

March 6, 1986

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

Re: S/D 86-18 - Final Plat of Downs Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 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: Charles M. Downs, 360 North Crestway, Wichita, KS 67208
Mike Lindebak, City Engineer

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-27-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-28-86

DOWNS ADDITION

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE

State of Kansas } ss. We, Baughman Company, P.A. Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we
have surveyed and platted "DOWNS 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 659 and 660 Overlook Addition
to Wichita, Kansas. Being situated in the SE 1/4 of Sec. 14,
Twp 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date

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
alley to be known as "DOWNS ADDITION," Wichita, Kansas.
The alley is hereby dedicated to and for the use of the
public. All abutters rights of access to or from Central
Ave. over and across the south line of Lot 1 are hereby
granted to the City of Wichita, provided however that
Lot 1 shall have access to Central Ave. at 1 point as
shall be determined by the City Engineer of the City
of Wichita, Kansas. The contingent street dedication
is hereby contingent upon the need for the right-of-
way for a street widening project. This contingent
dedication shall run with the land and be binding on
all future owners of Lot 1.

Charles M. Downs

Joan W. Downs

State of Kansas } ss. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____
by Charles M. Downs and Joan W. Downs his wife.

My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a
mortgage on the above described property do hereby
consent to this plat of "DOWNS ADDITION," Wichita,
Kansas.

Mid-Kansas Federal Savings and Loan Association

State of Kansas } ss. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____
by _____ of Mid-Kansas
Federal Savings and Loan Association on behalf of the
corporation.

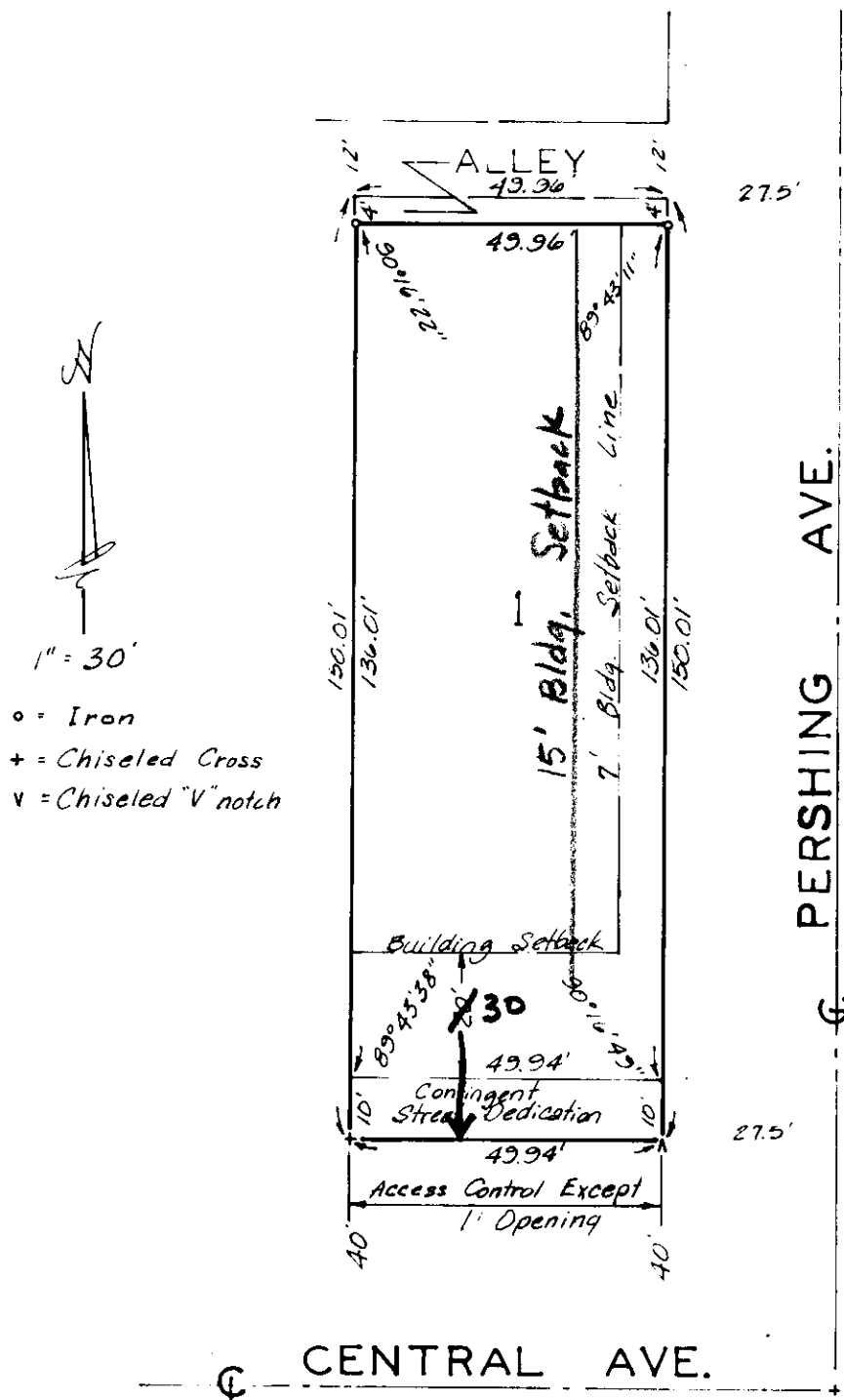
State of Kansas } ss. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register
of Deeds this _____ day of _____ 198____, at
_____ o'clock _____ M; and is duly recorded.

Pat Kettler

Register of Deeds

Ed Resa

Deputy



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

Dated this _____ day of _____ 198____
Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel 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____.

Robert C. Brown Mayor

Donald C. Gisick City Clerk

Entered on transfer record this
_____ day of _____ 198____.

Don Wright County Clerk

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-18 Name: DOWNS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: Northwest corner of Central and Pershing.
Owner: Charles M. Downs, 360 N. Crestway, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.2 Acre
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 7,293.2 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "BB" (Z-2732)
-

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2732), requesting "A" (two-family dwelling) to "BB" (office) 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 reference a tie point to a previously platted lot corner or section corner.
 - D. The applicant is advised that Section 28.04.141 of the Zoning Ordinance of the City of Wichita establishes certain off-street parking requirements for office buildings. The applicant is cautioned that the meeting of these requirements may be difficult, given the limited area of this lot.
 - E. Since the additional 10 feet of street right-of-way needed for Central Avenue is not encroached on by an existing building, the final plat tracing shall indicate this right-of-way as an outright street dedication. The platting text and the face of the plat shall be amended to reference this outright street dedication.
 - F. The final plat tracing shall indicate the platting of the 15-foot building setback from the Pershing Avenue right-of-way line through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
 - 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 with this replat.

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