

February 6, 1986

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

Re: S/D 86-9 - Final Plat of Robert Rhodes Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 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 January 31, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Robert & Geraldine Rhodes, 4327 W. 13th Street, Wichita, KS
Mike Lindebak, City Engineer

DO NOT REMOVE
OFFICE COPY

FILED

ROBERT RHODES ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1-30-86 SUBJECT
TO THE CITY ENGINEER'S OUTLIN-
ED IN OUR LETTER DATED 1-31-86

WICHITA, KANSAS

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 "ROBERT RHODES 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 north line of the NE 1/4 of Sec. 14, Twp.
21-S, R-1W of the 6th P.M., Sedgwick County, Kansas, said point being the
intersection with the easterly line of the Missouri Pacific Railroad right-
of-way; thence east along the north line of said NE 1/4 to a point 962.38
feet west of the NE corner of said NE 1/4; thence due south to the inter-
section with the easterly line of said railroad right-of-way; thence
northwesterly along said railroad right-of-way to the place of begin-
ning. The 16 foot sewer easement previously granted at Misc. Book 514,
Page 309 is being vacated by virtue of K.S.A. 12-512 (b).

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 and
street to be known as "ROBERT RHODES ADDITION"
Wichita, Kansas. The utility easement is hereby granted
as indicated for the construction and maintenance of all
public utilities. The street is hereby dedicated to and
for the use of the public. All abutters rights of access
to or from 13th Street No., over and across the north line
of lot 1, are hereby granted to the City of Wichita, provided
however that lot 1 shall have access to 13th Street No. at
2 points over all except the west 40 feet thereof as shall
be approved by the City Engineer of Wichita, Kansas.

Robert Kenneth Rhodes

Geraldine O. Rhodes

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____ 198____ by
Robert Kenneth Rhodes and Geraldine O. Rhodes, his wife.

Notary Public

My Appt. Expires _____

We, the undersigned holders of a mort-
gage on the above described property do hereby consent to
this plat of "ROBERT RHODES ADDITION," Wichita, Kansas.

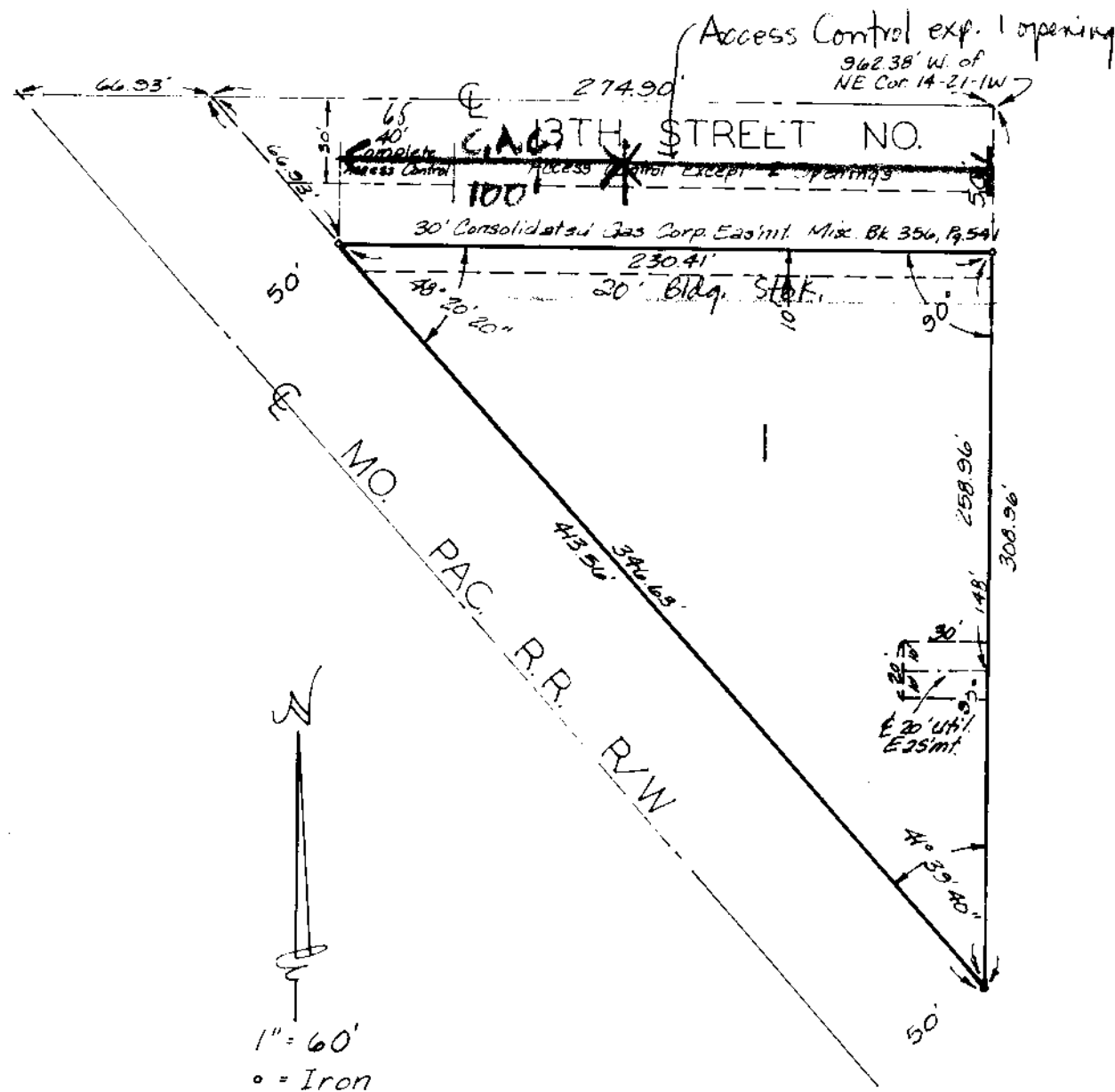
First Federal Savings and Loan Association of Coffeyville
Kansas

Title

State of Kansas } S.S. The foregoing instrument was acknow-
Sedgwick County } ledged before me this _____ day of _____ 198____ by
First Federal Savings and Loan Association of Coffeyville
Kansas, on behalf of the association.

Notary Public

My App. Exp. _____



This plat of "ROBERT RHODES ADDITION"
Wichita, Kansas, has been submitted 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

William J. Goebel Chairman

Michael E. Lindebak Secretary

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

Robert C. Brown Mayor

Donald C. Glick 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

S/D No.: 86-9 Name: ROBERT RHODES ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: At the south side of 13th Street, in an area east of Zoo Blvd.
Owner: Robert Rhodes & Geraldine Rhodes, 4327 W. 13th St., Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.0 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 29,833.80 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "BB" (Z-2653)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2653), requesting "AA" (one-family dwelling) to "BB" (office district), has been approved subject to platting.

- 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 following access controls:
 1. "Complete access control" to 13th Street North, across the north line of the plat, from a point 150 feet east of the center of the adjacent railroad track. This translates to "complete access control" from the west 65 feet of the lot.
 2. "Access control except for one (1) opening" to 13th Street North across the lot's remaining frontage to 13th Street North.
- D. The final plat tracing shall indicate the platting of a 20-foot front yard building setback from 13th Street North.
- E. The applicant shall submit a copy of the instrument which establishes the Consolidated Gas Corporation's easement on this property.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required with the platting of this property?
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

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