Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-84 Name: LEIKER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: South of Maple between Sheridan and All Hallows.
Owner: D. R. Denton, c/o David M. Leiker, 435 N. Bluff, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.15 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial: 1
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 5,623.87 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "C"

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2677) requesting "LC" to "C" 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

E. 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 the platting of this property?

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

C/U: 1541/M

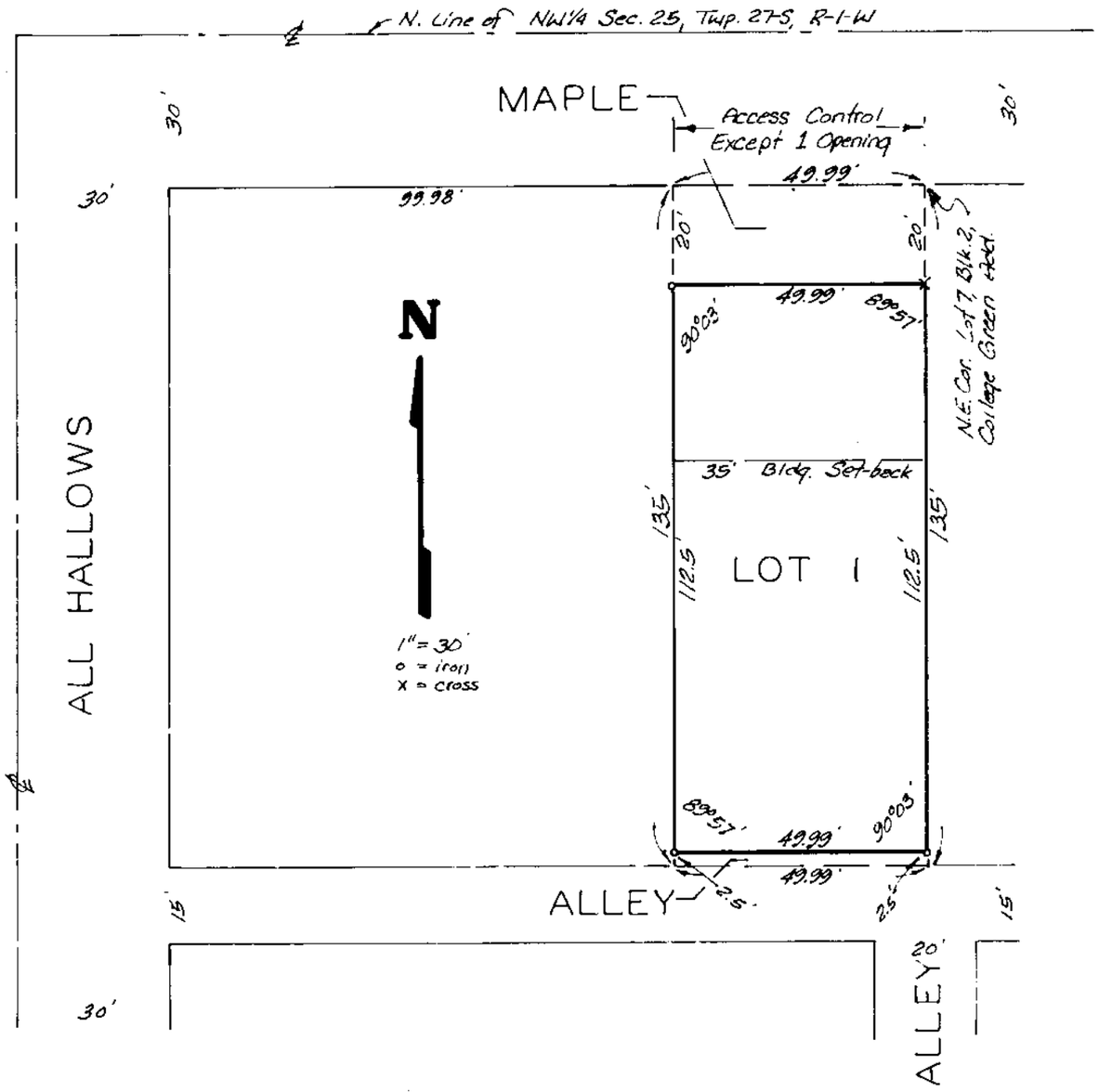
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10·10·85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10·11·85

OFFICE COPY DO NOT REMOVE

LEIKER ADDITION

WICHITA, KANSAS



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

Dated this ___ day of _____ 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
William J. Goebel

_____ Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this ___ day of _____ 1985.

_____ Mayor
Robert C. Brown

_____ City Clerk
Donald C. Gisick

Entered on transfer record this ___ day of _____ 1985.

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }
This is to certify that this plat has been filed for record in the office of the Register of Deeds this ___ day of _____ 1985, at ___ o'clock ___ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of Kansas } S.S.
Sedgwick County }
We, Baughman Company, P.A., surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LEIKER 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 Lots 7 and 8, Block 2, College Green Addition to Wichita, Kansas.

All being situated in the NW¼ of Sec. 25, Twp. 27-S, R-1-W of the 6th. P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

_____ Date

_____ Surveyor
William L. Korber

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, Street and Alley to be known as "LEIKER ADDITION", Wichita, Kansas. The Street and Alley are hereby dedicated to and for the use of the public. All abutters rights of access to or from Maple, 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 Maple at 1 point as shall be determined by the City Engineer of the City of Wichita, Kansas.

OWNER: O. R. Denton _____ Dessie L. Denton

EQUITABLE OWNER: Dave M. Leiker aka David M. Leiker _____ Linda C. Leiker

State of Kansas } S.S.
Sedgwick County }
The foregoing instrument acknowledged before me this ___ day of _____ 1985 by O. R. Denton and Dessie L. Denton, his wife.

_____ Notary Public

My Appt. Exp. _____

State of Kansas } S.S.
Sedgwick County }
The foregoing instrument acknowledged before me this ___ day of _____ 1985 by Dave M. Leiker a/k/a David M. Leiker and Linda C. Leiker, his wife.

_____ Notary Public

My Appt. Exp. _____

October 17, 1985

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

Re: S/D 85-84 - Final Plat of Leiker Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 1985, 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 October 11, 1985.

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 plattor.

3. Certification that all real estate taxes for the first half of 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: D. R. Denton, c/o David M. Leiker, 435 North Bluff, Wichita, KS 67208
Tony Strunk, 2600 S. 183rd St. West, Wichita, KS 67052
Mike Lindebak, City Engineer