

December 11, 1986

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

Re: Final Plat S/D 86-107 - MONTEREY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 1986, 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 December 5, 1986.

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 platfor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

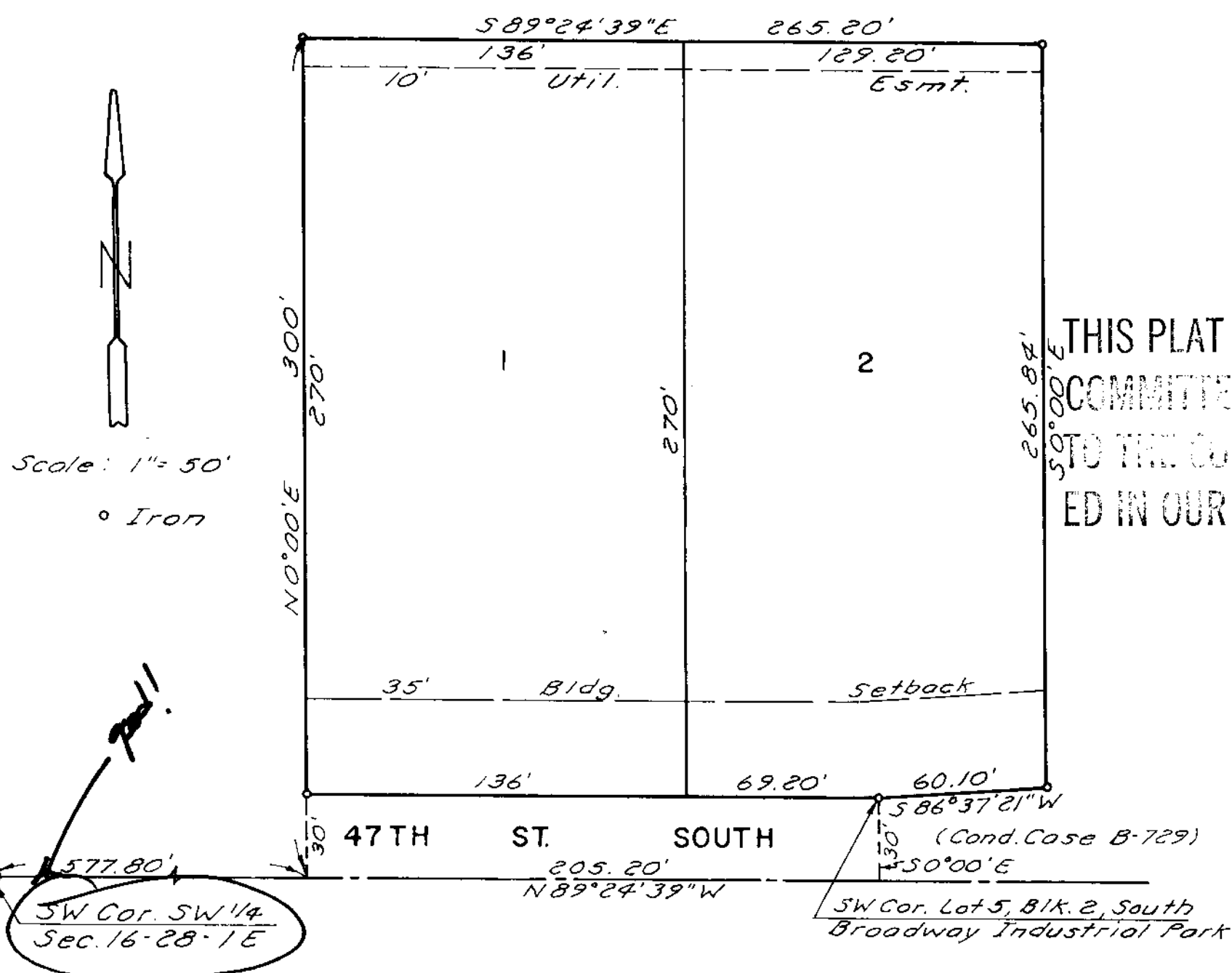
Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Lindy Andeel, et al, 358 N. Rock Road, Wichita, KS 67206

OFFICE COPY
DO NOT REMOVE
MONTEREY ADDITION
WICHITA, KANSAS
FINAL PLAT



This plat of "MONTEREY ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/4/86 TO THE CONDITIONS OF CITY RECORD RECORDED IN OUR LETTER DATED 12/5/86

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1986.

Tony Casado Mayor

Donald C. Blisick City Clerk

Entered on transfer record this _____ day of _____, 1986.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this Sedgwick County } plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 1986, at _____ o'clock, _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

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 "MONTEREY ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at a point on the south line of the SW 1/4 of Section 16, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, said point being 577.80 feet east of the SW corner thereof; thence northerly, parallel with the west line of said SW 1/4, 300 feet; thence easterly, parallel with the south line of said SW 1/4, 205.20 feet; thence southerly, parallel with the west line of said SW 1/4, 300 feet to the south line of said SW 1/4; thence westerly, along said south line, 205.20 feet to the point of beginning, and including the west 60 feet of Lot 5, Block 2, South Broadway Industrial Park, Wichita, Kansas. The 10' utility easement along the west line of Lot 5 is being vacated by virtue of K.S.A. 12-512(b) good!

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 lots and a street to be known as "MONTEREY 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.

State of Kansas } S.S. The foregoing instrument was Sedgwick County } acknowledged before me this _____ day of _____, 1986, by H. Stan Chilton and Joyce E. Chilton, his wife, Lindy Andeel, a single man, Dale Steven, a single man, and Craig A. Steven and Linda A. Steven, his wife.

Notary Public
My Commission Expires _____

H. Stan Chilton

Joyce E. Chilton

Lindy Andeel

Dale Steven

Craig A. Steven

Linda A. Steven

Final Plat
SUBDIVISION REPORT

SUBVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-107 Name: MONTEREY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of 47th Street South between Broadway and Emporia.

Owner: Lindy Andeel, et al, 358 N. Rock Road, Wichita, KS 67206

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.8
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 34,750
 4. Existing Zoning: "AA" and "E"
 5. Proposed Zoning: "E" (Z-2825)
-

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2825) requesting "AA" (single-family) and "E" (light industrial) to "E" (light industrial). This associated zone case will be considered by the Planning Commission on December 22, 1986.

- 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 correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required?
- H. The representatives from City and Traffic Engineering should be prepared to comment on what type of improvements need to be made to the curb line on the 47th Street South Frontage Road. The sketch plat indicates a 136-foot wide approach to this street.

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