

**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 85-28 Name: COPELAND INDUSTRIAL PARK

**Preliminary Approved: 4/11/85
Scheduled S/D Meeting: 5/9/85**

DESCRIPTION

General Location: On the east side of Hydraulic in an area north of 29th Street North.

Owner: Acme Brick Company, et al, P. O. Box 425 Ft. Worth, Texas 76101

Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat: 13.0 Acres**
 - 2. Number of Lots:**
 - Residential:**
 - Office:**
 - Commercial:**
 - Industrial: 1**
 - Total: 1**
 - 3. Minimum Lot Area: 566,384 Sq. Ft.**
 - 4. Existing Zoning: "E"**
 - 5. Proposed Zoning: "E"**
-

STAFF COMMENTS:

- 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 applicant is advised that storm sewer construction is required by the drainage plan and these improvements will need to be constructed in conjunction with lot development.**
- D. Closure computations shall be submitted with the final plat tracing.**
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.**
- F. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this plat.**

May 16, 1985

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

Re: S/D 85-28 - Final Plat of Copeland Industrial Park.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1985, 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 May 10, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Acme Brick Company, P.O. Box 425, Ft. Worth, TX 76101
Justin Industrial, Inc., P.O. Box 425, Ft. Worth, TX 76101
Jeffry Bodley, P.O. Box 425, Ft. Worth, TX 76101
Harold Copeland, 1770 North Broadway, Wichita, KS 67214
Mike Lindebak, City Engineer

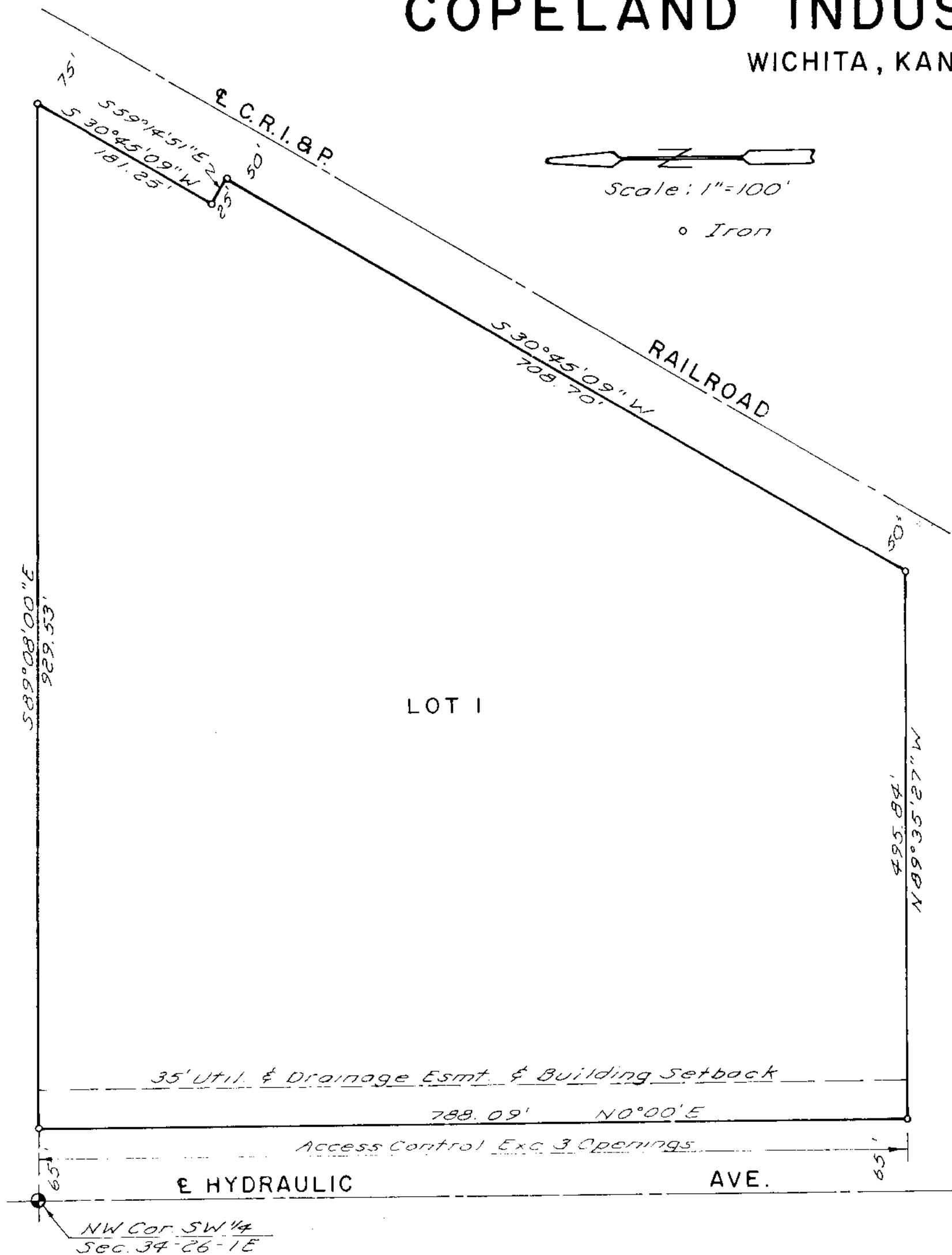
COPELAND INDUSTRIAL PARK

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY

DO NOT REMOVE



This plat of "COPELAND INDUSTRIAL PARK", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1985

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson _____ Chairman

Robert A. Lakin _____ Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1985

Robert C. Brown _____ Mayor

Donald C. Blsick _____ City Clerk

Entered on transfer record this _____ day of _____, 1985

Don 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 _____, 1985, at _____ o'clock, _____ M.,
and is duly recorded

Pat Ketter _____ Register of Deeds

Bo Resa _____ Deputy

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/9/85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/10/85

State of Texas } S.S. The foregoing instrument
Tarrant County } was acknowledged before me this _____ day
of _____, 1985, by Edward L. Stout, Jr., Pre-
sident of Acme Brick Company, on behalf
of the company.

Notary Public
My Commission Expires _____

State of Kansas } S.S. The foregoing instrument
Sedgwick County } was acknowledged before me this _____ day
of _____, 1985, by Harold D. Copeland and
Dorothy Copeland, his wife, Contract Pur-
chasers.

Notary Public
My Commission Expires _____

State of Kansas } S.S. We, Baughman Company, P.A.,
Sedgwick County } surveyors in aforesaid county and state, do hereby
certify that we have surveyed and platted "COPE-
LAND INDUSTRIAL PARK", Wichita, Kansas, and that
the accompanying plat is a true and correct exhibit
of the property surveyed, described as all that
part of the SW 1/4 of Section 34, T26S, R1E of the 6th
PM, Sedgwick County, Kansas, except the south 115 acres
thereof, lying west of the Chicago, Rock Island
and Pacific Railroad right of way, except the
west 65 feet taken for street.

Date _____ Baughman 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 to be known as "COPELAND INDUSTRIAL
PARK", Wichita, Kansas. The easement is hereby
granted as indicated for the construction and
maintenance of public utilities and for drainage
purposes. All abutters rights of access to Hyd-
raulic Ave. are hereby granted to the City of
Wichita, Kansas, except, however, that Lot 1 shall
have access to Hydraulic at three locations,
said locations to be determined by the City
Engineer.

Acme Brick Company

Edward L. Stout, Jr. _____ President

Contract Purchasers

Harold D. Copeland _____ Dorothy Copeland _____