

July 10, 1987

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

Re: S/D 87-34 - Final Plat of Donna's 3rd Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 1987, 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 July 2, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

\$900.00 in
escrow to
pay for prior yrs.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: Ford M. Duke, 1602 Westlynn, Wichita, Ks. 67212
Mike Lindebak, City Engineer

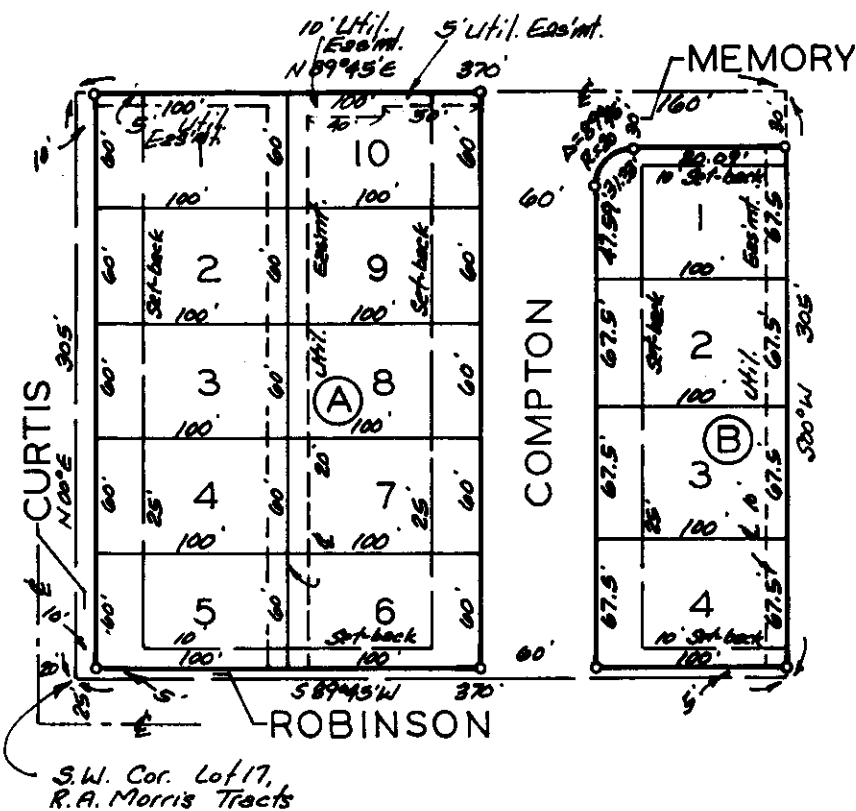
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OFFICE COPY

DO NOT REMOVE

FINAL PLAT,
DONNA'S 3RD. ADDITION

WICHITA, KANSAS.



This plat of "DONNA'S 3RD ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore Chairman

Marvin B. Knaut Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 198__.

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat "DONNA'S 3RD ADDITION", Wichita, Kansas.

Wichita State Bank

_____, Title

State of Kansas } ss. The foregoing instrument was acknowledged before me this _____ day of _____ 198__ by _____ of Wichita State Bank, on behalf of the bank.

Notary Public
My App. Exp. _____

Entered on transfer record this _____ day of _____ 198__.

County Clerk

State of Kansas } ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 198__, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Rosa Deputy

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/2/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/2/87

State of Kansas } ss. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DONNA'S 3RD. 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 the west 370 feet of Lot 17, R.A. Morris Tracts, Sedgwick County, Kansas.

Being situated in the NW1/4 of Sec. 14, Twp. 27-S,
R-1-W of the 6th. P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____

William L. Korber Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots blocks and streets to be known as "DONNA'S 3RD. ADDITION", Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

Ford M. Duke

Donna S. Duke

State of Kansas } ss. The foregoing instrument acknowledged before me, this _____ day of _____ 198__ by Ford M. Duke and Donna S. Duke, his wife.

Notary Public
My App't. Exp. _____

- I. On the final plat, the County Clerk's signature block shall be corrected to reference, Don Wright as County Clerk.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 82-34 Name: DONNA'S 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: North of Robinson in an area east of Curtis
Owner: Ford M. Duke
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.6 acres
 2. Number of Lots:
 - Residential: 14
 - Office:
 - Commercial:
 - Industrial:
 - Total: 14
 3. Minimum Lot Area: 6,000 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

NOTE: This plat was approved in final form by the Subdivision Committee on May 26, 1983. Given the number of years that has elapsed since the approval date, the plat is being brought back for reconsideration. Listed below are the previously established conditions of plat approval.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of Compton/Memory within the perimeter of this plat and shall attempt to obtain a valid paving petition for Curtis Street adjacent to the west line of the plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- G. At the time of preliminary plat approval (6/24/82), the Subdivision Committee recommended a waiver of Article 7-201(m) of the Subdivision Regulations which requires a minimum street offset of 150-feet at an intersection.
- H. As agreed in May of 1983, if the applicant cannot obtain a valid street paving petition for adjacent Curtis Street, and thereby provide for drainage of this street, the applicant shall submit a covenant prohibiting construction on lots 1 thru 5, Block A until a valid guarantee for the street pavement has been obtained.