

August 6, 1987

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

Re: Final Plat S/D 85-50 - BADER 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 6, 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 31, 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

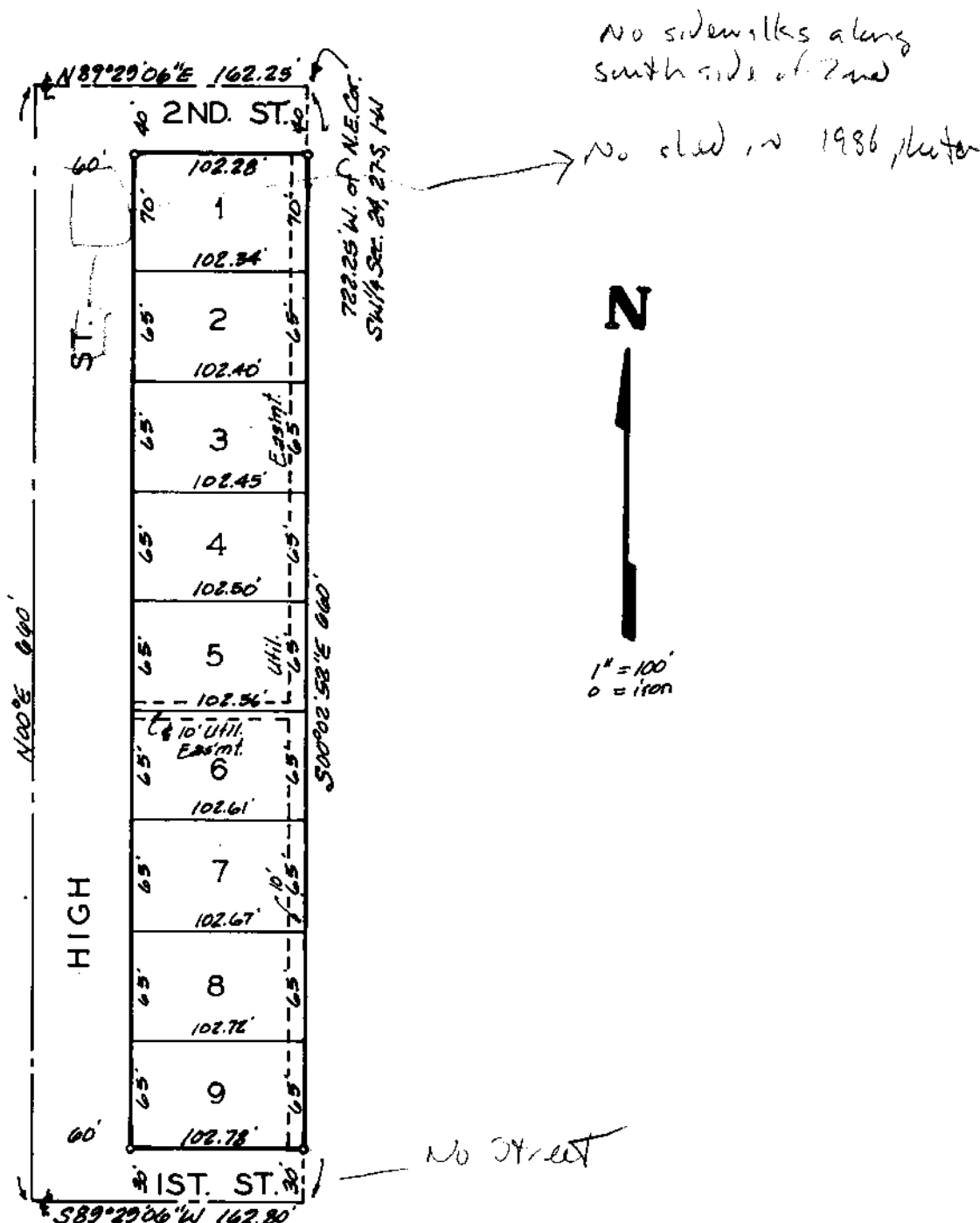
cc: Gerald K. Bader, 151 N. Cow, Wichita, KS 67203

DO NOT REMOVE

FINAL PLAT

B A D E R 3 R D. A D D I T I O N

WICHITA, KANSAS.



This plat of "BADER 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 S. Kroul Secretary

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

City Council

Robert G. Knight Mayor
Dale E. Rea Deputy City Clerk

____ day of _____ 198__ Entered on transfer record, this

Don Wright County Clerk

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7-30-87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7-31-87

State of Kansas }
Sedgwick County } S.S. We, Baughman Company, P.A.,
Surveyors in aforesaid County and State do hereby
certify that we have surveyed and platted "BADER
3RD. ADDITION", Wichita, Kansas and that the accomp-
anying plat is a true and correct exhibit of the prop-
erty surveyed, described as the W $\frac{1}{2}$ of a tract descri-
bed as beginning 660 feet W. of the N.E. Corner of the
SW $\frac{1}{4}$ of Sec. 24 Twp. 27-S, R-1-W of the 6th. P.M., Sedg-
wick County, Kansas; thence west 324.7 feet (324.5 feet
measured); thence south 660 feet; thence east 325.5
feet (325.6 feet measured); thence north 660 feet to be-
ginning.

Baughman Company, P. A.

Date _____

Gregory F. Stevens Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots and Streets to be known as "BADER 3RD. ADDITION", Wichita, Kansas. The utility easements are hereby granted for the construction and maintenance of all public utilities. The Streets are hereby dedicated to and for the use of the public.

Gerald K. Bader

Fay M. Bader

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 198_, by Gerald K. Bader and Fay M. Bader, his wife.

My App't. Exp. _____ Notary Public

I, the undersigned, holder of a mortgage on the above described property do hereby consent to this plat of "BADER 3RD. ADDITION", Wichita, Kansas.

Freida E. Baker

State of Kansas }
Sedgewick County } S.S. The foregoing instrument acknowledged before me, this day of
198 , by Freida E. Baker, a single person.

My App't. Exp. _____ Notary Public

State of Kansas }
Sedgewick County } S.S. 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

S/D No.: 85-50 Name: BADER 3RD ADDITION

Preliminary Approved: 6/20/85
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: At the southeast corner of Second and High Streets.
Owner: Gerald K. Bader, 151 N. Gow, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.46 Acres
 2. Number of Lots:
 - Residential: 9
 - Office:
 - Commercial:
 - Industrial:
 - Total: 9
 3. Minimum Lot Area: 6,654± Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: Consideration of a final plat for this addition was indefinitely deferred by the Subdivision Committee on November 21, 1985. This final differs from the 1985 final, in that nine lots are now being platted instead of the ten lots.

- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- B. The applicant shall guarantee the paving of High Street from 1st Street to 2nd Street, including the raising of manholes.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer. As was discussed at the time of preliminary plat approval, if the applicant wishes to explore the possibility of keeping structures within street right-of-way, it will be necessary to contact the City Legal staff regarding what provisions must be made in order to protect the City from future liability.
- E. Since 2nd Street at this location is classified as a collector street, the applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 2nd Street at the time of Lot 1's development.
- F. As required at the time of preliminary plat approval, a 20-foot building setback shall be platted from High Street. The final plat tracing shall also indicate a 15-foot sideyard setback from 2nd Street and 1st Street on Lots 1 and 9, respectively.
- G. The applicant shall obtain, by separate instrument, the off-site street dedication needed for the High/First Street Intersection.
- H. The final plat tracing shall amend the governing body's signature block to indicate approval by the City Council and not the Board of City Commissioners.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements need to be guaranteed and does the drainage plan require the applicant to guarantee the paving of 1st Street from High to Joann?