

January 24, 1986

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

Re: S/D 86-4 - Final Plat of the Department of
Transportation 1st Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 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 January 17, 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 platfor.
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: Steven L. Potucek, Manager, Real Property, Department of
Administration
Mike Lindebak, City Engineer

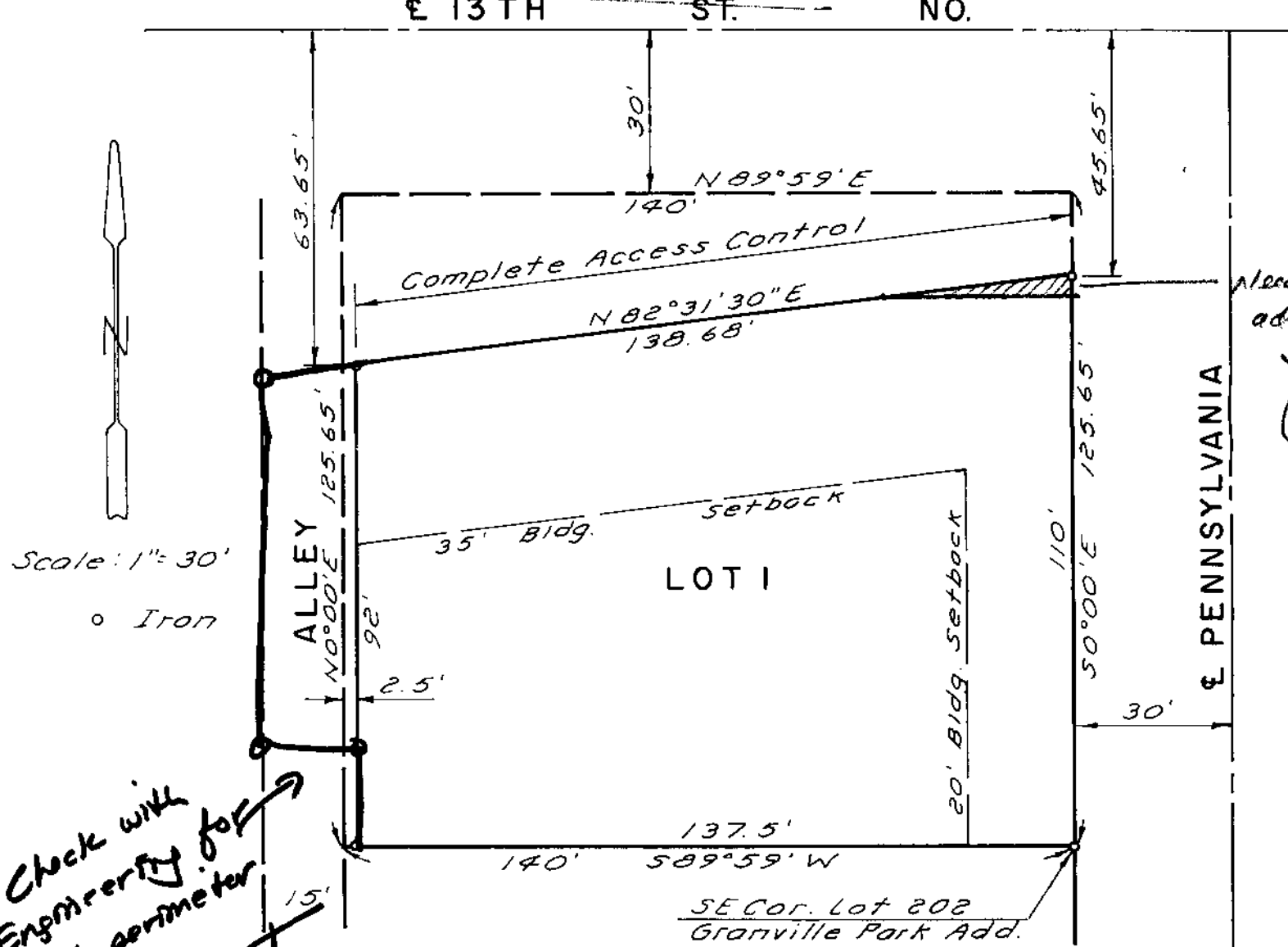
FINAL PLAT

DEPARTMENT OF TRANSPORTATION 1ST ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION 1-16-86 SUBJECT
TO THE SURVEY AND PLATTING CONTAIN-
ED IN OUR LETTER DATED 1-17-86

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE



This plat of "DEPARTMENT OF TRANSPORTATION 1ST ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel Chairman

Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1986.

Robert C. Brown Mayor

Donald C. Gisick City Clerk

Entered on transfer record this _____ day of _____, 1986

Don Wright County Clerk

State of Kansas } S.S. This is to certify that
Sedgwick County } this plat has been filed for record in the
Office of the Register of Deeds this _____
day of _____, 1986, at _____ o'clock, _____ M.,
and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

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 "DEPARTMENT OF TRANSPORTATION 1ST ADDITION", Wichita, Kansas. The street and alley are hereby dedicated to and for the use of the public. All abutters rights of access to 13th St. North are hereby granted to the City of Wichita, Kansas.

City of Wichita, Kansas

Robert C. Brown Mayor

Donald C. Gisick City Clerk

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day of
_____, 1986, by Robert C. Brown, Mayor and
Donald C. Gisick, City Clerk, of the City of Wichita,
Kansas, on behalf of the city.

Notary Public
My Commission Expires _____

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-4

Name: DEPARTMENT OF TRANSPORTATION 1ST ADDITION

Preliminary Approved:

Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: Southwest corner of 13th Street North and Pennsylvania.

Owner: City of Wichita, c/o Steve Potucek

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.4 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 13,887 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. The final plat tracing shall indicate the dedication of additional street right-of-way for 13th Street at the northeast corner of the lot. This right-of-way is needed in order to provide for a minimum of 50 feet of half-street right-of-way for the arterial street.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pennsylvania at the time of site development. (Commercial Zoning)
- 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.