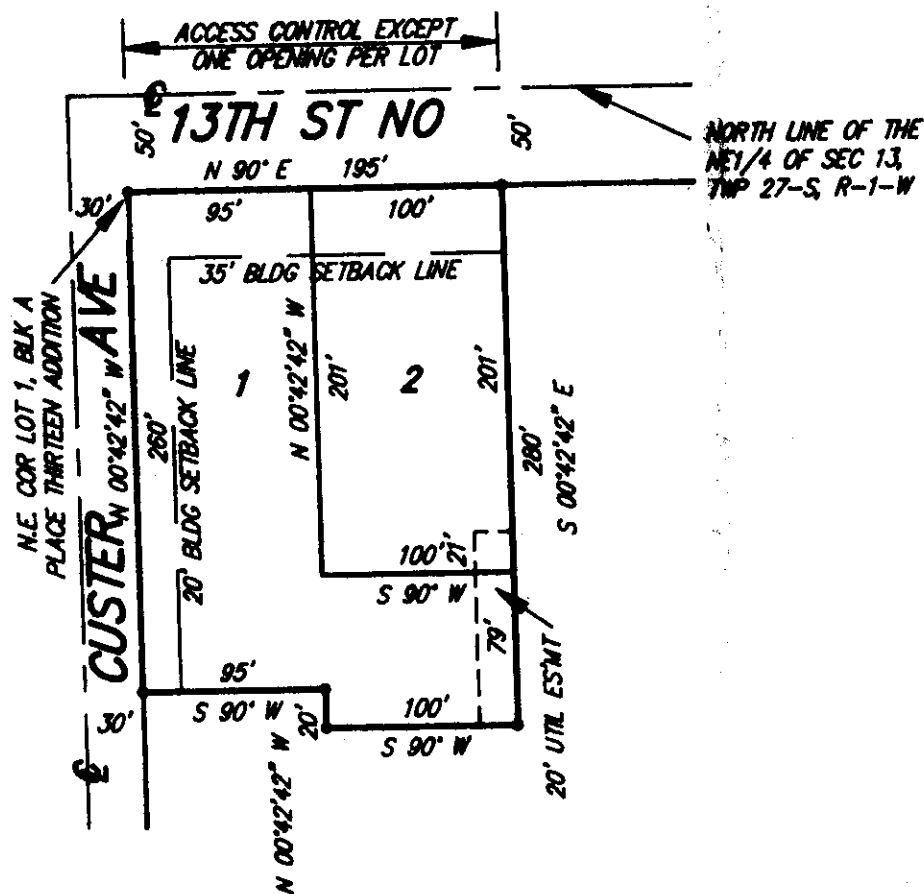


PLACE THIRTEEN 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "PLACE THIRTEEN 2ND 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 _____ 1992.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Christopher J. Goebel
Acting Chairman

Marvin S. Krout
Secretary

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
the north 190 feet of the west 100 feet of the east 200 feet of Lot
1, Block A, Place Thirteen Addition, an Addition to Wichita, Sedgwick
County, Kansas and the north 260 feet of the west 95 feet of Lot 1,
Block A, Place Thirteen Addition, an Addition to Wichita, Sedgwick
County, Kansas and the north 90 feet of the south 200 feet of the
east 100 feet of the west 195 feet of Lot 1, Block A, Place Thirteen
Addition, an Addition to Wichita, Kansas.

Access controls being vacated by virtue of K.S.A. 12-512(b)

We, the undersigned, holders of a mortgage
on a portion of the above described property do hereby consent to
this plat of "PLACE THIRTEEN 2ND ADDITION", Wichita, Sedgwick
County, Kansas.

Kansas State Bank and Trust Company

Kansas Claims, Inc.

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1992.

Bob Knight
Mayor

Pat Burnett
Deputy City Clerk

Date

Mark A. Savoy
Surveyor

Baughman Company, P.A.

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots to be known as "PLACE THIRTEEN
2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility ease-
ment is hereby granted as indicated for the construction and maint-
enance of all public utilities. All abutters rights of access to or from
13th St. No. over and across the north line of Lots 1 and 2 are
hereby granted to the the City of Wichita, provided however that Lots
1 and 2 shall have access to 13th St. No. at one location each as
shall be determined by the City Engineer of the City of Wichita,
Kansas.

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992 by _____
_____, _____ of Kansas State Bank and Trust
Company, on behalf of the corporation.

Notary Public
My App't. Exp. _____

Entered on transfer record this _____ day
of _____ 1992.

Don Wright
County Clerk

Delmar Joe Cowan

Linda J. Cowan

Darrel Gene Thorp

Joanna May Thorp

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992 by _____
_____, _____ of Kansas Claims, Inc. on behalf of
the corporation.

Notary Public
My App't. Exp. _____

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in this office of the Register of Deeds, this _____ day
of _____ 1992, at _____ o'clock _____ M; and is duly re-
corded.

Pat Kettler
Register of Deeds

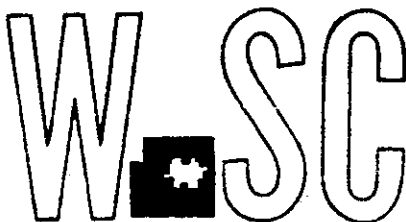
Ed Resa
Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1992, by Delmar Joe
Cowan and Linda J. Cowan, husband and wife and Darrel Gene Thorp
and Joanna May Thorp, husband and wife.

Notary Public

My App't. Exp. _____

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

March 27, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-13 Place Thirteen 2nd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on March 26, 1992, 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 20, 1992.

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,

Theresa Carrington, AICP
Chief Planner

TC:sm

cc: Joe Cowan, 2969 W. 13th St. N., Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY

S/D 92-12 - PLACE THIRTEEN 2ND ADDITION

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K. Recording of the plat within 30 days after approval by the City Council.

March 26, 1992

STAFF REPORT
(Final Plat Approved 3/19/92)

CASE NUMBER: S/D 92-13 - PLACE THIRTEEN 2ND ADDITION

OWNER/APPLICANT: Joe Cowan, 2969 W. 13th St. N., Wichita,
Kansas 67203

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

LOCATION: South of 13th St. N. and West of Meridian

SITE SIZE: 1.2 Acres

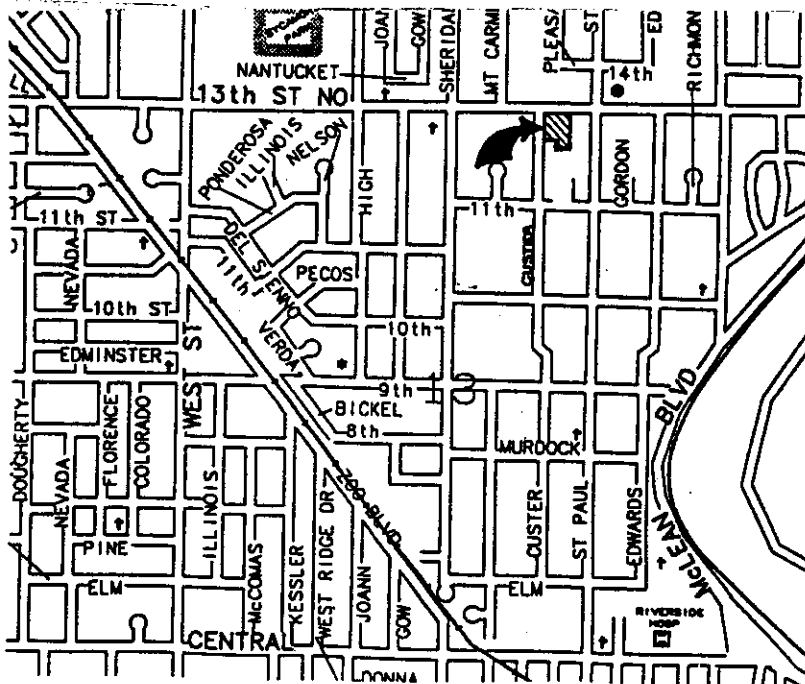
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 20,098 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. As requested by Traffic Engineering, the applicant shall submit, by separate instrument, the contingent dedication of complete access control over the west 30 feet of the north line of Lot 1. This dedication shall indicate that it will take effect upon the removal of the present building on this site.
- C. As requested by City Engineering, the applicant shall submit a revised drainage plan. The applicant is advised that on site drainage improvements will be required at the time of site development.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of the 35 and 20-foot building setbacks from 13th St. N. and Custer through the existing buildings which encroach into the setback areas. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling those portions of the buildings within the setback areas. The buildings cannot, however, be enlarged within the setbacks and, if the buildings are removed, any new building construction must observe the platted building setbacks.
- F. As indicated in the platting binder for this site there are outstanding taxes due. Proof that all outstanding taxes have been paid must be submitted prior to this plat being released for recording.
- G. The platting binder indicates a mortgage being held on this site by Central Bank & Trust. This mortgage holder shall either be made a signer of the plat or proof submitted that the mortgage has been released.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).