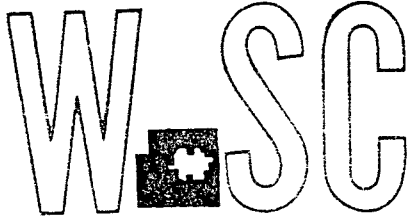


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 18, 1988

Baughman Co.
315 Ellis
Wichita, KS 67212

Re: S/D 88-97 D.J. FISHER 2ND ADDITION, on the south side of
Central, between Anna and Baehr

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, a 10-foot utility easement shall be indicated along the south line of the plat.
- B. The applicant is advised that he should close the residential-width drive approach to Central Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to a commercial-width standard.
- C. The final plat indicates the platting of the 20 foot building setback from Central 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.
- D. The applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
- E. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

S/D 88-97 D.J. Fisher 2nd Addition
Page 2

- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- 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 City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 21, 1988. If you have any questions concerning this matter, please call.

Sincerely,



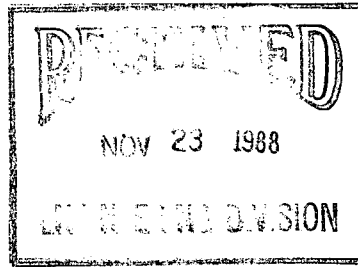
R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Gery M. Fisher, 4715 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1863
(316) 268-4861

November 21, 1988

Baughman Co.,
315 Ellis
Wichita, KS 67212

Re: S/D 88-97 D.J. FISHER 2ND ADDITION, on the south side of
Central, between Anna and Baehr

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 18, 1988.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: Gery M. Fisher, 4715 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer.