Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-50 Name: EXECUTIVES INC. ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: At the northeast corner of Orme Street and Eastern Avenue.
Owner: Executives Inc., c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.5 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 54,059 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "LC" & "BB" (Z-2708)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2708), requesting "AA" Single-Family zoning to "LC" Light Commercial zoning for the northern portion and "BB" Office zoning for the south 80 feet of the lot, has been approved subject to platting.

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 applicant shall guarantee the paving of the north half of Orme Street adjacent to this property. If a petition is submitted as guarantee, the petition shall provide for a sidewalk.

D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Orme and Eastern at the time of site development. (Commercial and Office zoning.)

E. The final plat tracing shall indicate the platting of a 20-foot building setback from the adjacent public streets.

F. The applicant shall submit a copy of the instrument which establishes the K.P.& L. Gas Service Company easement on this property.

G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

I. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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

L. 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?

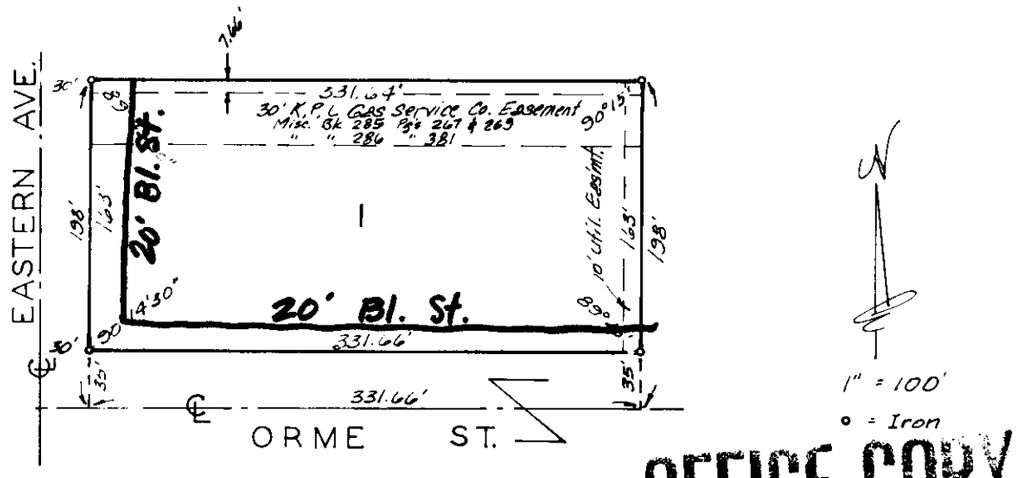
NOTE: This plat has been submitted in final form only.

3038/M

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6-5-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6-6-86

EXECUTIVES INC. ADDITION

WICHITA, KANSAS



N

1" = 100'

o = Iron

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

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 "EXECUTIVES INC. ADDITION," Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed described as the south 198 feet of the north 850.34 feet of the E. 1/4 of the N.W. 1/4 of Sec. 29, Twp. 27-S, R-2-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 street to be known as "EXECUTIVES INC. ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

Executives Inc., A Kansas corporation

_____, _____ Title

State of Kansas } S.S.
Sedgwick County } The foregoing instrument was acknowledged before me this ____ day of _____ 198__, by _____ _____ of Executives Inc., A Kansas Corporation, on behalf of the corporation.

_____ Notary Public

My App. Exp. _____

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

Fourth National Bank

_____, _____ Title

State of Kansas } SS.
Sedgwick County } The foregoing instrument was acknowledged before me this ____ day of _____ 198__, by _____, _____ of Fourth National Bank on behalf of the bank.

_____ Notary Public

My App. Exp. _____

This plat of "EXECUTIVES INC. 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

_____ 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 _____ 198__.

_____ Mayor
Tony Casado

_____ City Clerk
Donald C. Gisick

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

_____ 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 _____ 198__, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

June 12, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67209

Re: Final Plat S/D 86-50 - EXECUTIVES INC. ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 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 June 6, 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 plattor.

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,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Executives, Inc., c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS 67207