

HOMER MORGAN 4TH ADDITION

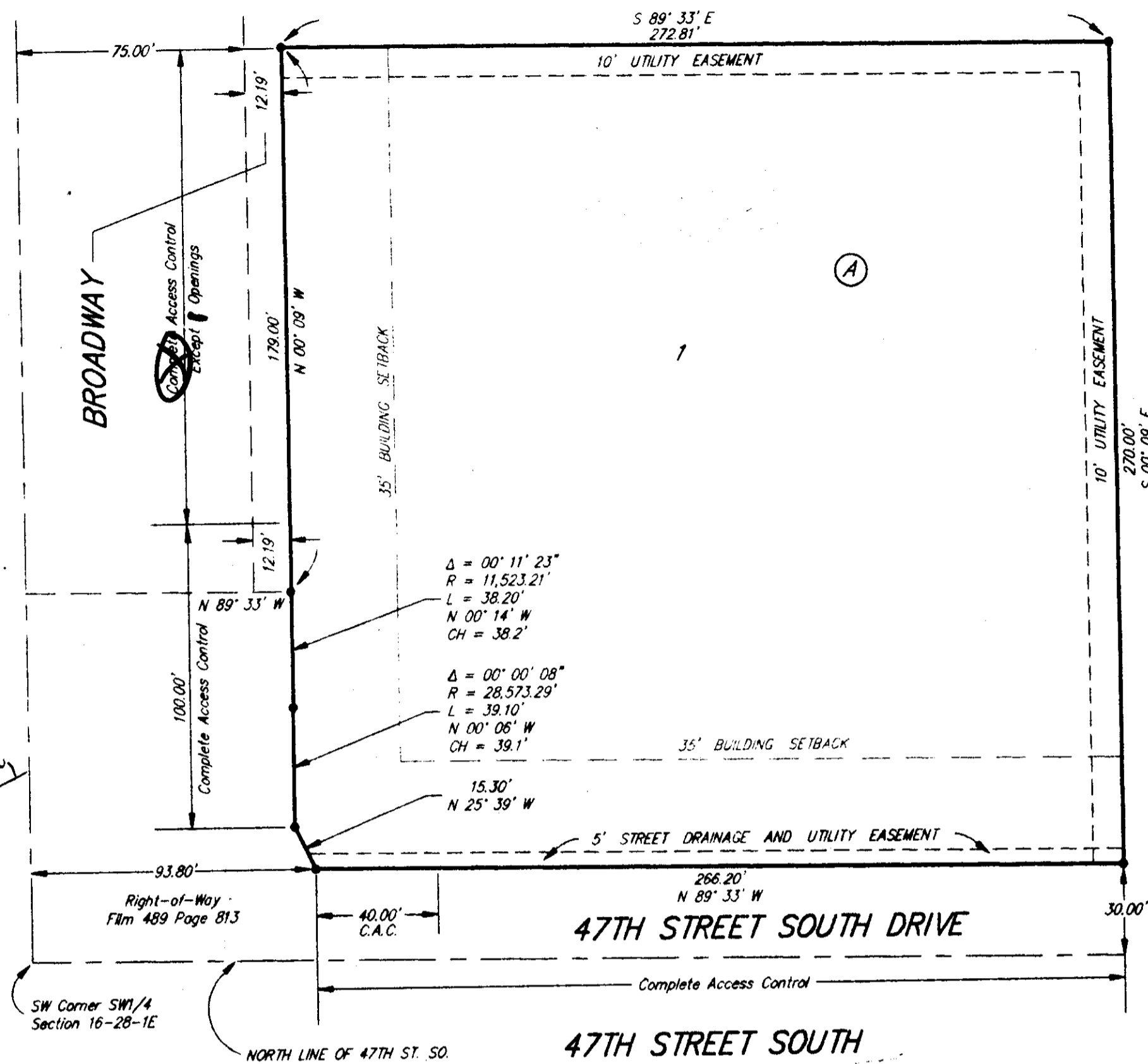
Wichita, Sedgwick County, Kansas

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/23/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-27-93

OFFICE COPY
DO NOT REMOVE

- Drop Complete for Ave. Cr. to Survey
- Plat Bound-



State of Kansas) ss
Sedgwick County)

We, Baughman Company, P.A., surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "Homer Morgan 4th Addition," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 3, Block 2, Morse Addition, Wichita, Kansas, together with the south 121 feet of the west 360 feet of the SW1/4 of Sec. 16, Twp. 28-S; R-1-E of the 6th P.M., Sedgwick County, Kansas, except that part deeded for street purposes as recorded on Film 489, Page 813. Easements being vacated by virtue of KSA-12-512(b).

Baughman Company, P.A.

Date _____

Gregory F. Severns
R.L.S. # 876
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot and a street to be known as "Homer Morgan 4th Addition," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street drainage and utility easement is hereby granted as indicated for the construction and maintenance of all public utilities and for street and drainage purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to and from Broadway over and across the west line of Lot 1, and to or from 47th St. So. Drive over and across the west 40 feet of the south line of Lot 1, are hereby granted to the City of Wichita, provided however, that Lot 1 shall have access to Broadway at 2 points over all except the south 100 feet thereof, and all opening locations shall be determined by the City Engineer.

C.N. Investments, Inc.

Herbert H. Rea
President

State of Kansas) ss
Sedgwick County)

The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by Herbert H. Rea, President of C.N. Investments, Inc., on behalf of the corporation.

Notary Public

My App't Exp. _____

This plat of "Homer Morgan 4th Addition," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission. Dated this _____ day of _____, 1994.

James D. Miner
Chairman

Marvin S. Krout
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1994.

Elma Broadfoot
Mayor

Pat Burnett
City Clerk

Entered on transfer record this _____ day of _____, 1994.

Susan E. Crackett-Spoan
County Clerk

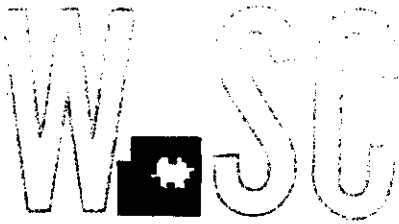
State of Kansas) ss
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1994, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler
Register of Deeds

Ed Resa
Deputy

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 3, 1994

Mr. Phil Meyer
Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 93-75 - HOMER MORGAN 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on December 30, 1993, 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 December 27, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: C. N. Investments, 202 S. Cedar, Valley Center, Ks 67147
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall submit a copy of the right-of-way agreement recorded on Film 489 Page 813 to the Planning Department prior to this plat being scheduled for City Council review.**
- B. The applicant shall also submit an updated platting binder for this site and scheduling of this plat for City Council review shall be subject to any relevant conditions noted in the binder being satisfied.**
- C. As requested by City Engineering, the final plat tracing shall indicate access controls to Broadway except for one (1) opening rather than two (2) openings.**
- D. Since access control is being allowed to Broadway and a portion of this site, the word "Complete" should be eliminated on the face of the plat where two (2) openings are being allowed.**
- 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.**
- 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.**

METROPOLITAN AREA PLANNING COMMISSION

December 30, 1993

STAFF REPORT
(Revised Final Plat Approved 12/23/93)

CASE NUMBER: S/D 93-75 HOMER MORGAN 4TH ADDITION

OWNER/APPLICANT: C. N. Investments, 202 S. Cedar, Valley Center, KS 67147

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of 47th Street South and Broadway

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1.7 Acres

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:

Handwritten note: 1.7 acres

