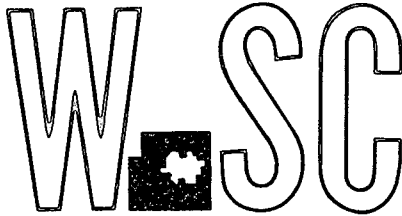
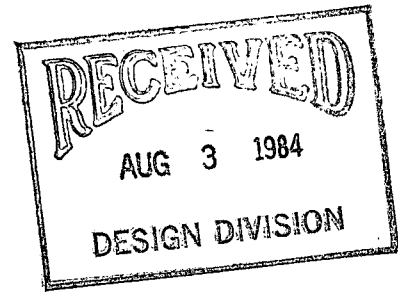


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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 3, 1984

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

Re: S/D-84-76 - Final plat of Clupny Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 2, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Access to this one-lot plat is proposed to be by way of a 20-foot wide access easement from 13th Street North. The proposed access easement shall be drafted by separate instrument and submitted to the Planning Department for review and approval. After approval, the instrument shall be recorded with the Register of Deeds and a copy then submitted for the plat file.
- B. The final plat tracing shall reference that access to this property is intended to be by way of the 20-foot access easement. The recording information of the easement shall be referenced in the plat's text as well as on the face of the plat.
- C. The applicant shall submit a copy of the pipeline which affects this property.
- D. Since this property is being platted for a mobile phone tower and an accessory building for electronic switching equipment, municipal water and sewage treatment facilities are not needed.
- E. The applicant shall submit an avigational easement and restrictive covenant for this property.
- F. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2628).

Baughman Company, P.A.
August 3, 1984
Page 2

- G. The applicant shall obtain by separate instrument the dedication of a 10-foot utility easement from this property to the existing 10-foot utility easement obtained with the platting of Gary Edminister Addition.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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, August 9, 1984. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:bh

cc: Aloysius Clupny, 6213 West 13th Street, 67212
Southwestern Bell Mobile Systems, Inc., Attention: G.D. Ziegen-
horn, 17330 Preston Road, Suite 100A, Dallas, Texas,
75252
*Mike Lindebak, City Engineer

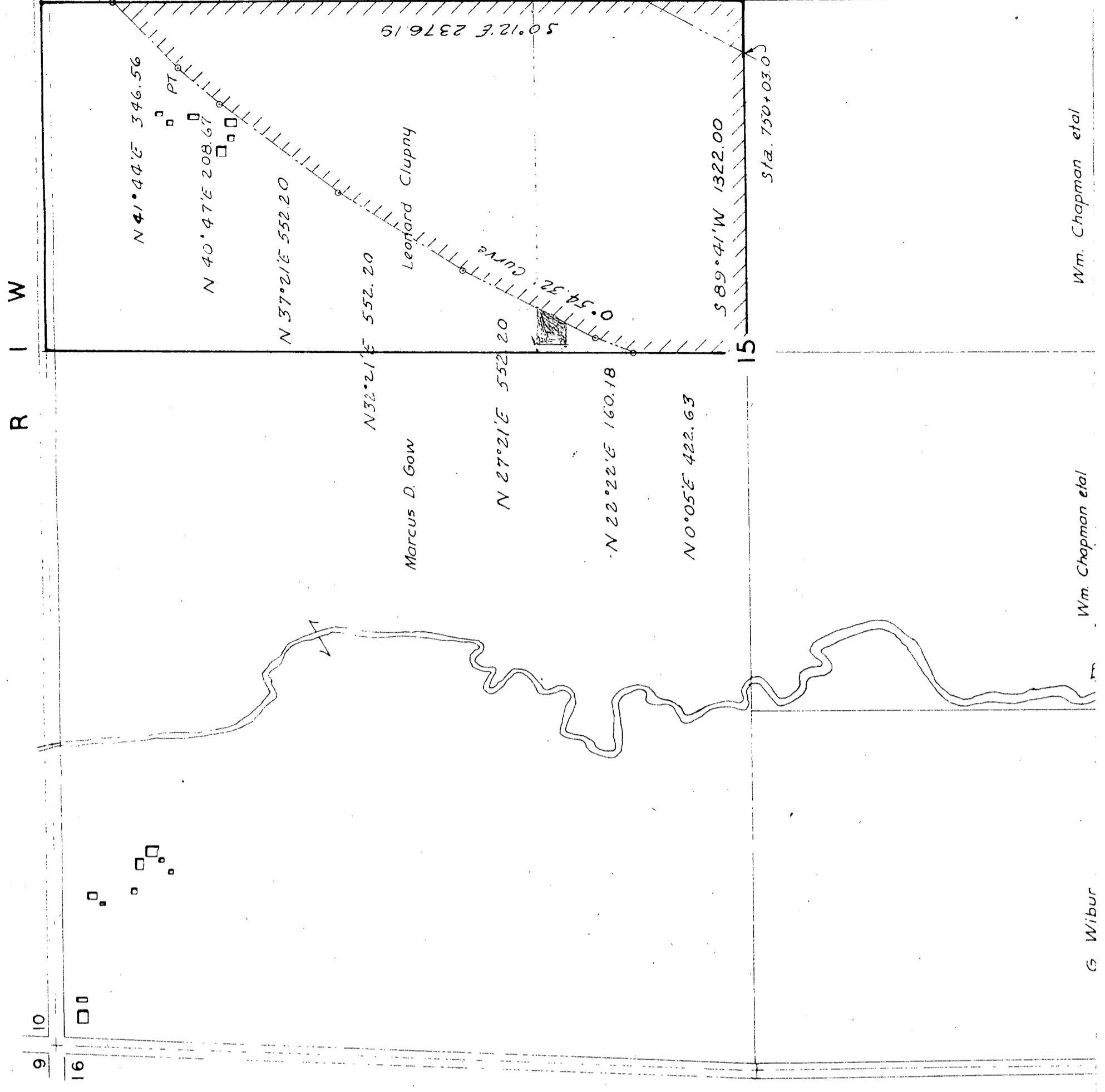
ARKANSAS RIVER WATERSHED
 WICHITA AND VALLEY CENTER
 BIG SLOUGH - COWSKIN FLOODWAY
 ARKANSAS RIVER, KANSAS
 PARCEL B, PART II

TRACT NO. 46
 OWNER LEONARD CLUPNY
 ADDRESS ROUTE 7, WICHITA, KS.

LAND DESCRIPTION: The $\frac{1}{2}$ of the NE $\frac{1}{4}$ Sec. 15, T-27-S, R-1-W of the 6th P.M., Sedgewick County, Ks., shown by actual survey to contain 79.32 acres more or less.

PURCHASE AREA: A tract of land in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 15, T-27-S, R-1-W of the 6th P.M., described as follows: Beginning at the center of said Sec. 15; thence N0°05'E 422.63'; thence along a 0°54.32' curve described by the following chord bearings and distances: N22°22'E 160.18', N27°21'E 552.20', N32°21'E 552.20', N37°21'E 552.20', N40°47'E 208.67', to the point of tangency of the curve; thence N41°44'E 346.56'; thence S0°12'E 2376.19'; thence S89°41'W 1322.00' to the point of beginning, shown by actual survey to contain 46.16 acres more or less.

CLASSIFICATION	LAND ACRES	
	ENTIRE OWNERSHIP	PURCHASE AREA
	79.32	46.16
TOTAL		
REMARKS		



Wm. Chapman et al

G. Wibur

Cecil Bosky

Richard Davids

Leonard Clupny

Marcus D. Gow

Sta. 735+3

Raymond

G.P. & V.

Leslie

E.E.

Final plat
SUBDIVISION REPORT

S/D No.: 84-76

Name: Clupny Addition

Preliminary Approved:
Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: South of 13th Street, along west side of Drainage Ditch.

Owner: Aloysius Clupny

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.2
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other:
 - Total: $\frac{1}{.2}$ acre
 3. Minimum Lot Area: .2 acre
 - Existing Zoning: "AA"
 5. Proposed Zoning: "C"
-
-

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone change requesting "AA" to "C" for this one-lot plat. The zone change is being requested in order to develop the property with a mobile phone tower and building for electrical switching equipment. This associated zone case will be heard by the Planning Commission on August 9, 1984 (Z-2628).

- A. Access to this one-lot plat is proposed to be by way of a 20-foot wide access easement from 13th Street North. The proposed access easement shall be drafted by separate instrument and submitted to the Planning Department for review and approval. After approval, the instrument shall be recorded with the Register of Deeds and a copy then submitted for the plat file.
- B. The final plat tracing shall reference that access to this property is intended to be by way of the 20-foot access easement. The recording information of the easement shall be referenced in the plat's text as well as on the face of the plat.
- C. The applicant shall submit a copy of the pipeline which affects this property.
- D. Since this property is being platted for a mobile phone tower and an accessory building for electronic switching equipment, municipal water and sewage treatment facilities are not needed.
- E. The applicant shall submit an avigational easement and restrictive covenant for this property.
- F. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2628).
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat wilthin 30 days after approval by the Board of City Commissioners.

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