

November 12, 1987

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: Final Plat S/D 87-106 - ANDREW BOYD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 12, 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 November 5, 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 plattor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

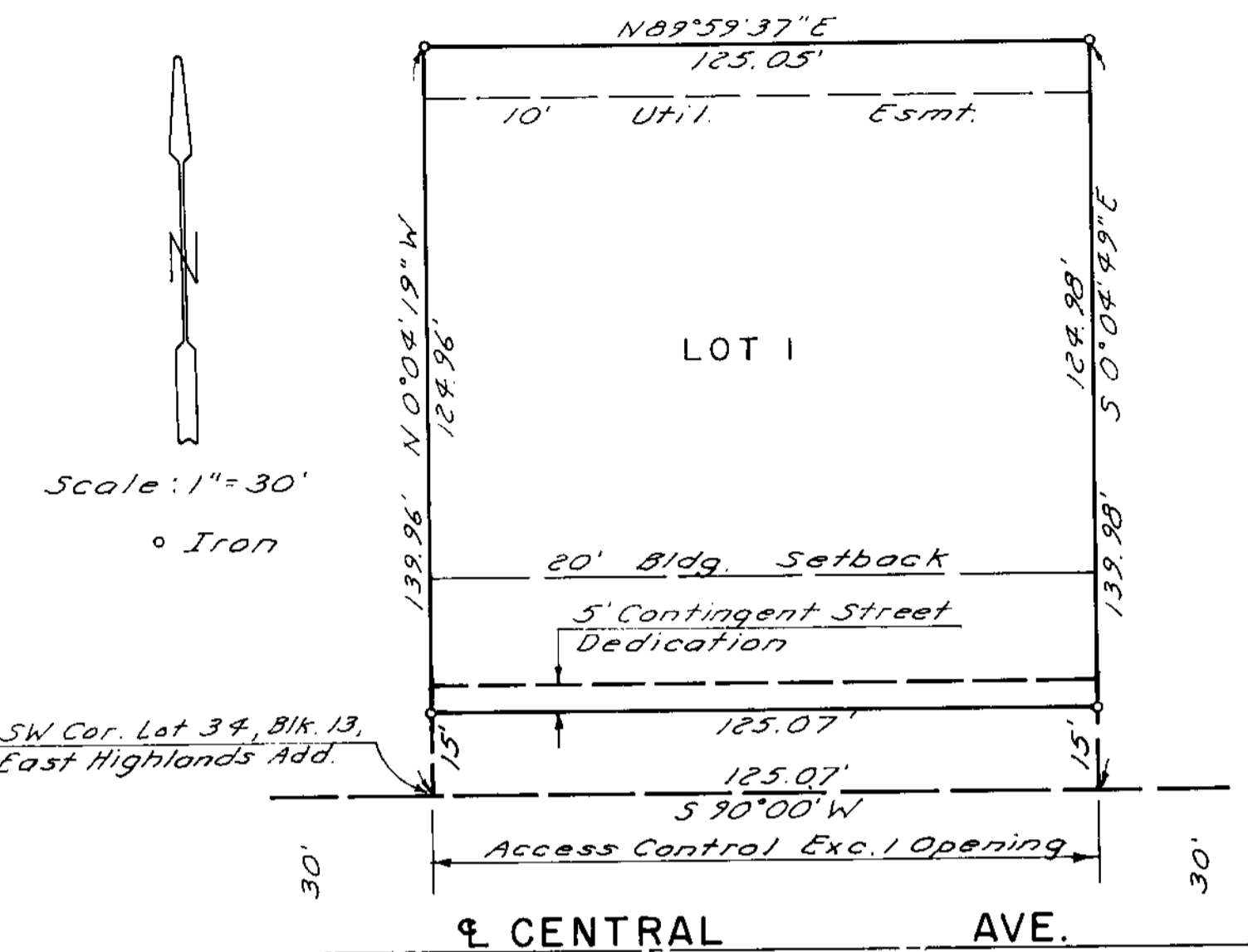
DL:dlk

cc: Michael J. Boyd, 128 South Dellrose, Wichita, KS. 67208
Michael Lindebak, City Engineer

FILE COPY

ANDREW BOYD ADDITION

WICHITA, KANSAS



This plat of "ANDREW BOYD ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1987.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore 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 _____, 1987.

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this _____ day of _____, 1987.

Dan Wright County Clerk

State of Kansas } S.S. This is to certify that Sedgwick County } this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 1987, at _____ o'clock, _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Reza Deputy

We, Mid Kansas Federal Savings and Loan Assn. of Wichita, holder of a mortgage on the above described property, do hereby consent to this plat of "ANDREW BOYD ADDITION".

Mid Kansas Federal Savings and Loan Assn. of Wichita

State of Kansas } S.S. The foregoing instrument Sedgwick County } was acknowledged before me this _____ day of _____, 1987, by Michael J. Boyd and Linda Glascock Boyd, his wife.

Notary Public
My Commission Expires _____

Notary Public
My Commission Expires _____

State of Kansas } S.S. We, Boughman Company, P.A., Sedgwick County } surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "ANDREW BOYD ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a replat of Lots 34, 35, 36, 37 and 38, Block 13, East Highlands Addition, Sedgwick County, Kansas, situated in the SW 1/4 of Section 13, T27S, R1E.

Date _____ Boughman Company, P.A.

John E. Lundblade 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 street to be known as "ANDREW BOYD ADDITION", Wichita, Kansas. The easement is hereby granted as indicated for the construction and maintenance of public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to Central Ave. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access at one location, said location to be determined by the City Engineer. The contingent street dedication becomes effective only at such time as the existing buildings are removed or destroyed, and this contingent dedication shall not be construed to require such removal or destruction.

Michael J. Boyd

Linda Glascock Boyd

State of Kansas } S.S. The foregoing instrument Sedgwick County } was acknowledged before me this _____ day of _____, 1987, by Michael J. Boyd and Linda Glascock Boyd, his wife.

Notary Public
My Commission Expires _____

ANDREW BOYD ADDITION

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- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).**
- J. Recording of the plat within 30 days after approval by the City Council.**
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?**

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

NOVEMBER 5, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-106 - ANDREW BOYD ADDITION

OWNER/APPLICANT: Michael J. Boyd

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Central, between Battin and Old Manor.

SITE SIZE: 0.4 Acre

NUMBER OF LOTS:

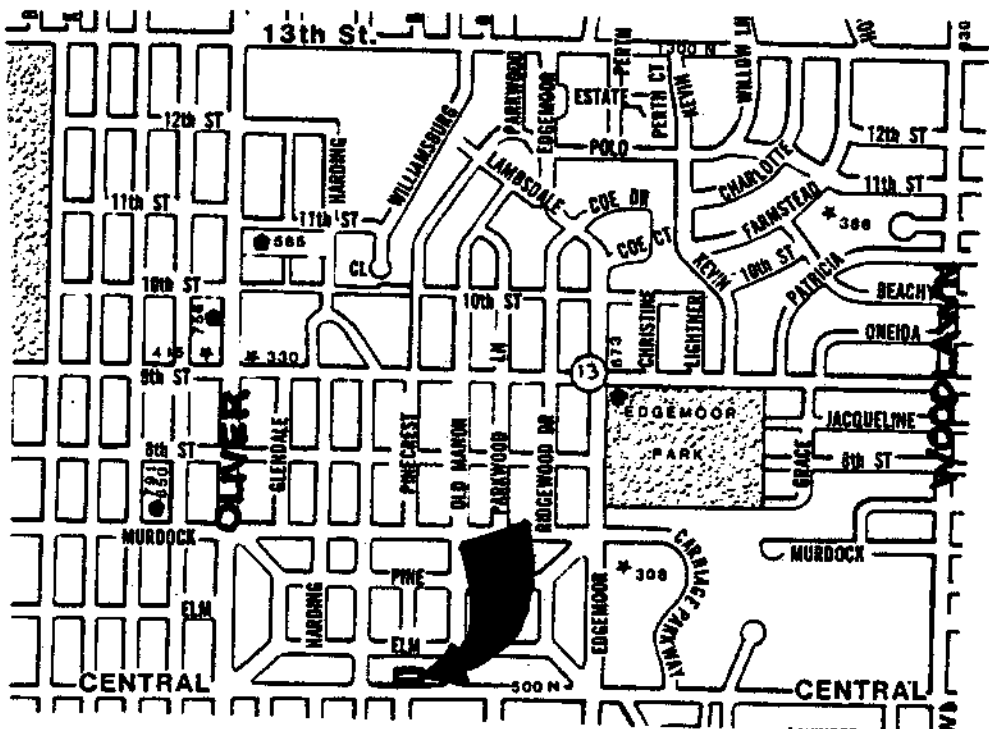
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 15,000 Sq. Ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "BB" (Z-2838)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2838) requesting "B" (multiple-family) to "BB" (office) zoning has been approved subject to replatting in one year (plat being recorded by April 28, 1988).
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat tracing shall indicate a 25-foot building setback from the south property line of the plat. This setback will pass through the existing buildings 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.
 - D. On the final plat tracing, the wording in the plattor's text regarding the contingent dedications shall be amended to read as follows:

"The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of those portions of the existing buildings which exist within and adjacent to the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of a portion of the existing buildings."
 - E. Prior to scheduling this case before the City Council, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
 - F. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
 - G. 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.
 - 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.