of access control in the platting's text.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.
- F. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference that this is a replat of a portion of Lot 6, McComas Acres, not Lot 16.
- 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 Board of City Commissioners.
- I. 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.

This plat has been submitted in final form only.

FINAL PLAT

PPCo. ADDITION #3

WICHITA, KANSAS

**KANSAS
OFFICE COPY**

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/6/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/6/86

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 "PPCo. ADDITION #3",
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 190 feet of the south
200 feet of Lot 6, McComas Acres. All being situated
in the SE 1/4 Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas. The easement filed at Misc. Book, 456 Page 143,
is hereby vacated by virtue of K.S.A. 12-512(b).

Baughman Company P.A.

Surveyor

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 street to be known as "PPCo. ADDITION #3", Wichita, Kansas. The street is hereby dedicated to and for the use of the public. The utility easement is hereby granted for the construction and maintenance of all public utilities. All abutters rights of access to or from Maple St. over and across the south line of Lot 1 are hereby granted to the City of Wichita provided however that Lot 1 shall have 2 points of access to Maple St. as shall be determined by the City Engineer of Wichita, Kansas.

Phillips & Company

Title

State of _____ } ss. The foregoing instrument was ac-
County of _____ } knowledged before me this _____ day of _____
198____, by _____,
of Phillips 66 Company, on behalf of said company.

Notary Public

My App't. Exp. _____

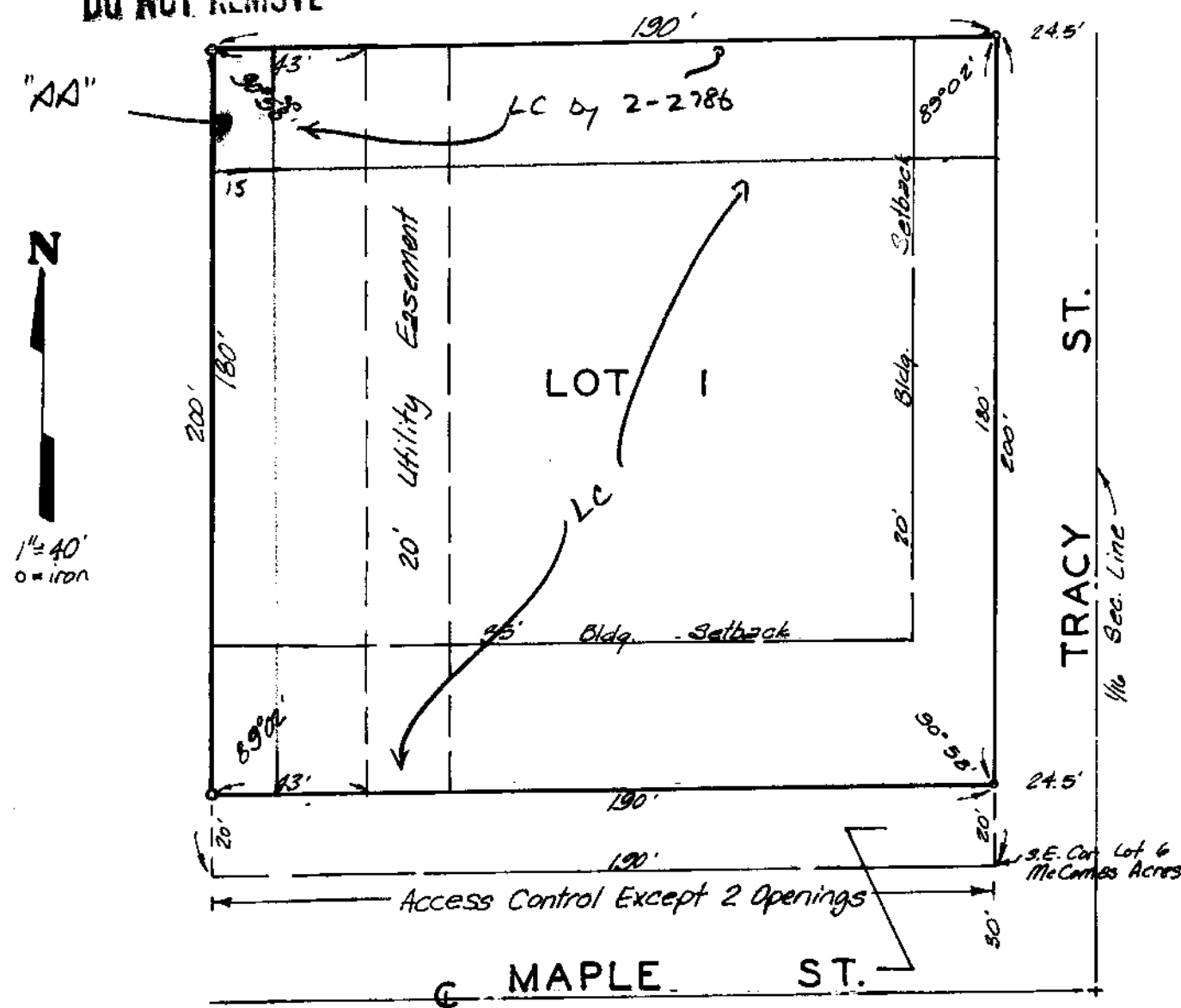
Entered on transfer record this _____, 198__

Don Wright County Clerk

State of Kansas }
Sedgewick 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.

Pat Kettler

Ed Ross Deputy



This plat of "PPCo. ADDITION #3",
Wichita, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day of _____, 198____.

John Terry Moore Chairman

Michael E. Lindebak Secretary

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

Tony Casado Mayor

Donald C. Gisick City Clerk

August 21, 1986

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

Re: Final Plat S/D 86-68 - PPCo ADDITION #3

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 1986, 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 14, 1986.

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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Phillips 66 Company, Attn: M.T. Mullings, 101 N. Robinson,
Oklahoma City, OK 73102
Phillips 66 Company, c/o PT, RE, & C., 101 N. Robinson,
Oklahoma City, OK 73012