

May 5, 1986

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 86-35 - Final Plat of PPCo 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 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 April 25, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

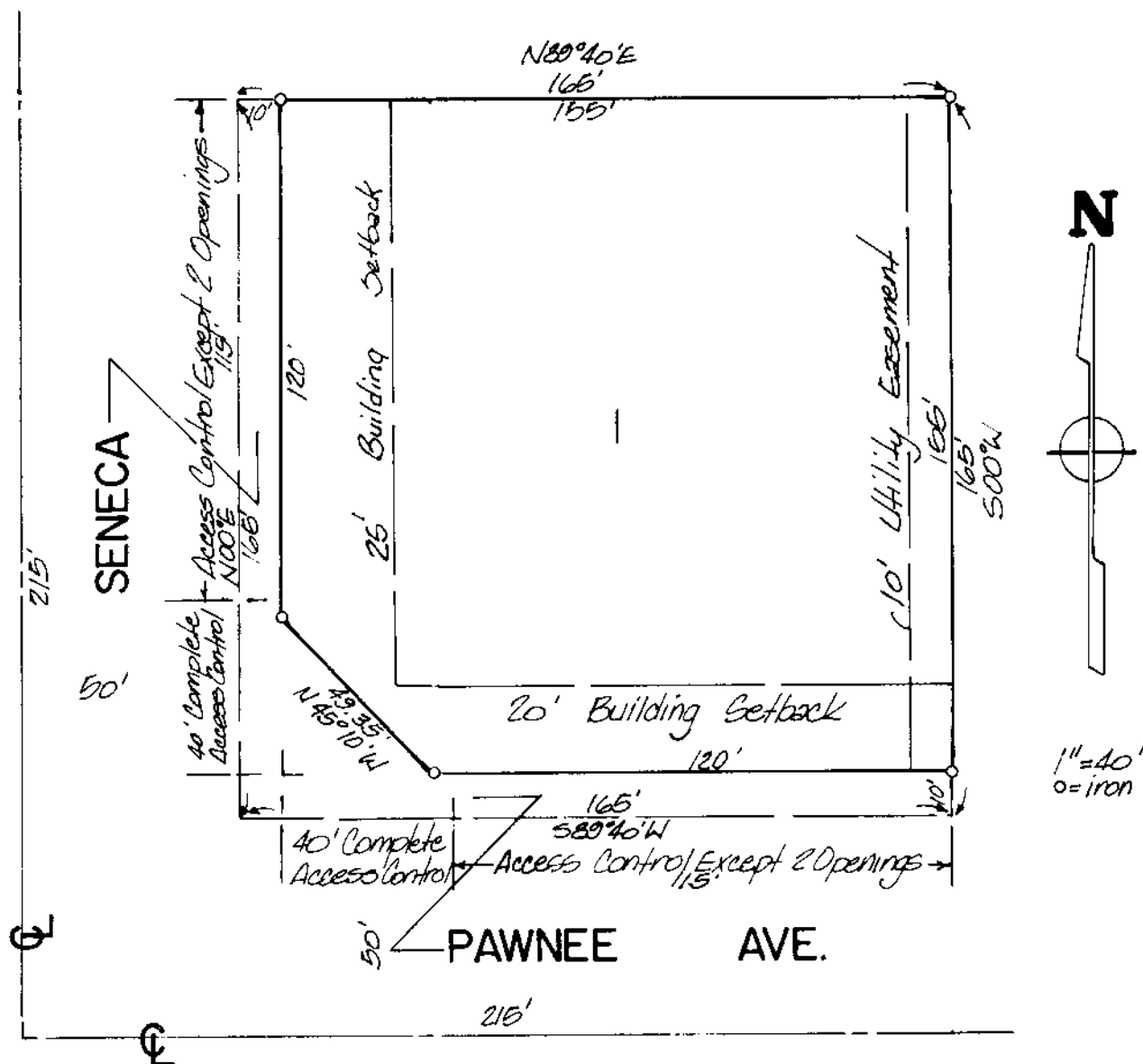
Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203  
Phillips 66 Company, c/o PT, RE & C, Attn: Mike Mullings, 101 N.  
Robinson, Oklahoma City, OK 73102  
Bill Shoaf, 1625 Amarado, Wichita, KS 67212  
Mike Lindebak, City Engineer

## PPCo. ADDITION # 2

WICHITA , KANSAS



State of Kansas } S.S.  
Gedgewick County } We Baughman Company P.A.  
Surveyors in aforesaid County and State do hereby  
certify that, we have surveyed and platted "P.P.C.O.  
ADDITION #2," Wichita, Kansas, and that the accomp-  
anying plat is a true and correct exhibit of the property  
surveyed described as and being a replat of the West  
165 feet of the south 165 feet of Lot B Block A, Schallmo  
Addition, Wichita, Gedgewick County, Kansas. Being situated  
in The S.W. 1/4 of Section 32, TWP 27-S, R-1-E, of the 6th p.m.  
Gedgewick County Kansas

Date. \_\_\_\_\_

Baughman Company P.A.

John E. Lundblade 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 streets to be known as "PRCO ADDITION #2", Wichita, Kansas. The Streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for construction and maintainance of all public utilities. All abutters rights of access to or from Seneca over and across the West line of Lot 1, and to or from Pawnee Avenue over and across the south line of Lot 1 are hereby granted to the city of Wichita, Kansas provided however that Lot 1 shall have 2 points of access to Seneca to be located within the north 115 feet of the West line of said lot 1, and shall have 2 points of access to Pawnee Avenue to be located within the east 115 feet of the south line of said lot 1, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Phillips Petroleum Company

State of \_\_\_\_\_ } ss. The foregoing instrument was  
County of \_\_\_\_\_ }  
acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
1908 \_\_\_\_\_ by \_\_\_\_\_, of Phillips Petroleum  
Company, on behalf of said company.

My App't. Date \_\_\_\_\_ Notary Public

State of Kansas,  
Sedwick County, ss. This is to certify that this plat  
has been filed for record in the office of the Register of  
Deeds this \_\_\_\_\_ day of \_\_\_\_\_ 1906, at \_\_\_\_\_  
o'clock \_\_\_\_\_ M.; and is duly recorded

Pat Kettler \_\_\_\_\_ Register of Deeds  
Ed Perna \_\_\_\_\_ Deputy

This plat of "PPLD. ADDITION  
#2" Wichita, Kansas, has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning  
Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_  
1988 \_\_\_\_\_

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel Chairman

\_\_\_\_\_  
Michael E. Lindebak Secretary

This plat approved and all ded-  
ications shown herein accepted by the Board of Commissioners  
of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_  
1906.

Robert C. Brown Mayon

\_\_\_\_\_  
Donald C. Gisick City Clerk

day of \_\_\_\_\_ 1988 \_\_\_\_\_ Entered on transfer record this \_\_\_\_\_

\_\_\_\_\_  
Don Wright County Clerk

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 86-35      Name: PPS Co. ADDITION #2

Preliminary Approved:  
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: At the northeast corner of Pawnee and Seneca.  
Owner: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.62 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 23,912.10 Sq. Ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the closure of the two driveways within the areas of complete access control.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 correct the Board of City Commissioners signature block to reference TONY CASADO as Mayor.
- G. The 60 feet of half-street right-of-way and the triangular dedication at the corner of Seneca and Pawnee have been approved by City Engineering. Compared to the 75-foot half-street right-of-way standard normally required at the intersection of two arterial streets, the configuration of the dedication proposed by this replat provides less right-of-way for Seneca and Pawnee back from the intersection but provides a greater dedication at the corner.
- H. The final plat tracing shall indicate the platting of 35-foot wide building setbacks from the new street right-of-way lines.
- 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 or drainage easements required with the platting of this lot?

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