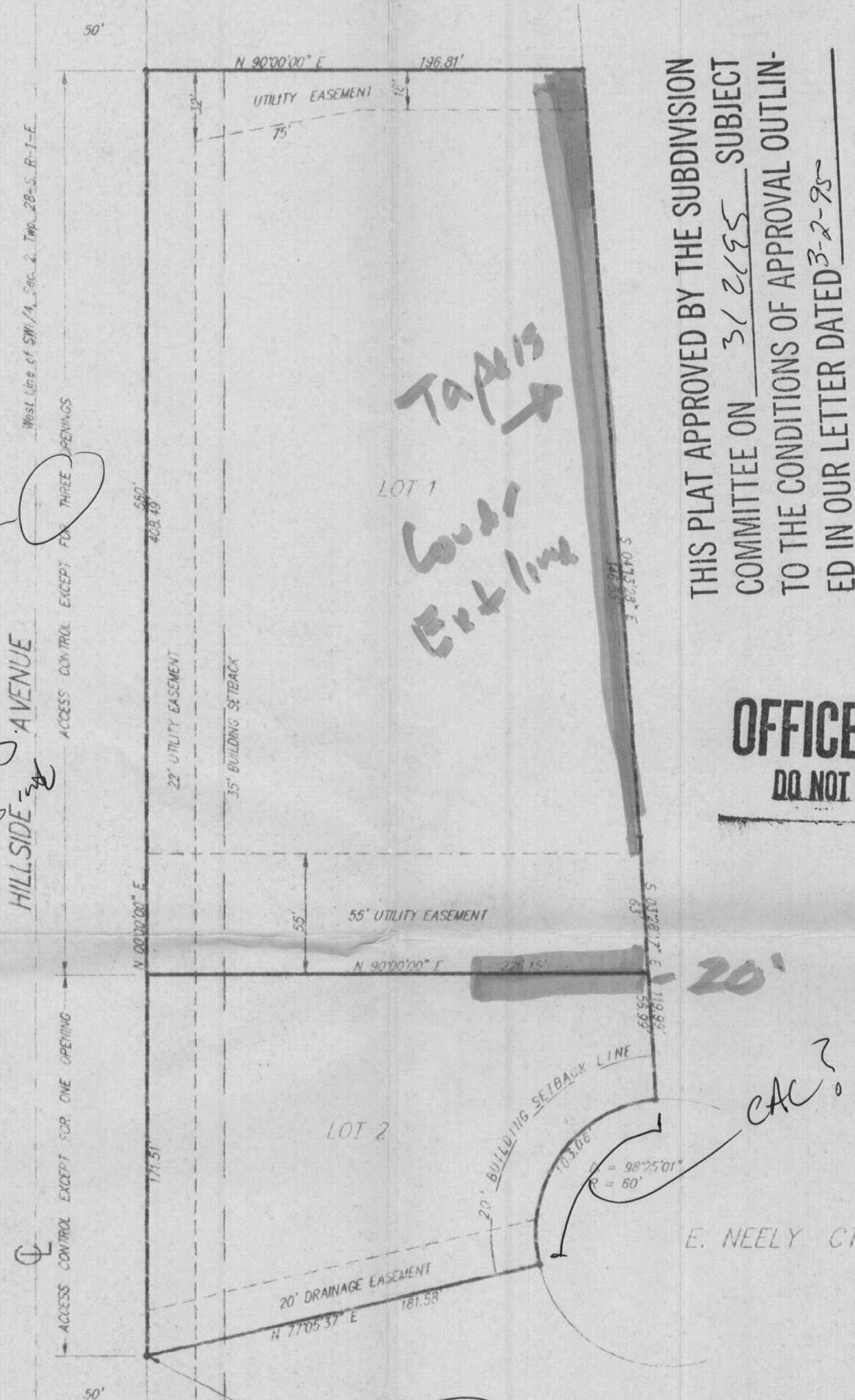


GARRISON TIRE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.

FINAL PLAT



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/2/95 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTL-
ED IN OUR LETTER DATED 3-2-95

OFFICE COPY
DO NOT REMOVE

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "GARRISON TIRE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plot is a true and correct exhibit of the property surveyed, described as Lots 45, 46, 47, 48 and 49, Block C, Planview Subdivision No. 2, Sedgwick County, Kansas and Lot 1, Quiktrip 4th Addition, Wichita, Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

All being situated in the SW1/4, Sec. 2, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Savoy, Ruggles & Bohm, P.A.

Date _____

Surveyor
Mark A. Savoy
L.S. #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and Easements to be known as "GARRISON TIRE ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access controls are hereby granted as indicated on the face of the plat to the appropriate governing body with the location of the openings being subject to the approval of the Engineer of the appropriate governing body.

Merna Colleen Garrison
2335 S. Spruce Ct.
Wichita, KS. 67201

Philip Alan Garrison
1437 Cardinal Ln.
Derby, KS. 67037

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1995, by Merna Colleen Garrison, Trustee of the Merna Colleen Garrison Revocable Trust, dated January 3, 1994.

Notary Public

My App't. Exp. _____

This plat of "GARRISON TIRE 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 _____, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John McKay, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

Mayor
Elmo Broadfoot

City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1995

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS
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 _____ 1995, at _____ o'clock _____ M. and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1995, by Philip Alan Garrison.

Notary Public

My App't. Exp. _____

BENCH MARK:
City of Wichita B.M. 52 feet north of the centerline of 31st St. S and 44 feet east of the centerline of Hillside Ave.
Elev. 1291.69 NGVD

31ST STREET SOUTH

• = 1/2" Rebar w/SRB Cap
1" = 50'

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
316-264-8008
FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

13 FEB 95

DWG FILE: 05-139F-B.D.P.
PROJECT NO. 94009143P

? # openings to Hillside for Lot
a 1- next to R/S → close

CAC to E. Neely Ct.

Tid pt. to

Boulder
- 1993 taxes paid
? 1994 → proof

- mortgage
- 1st Nat. H. Mortgage
- Michigan Tire Corp

- 35' ASB from R/S.

- Boulder with 20' limit along N. line of site, plat → 10', depending to 32' ?
CAC?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
FAX (316) 268-4390

March 9, 1995

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 North Main Street
Wichita, KS 67203

Re: S/D 95-19 GARRISON TIRE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on March 9, 1995, 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 March 2, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,


Don Losew
Senior Planner

DL:rh

cc: Colleen Garrison, 2335 S. Spruce Ct., Wichita, KS 67211
Philip Garrison, 1437 Cardinal Ln., Derby, KS 67037
C. H. McKee, 7603 E. Indianapolis, Wichita, KS 67207
Mike Lindebak, City Engineer

15 0074



March 2, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 North Main Street
Wichita, KS 67203

Re: S/D 95-19 GARRISON TIRE ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 2, 1995, 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 complete access control shall be dedicated to E. Neely Ct. from Lot 2. Both the face of the plat and the platlor's text shall indicate such a dedication.

~~B.~~ The final plat shall indicate the platting of the 35-foot building setback from Hillside 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.

C. Also in regard to the platting binder, it is noted that the binder is somewhat dated and does not indicate that 1994 taxes were paid. The applicant shall provide proof that all such taxes have been paid.

Also, the binder notes mortgages are being held by 1st National Bank of Haysville and Michelin Tire Corporation but no such parties are shown on the final plat. Proof shall either be provided showing the release of such mortgages or these parties shall be made signatories on the final plat tracing.

A revised or updated platting binder may be submitted as a means to satisfy property tax and/or mortgage concerns.

~~D.~~ On the final plat tracing, the tie point at the southwest corner of Lot 2 shall be properly indicated. This point is not the S.W. corner of a Lot 44 of the Quiktrip 4th Addition.

NE COPY

A 3500
skilled
shown on
with
binder

www Emrys

March 2, 1995

Page 2

- ~~E.~~ 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- ~~F.~~ 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.
- ~~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.
- I. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. Also, prior to submitting the final plat tracing the applicant shall meet with City Engineering to determine if any additional easements need to be shown on this plat for any existing sewer lines potentially not being shown or detailed on the site's sketch plat. That is, the final plat tracing shall provide, if needed, additional easement(s).

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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, March 9, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Colleen Garrison, 2335 S. Spruce Ct., Wichita, KS 67211
Philip Garrison, 1437 Cardinal Ln., Derby, KS 67037
C. H. McKee, 7603 E. Indianapolis, Wichita, KS 67207
Mike Lindebak, City Engineer

FILE CCPT

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9

March 9, 1995

STAFF REPORT
(Final Plat Approved 3/2/95)

CASE NUMBER: S/D 95-19 GARRISON TIRE ADDITION

OWNER/APPLICANT: Colleen Garrison, 2335 S. Spruce Ct., Wichita, KS 67211
and

Philip Garrison, 1437 Cardinal Ln, Derby, KS 67037

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East of Hillside and north of 31st Street South

SITE SIZE: 2.74 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 2

Industrial:

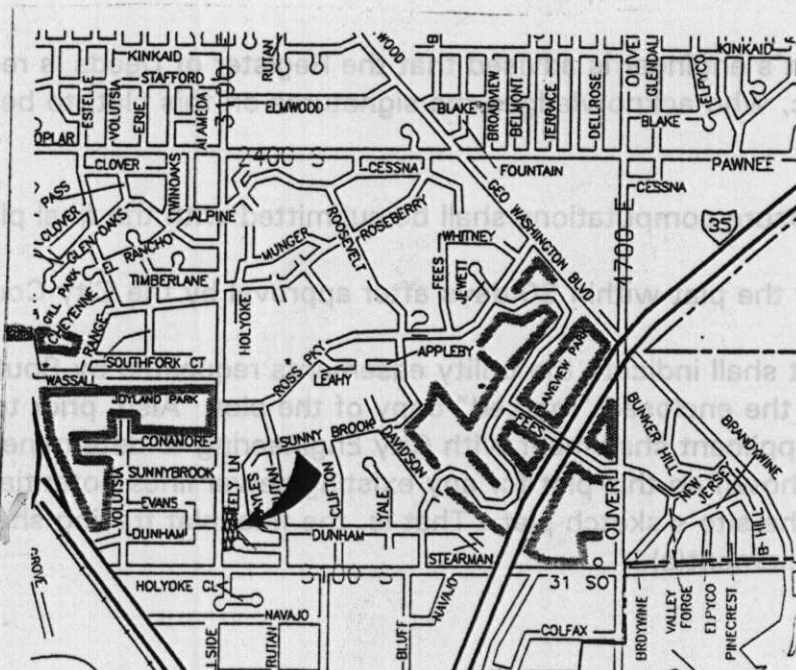
Total: 2

MINIMUM LOT AREA: 32,291.1 sq. ft.

CURRENT ZONING: "RB" and "LC"

PROPOSED ZONING: "LC" (Z-3108)

VICINITY MAP:



STAFF COMMENTS:

- A. On the final plat tracing complete access control shall be dedicated to E. Neely Ct. from Lot 2. Both the face of the plat and the plat's text shall indicate such a dedication.
- B. The final plat shall indicate the platting of the 35-foot building setback from Hillside 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.
- C. Also in regard to the platting binder, it is noted that the binder is somewhat dated and does not indicate that 1994 taxes were paid. The applicant shall provide proof that all such taxes have been paid.

Also, the binder notes mortgages are being held by 1st National Bank of Haysville and Michelin Tire Corporation but no such parties are shown on the final plat. Proof shall either be provided showing the release of such mortgages or these parties shall be made signatories on the final plat tracing.

A revised or updated platting binder may be submitted as a means to satisfy property tax and/or mortgage concerns.

- D. On the final plat tracing, the tie point at the southwest corner of Lot 2 shall be properly indicated. This point is not the S.W. corner of a Lot 44 of the Quiktrip 4th Addition.
- E. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. 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.
- 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.
- I. The final plat shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat. Also, prior to submitting the final plat tracing the applicant shall meet with City Engineering to determine if any additional easements need to be shown on this plat for any existing sewer lines potentially not being shown or detailed on the site's sketch plat. That is, the final plat tracing shall provide, if needed, additional easement(s).