

November 27, 1985

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-59 - Final Plat of Leonard A. Garnett Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 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 November 22, 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 platator.
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: L. A. Garnett Testamentary Trust #2, P.O. Box 11125, Wichita, KS
67201

Mike Lindebak, City Engineer

LEONARD A. GARNETT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11-21-85 SUBJECT
TO THE CONDITIONS OF PRELIMINARY OUTLIN-
ED IN OUR LETTER DATED 11-22-85

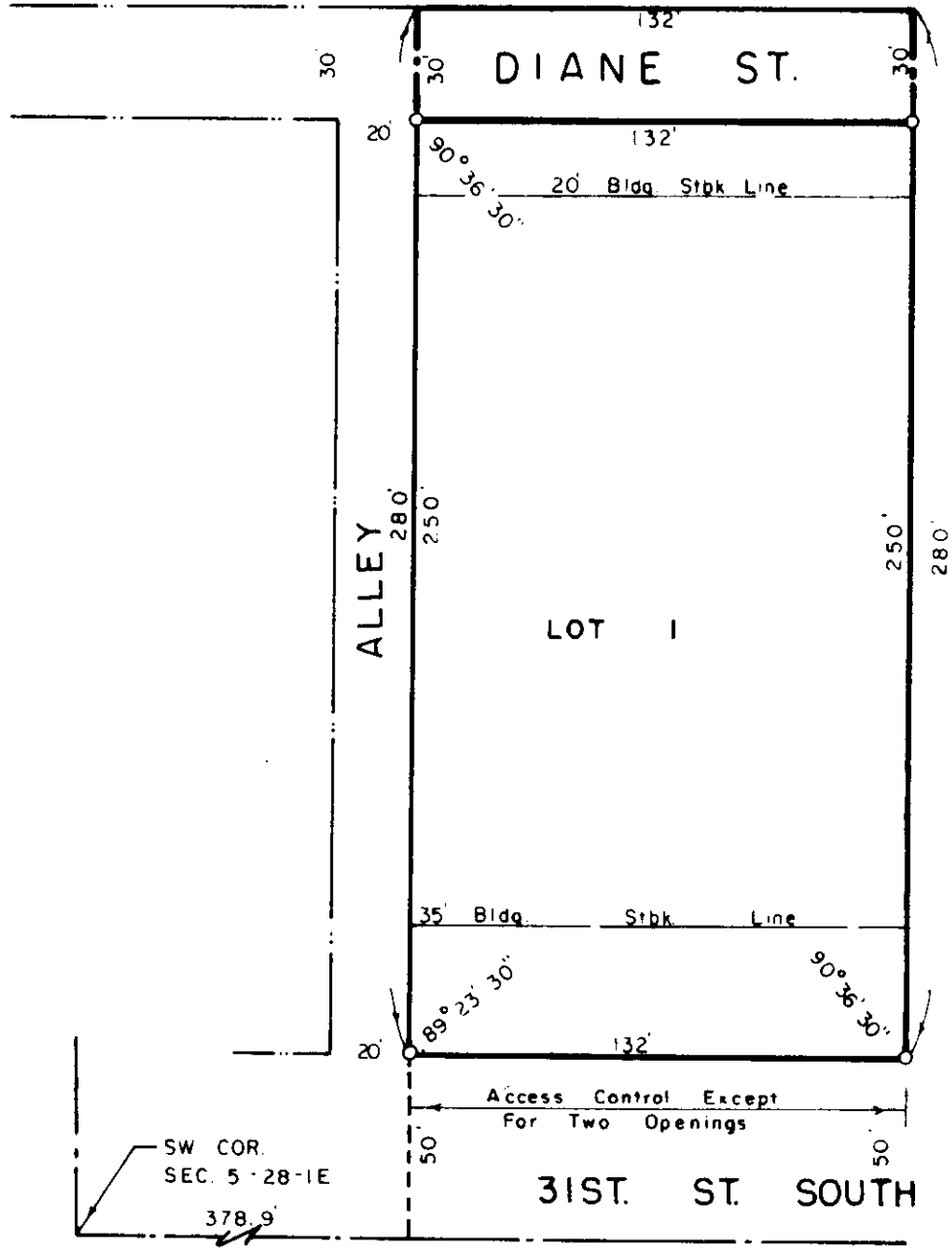
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DO NOT REMOVE

FINAL PLAT

State of Kansas, County of Sedgwick, SS

I, Lowell D. High, Land Surveyor in the State of Kansas do hereby
certify that I have surveyed and platted "Leonard A. Garnett Addition",
Wichita, Sedgwick County, Kansas and that the accompanying plat is a true
and correct exhibit of said survey described as follows: A tract in the
Southwest Quarter of Section 5, Township 28 South, Range 1 East of the
Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:
Beginning at a point 378.75 feet east of the Southwest corner of said
Southwest Quarter; thence north 330 feet; thence 132.15 feet; thence
south 330 feet; thence west 132.15 feet to the point beginning, except
the south 50 feet thereof for street.

Lowell D. High, L.S.



This plat of "Leonard A. Garnett Addition", Wichita, Sedgwick
County, 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
James C. Wilson
Goebel
_____, Secretary
Michael E. Lindebak

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

_____, Mayor
Robert C. Brown
_____, City Clerk
Donald C. Gisick

Know all men by these presents that the L. A. Garnett
Testamentary Trust No. 2, by Kenneth Meridith and Milo Unruh,
Co-Trustees, have caused the land described in the Land
Surveyor's certificate to be platted into a lot to be known as
"Leonard A. Garnett Addition", Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.
All abutter's rights of access to or from 31st Street South,
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 31st Street South at two locations to be designated
by the City Engineer of Wichita, Kansas.

L.A. Garnett Testamentary
Trust No. 2

_____, Trustee
Kenneth Meridith

_____, Trustee
Milo Unruh

ATTEST:

_____, County Clerk
Entered on transfer record this _____ day of _____, 1985.

_____, County Clerk
Don Wright

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record
in the Register of Deeds Office, at _____ o'clock, _____ m.,
on the _____ day of _____, 1985

_____, Register of
Deeds
Pat Kettler
_____, Deputy
Ed Reso

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this
day of _____, 1985 by Kenneth Meridith on
behalf of Leonard A. Garnett Testamentary Trust No. 2.

_____, Notary Public
My commission expires on: _____

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this
day of _____, 1985 by Milo Unruh on behalf
of Leonard A. Garnett Testamentary Trust No. 2.

_____, Notary Public
My commission expires on: _____

S/D No.: 85-59

Name: LEONARD A. GARNETT ADDITION

First Final Approved: 8/15/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: East of Seneca on the north side of 31st Street South.
Owner: L. A. Garnett Testamentary Trust No. 2, P.O. Box 11125, Wichita,
KS 67201
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.85 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 33,000 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

NOTE: This is a revised final plat of a plat approved in final form on August 15, 1985. One lot is now proposed instead of two.

- A. The applicant shall petition for the paving of the south half of Diane Street, which is being dedicated by this plat.
- 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 submit proof that the trustees listed as signing for the L. A. Garnett Testamentary - Trust No. 2 are authorized to execute documents on behalf of the Trust.
- D. The applicant is advised that the residential width drive approach to 31st Street South should be reconstructed to the commercial-width standard.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat.