

# OFFICE COPY

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September 17, 1987

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

Re: Final Plat S/D 87-84 - THURLOW ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 17, 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 September 11, 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 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: John Thurlow, 6410 E. 12th Street, Wichita, KS 67206

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 9/10/87 SUBJECT **THURLOW ADDITION**  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 9/11/87

WICHITA, KANSAS

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**FINAL PLAT**

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors  
Sedgwick County } in aforesaid county and state do hereby certify that we  
have surveyed and platted "THURLOW 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 Lot 9, Dennison Addition to  
Wichita, Sedgwick County, Kansas. Being situated in the NE 1/4  
of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County,  
Kansas.

Date

Baughman Company, P.A.

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 "THURLOW ADDITION", Wichita, Kansas. The  
utility easement is hereby granted as indicated for the  
construction and maintenance of all public utilities. All  
abutters' rights of access to or from Woodlawn Blvd.  
over and across the east line of Lot 1 are hereby granted  
to the City of Wichita, provided however that Lot 1 shall  
have access to Woodlawn Blvd. at one point as shall be  
determined by the City Engineer of Wichita, Kansas.

John Frederick Thurlow

Patricia A. Thurlow

State of Kansas } S.S. The foregoing instrument acknowledged  
Sedgwick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_ by  
John Frederick Thurlow and Patricia A. Thurlow his wife.

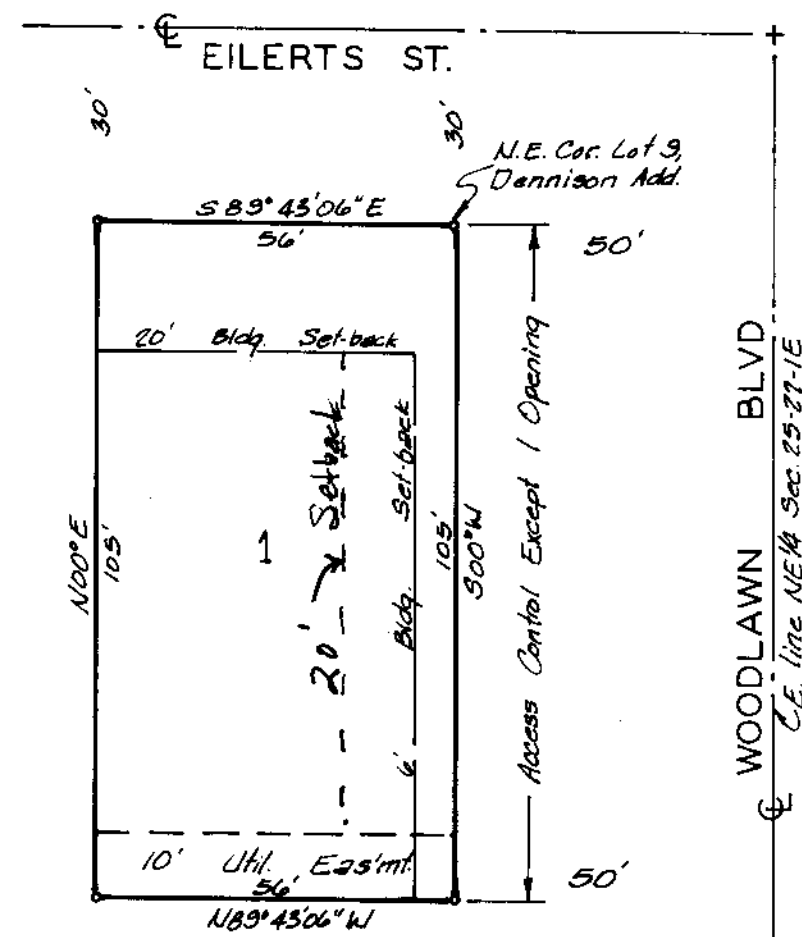
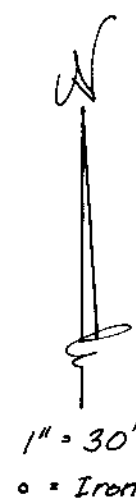
My Appt. Exp. \_\_\_\_\_ Notary Public

We, the undersigned, holders of a  
mortgage on the above described property do hereby  
consent to the plat of "THURLOW ADDITION", Wichita,  
Kansas.

Mercury Mortgage Co., Inc.

State of Oklahoma } S.S. The foregoing instrument acknowledged  
Tulsa County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_ by  
\_\_\_\_\_, of Mercury Mortgage  
Co., Inc. on behalf of the corporation.

My Appt. Exp. \_\_\_\_\_ Notary Public



This plat of "THURLOW 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. Krout Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of  
Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_

Robert G. Knight Mayor

Date E. Rea Deputy City Clerk

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has  
Sedgwick County } 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 Resa Deputy

## SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the plat, subject to the following conditions:

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Eilerts Street at the time of site development. (Office Zoning)
- B. As required by approval of the zoning case (Z-2844), a 20-foot building setback, not a 6-foot setback, shall be indicated from Woodlawn. The 20-foot setback requirement was specifically stipulated by both the Planning Commission and the City Council. 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.
- C. 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.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

SEPTEMBER 17, 1987

## STAFF REPORT

|                           |                                           |
|---------------------------|-------------------------------------------|
| <u>CASE NUMBER:</u>       | S/D 87-84 - THURLOW ADDITION              |
| <u>OWNER/APPLICANT:</u>   | John Frederick Thurlow                    |
| <u>SURVEYOR/ENGINEER:</u> | Baughman Company, P.A.                    |
| <u>LOCATION:</u>          | Southwest corner of Woodlawn and Eilerts. |
| <u>SITE SIZE:</u>         | 0.13 Acre                                 |
| <u>NUMBER OF LOTS:</u>    |                                           |
| Residential:              |                                           |
| Office:                   | 1                                         |
| Commercial:               |                                           |
| Industrial:               |                                           |
| Total:                    | 1                                         |
| <u>MINIMUM LOT AREA:</u>  | 5,879.93 Sq. Ft.                          |
| <u>CURRENT ZONING:</u>    | "A"                                       |
| <u>PROPOSED ZONING:</u>   | "BB" (Z-2844)                             |

## VICINITY MAP:

