Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-14 Name: WESTERN LITHOGRAPH SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: Southeast corner of Hydraulic and Industrial Avenue.
Owner: City of Wichita, 455 N. Main, Wichita, KS 67202
Surveyor/Engineer: Moehring & Associates, P.A.

1. Gross Acreage of Plat: 4.06 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial: 1
   - Total: 1
3. Minimum Lot Area: 4.06 Acres
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

A. Closure computations shall be submitted with the final plat tracing.

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

C. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.

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

February 22, 1985

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re.: S/D 85-14 - Final Plat of Western Lithograph Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 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 February 14, 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Dave Adams, Secretary, Western Lithograph, 200 W. Douglas, 4th Floor, Wichita, KS 67202
Mike Lindebak, City Engineer

February 14, 1985

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 85-14 - Final Plat of Western Lithograph Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Closure computations shall be submitted with the final plat tracing.

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

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 21, 1985. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Dave Adams, Secretary, Western Lithograph, 200 W. Douglas, 4th Floor, Wichita, KS 67202
Mike Lindebak, City Engineer

5644C

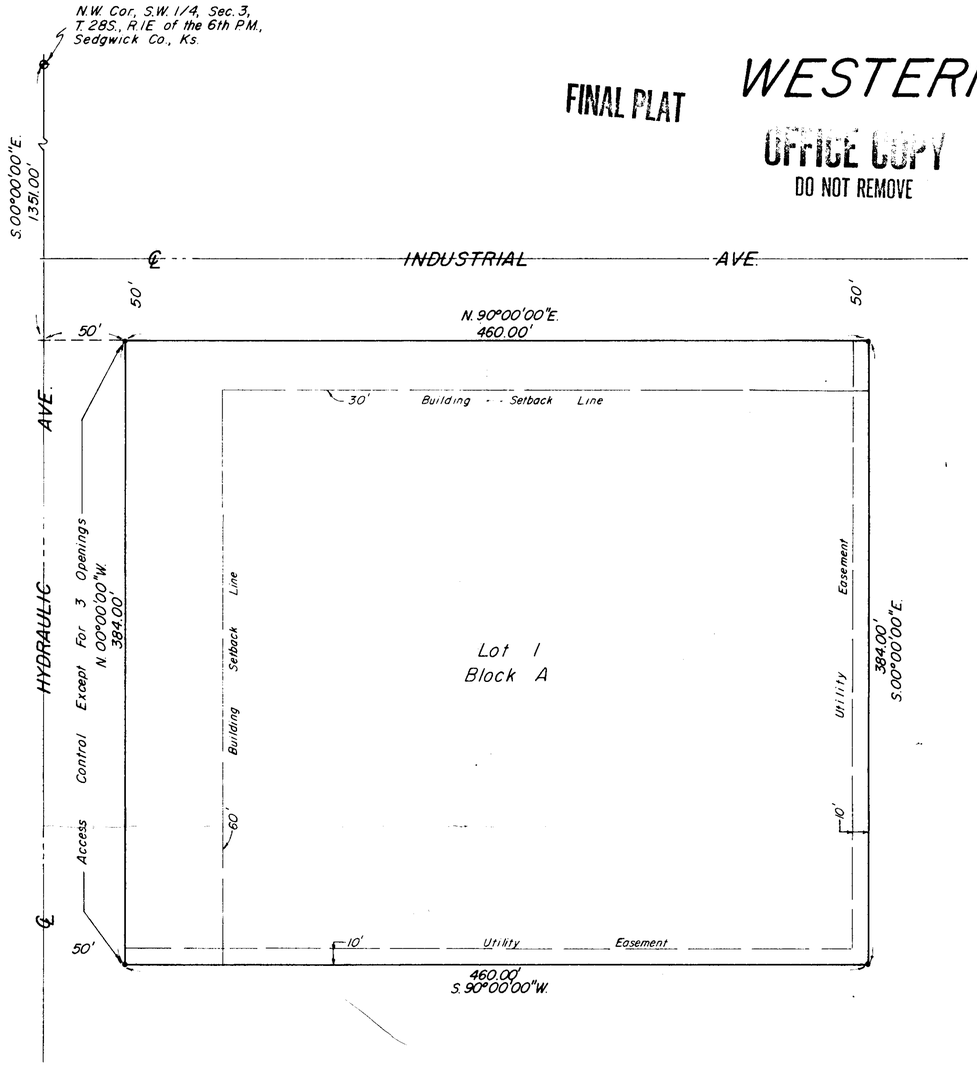
FINAL PLAT

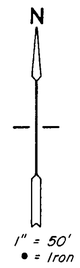
WESTERN LITHOGRAPH SECOND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/14/85 SUBJECT TO THE CONDITIONS CONTAINED OUTLINED IN OUR LETTER DATED 2/15/85





STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted, "WESTERN LITHOGRAPH SECOND ADDITION" to Wichita, Sedgwick County, Kansas, described as being a replat of Lot 1, Block A, Western Lithograph Addition to Wichita, Sedgwick County, kansas, and also a tract described as beginning 1635.0' South and 50.0' East of the Northwest Corner of the SW 1/4 of Sec. 3, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East at right angles 460.0'; thence South at right angles 100.0'; thence West at right angles 460.0'; thence North at right angles 100.0' to beginning. The Easterly 60.0' building setback line, as platted in Western Lithograph Addition to Wichita, is hereby vacated by virtue of K.S.A. 12-512(b).

_____
Don C. Moehring II — Civil Engineer

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, to be known as "WESTERN LITHOGRAPH SECOND ADDITION" to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to and from Hydraulic Avenue, over and across the West line of Lot 1, Block A, are hereby granted to the City of Wichita, provided however that Lot 1, Block A shall have access to Hydraulic Avenue at three locations as determined by the City Engineer.

BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS

_____, Mayor
Robert G. Knight

Attest: _____, City Clerk
Donald C. Gisick

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

The foregoing instrument acknowledged before me, this _____ day of _____, 1985, by Robert G. Knight, Mayor of the City of Wichita, Kansas.

_____, Notary Public

My App't Expires _____

This plat of "WESTERN LITHOGRAPH SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1985.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
James C. Wilson

_____, Secretary
Robert A. Lakin

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

_____, Mayor
Robert G. Knight

_____, City Clerk
Donald C. Gisick

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas this _____ day of _____, 1985.

_____, Chairman
Donald E. Gragg

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Tom Scott

Attest: _____, 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 _____ on the _____ day of _____, 1985.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

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

_____, County Clerk
Don Wright