

April 16, 1987

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

Re: Final Plat S/D 87-27 - TOPEKA-PINE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 9, 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.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

cc: W. Robert Hetrick, 6600 Aberdeen, Wichita, KS 67206

FINAL PLAT

TOPEKA-PINE ADDITION

WICHITA, KANSAS

ENGINEERS COPY

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/9/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/9/87

This plat of "TOPEKA-PINE ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 16th day of April 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 Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 1987.

leave blank

Tony Casado Mayor
Dale E. Resa Deputy City Clerk

Entered on transfer record this _____ day of _____ 1987.

Don Wright County Clerk

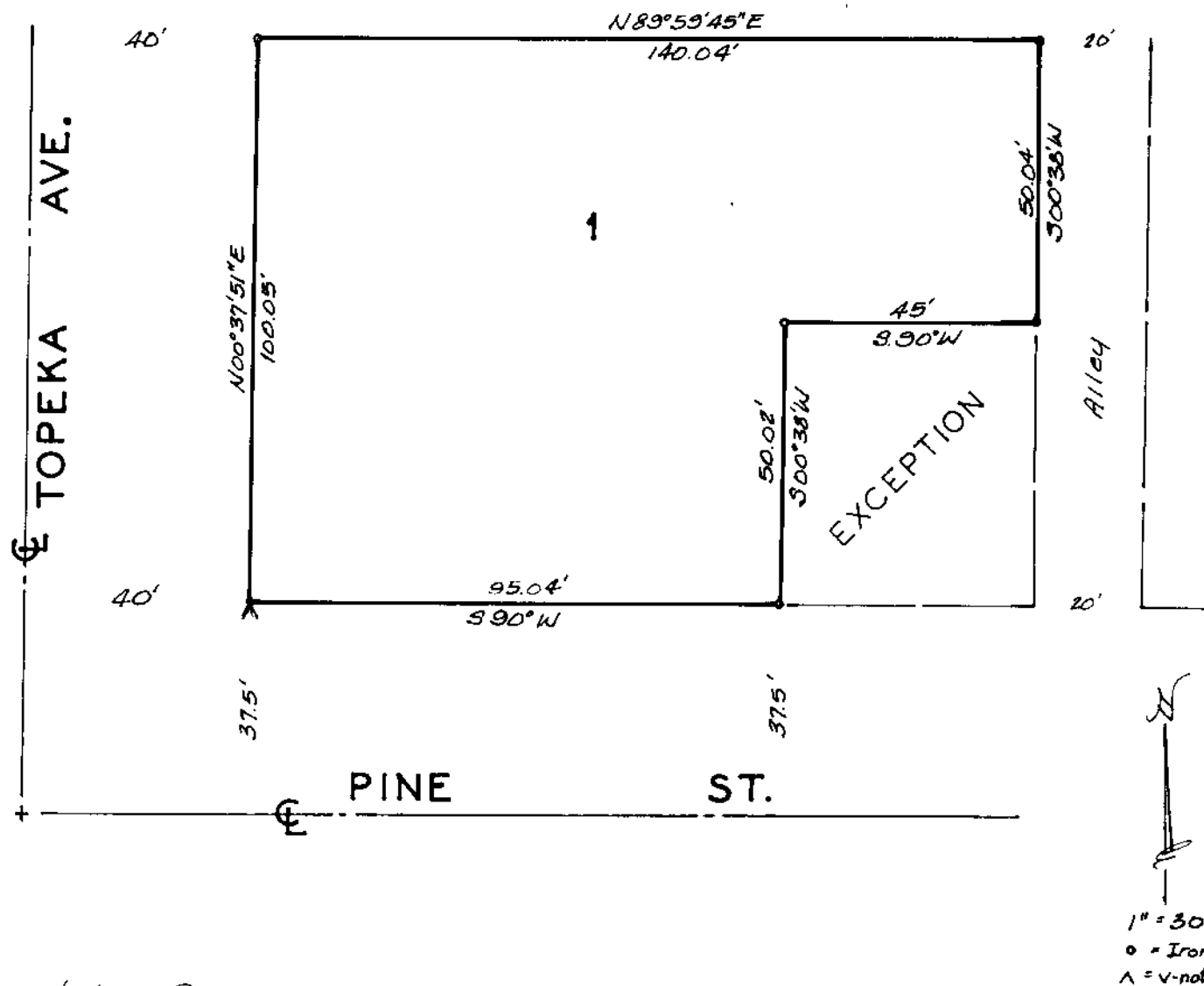
State of Kansas } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 1987 at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 1987, by W. Robert Hetrick and Jo Ann B. Hetrick, his wife.

My Appt. Exp. _____ Notary Public



State of Kansas } S.S. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOPEKA-PINE 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 south 10 feet of Lot 47, all of Lot 45, and Lot 43, except the east 45 feet of the south 20 feet, and all of Lot 41, except the east 45 feet thereof, in J. P. Hilton's Addition to the City of Wichita, Kansas. Being situated in the SW 1/4 Sec. 16, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date

Baughman Company, P.A.

Mark A. Savoy 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 "TOPEKA-PINE ADDITION," Wichita, Kansas.

W. Robert Hetrick

Jo Ann B. Hetrick

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-27 Name: TOPEKA-PINE ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Northeast corner of Topeka Avenue and Pine Street.
Owner: W. Robert Hetrick, 6600 Aberdeen, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 13,319 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "BB" (Z-2833)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2833) requesting "B" (multi-family) to "BB" (office) zoning has been approved subject to replatting.

- 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 the platting of a 20-foot building setback from Topeka Avenue.
- D. The final plat shall indicate the platting of the 15-foot building setback from Pine Street through the existing building 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.
- E. The final plat tracing shall indicate the platting of access control except for one opening to Topeka across the west line of this lot.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- 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.
- 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 Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this replat?

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