

FINAL PLAT

Dated this _____ Day of _____, 1985

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
WILLIAM J. GOEBEL

_____, Secretary
MICHAEL F. LINDEBAK

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

_____, Mayor

_____, City Clerk
DONALD C. GISICK

Entered on transfer record this _____ day of _____, 1985.

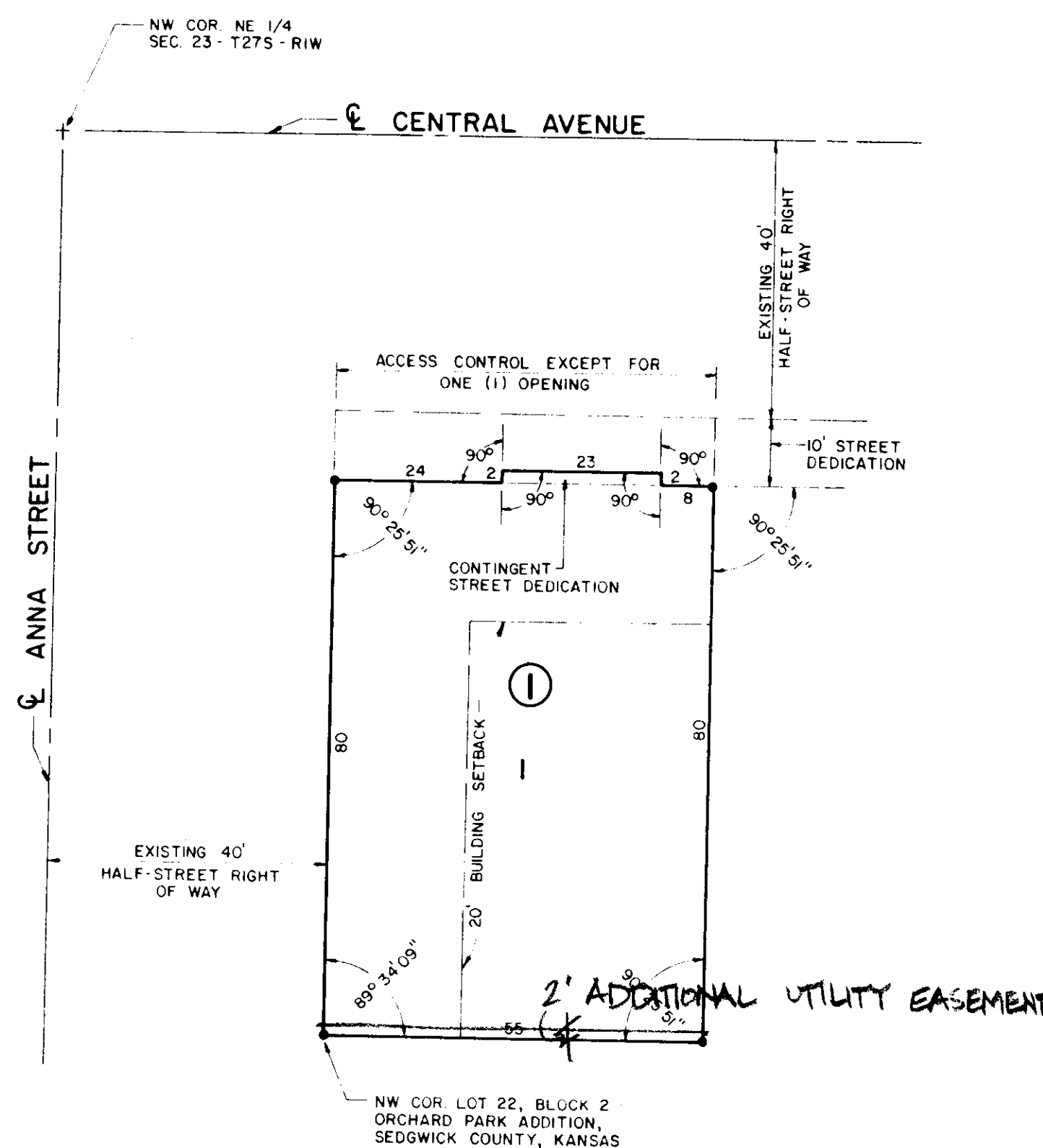
_____, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____ M. on the _____ day of _____, 1985.

PAT KETTLER, Register of Deeds

FD RFSA _____, Deputy



GORDON NORRIS
SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET
WICHITA, KANSAS 67204
(316) 832 0213

LEGAL DESCRIPTION:

A replat of the following described property. The west 55 feet of Lots 23 and 24, Block 2, Orchard Park Addition, Wichita, Sedgewick County, Kansas.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf F. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to be best of my knowledge and information available.

ADOLF F. REISS

LS #77

DATE _____

Know all men by these presents that Kenneth W. Henderson and Jewell Henderson, husband and wife, owners of record, and Gordon R. Norris, Jr., contract purchaser, have caused the tract of land as set forth in the legal description to be surveyed and platted into a lot, a block, and street to be known as Gordon Norris Second Addition, Wichita, Sedgewick County, Kansas. Streets are hereby dedicated to and for the use of the public. The contingent street dedication as shown on the plat is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication. All abutters rights of access to or from Central Avenue over and across the north line of Block One (1) except for one (1) opening ~~in beach, granted to the City of Wichita.~~ *as shall be determined by The City Eng.*

KENNETH W. HENDERSON

GORDON R. NORRIS, JR.

JEWELL HENDERSON

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1985 by Kenneth W. Henderson and Jewell Henderson, Husband and Wife, and Gordon R. Norris, Jr., a single person.

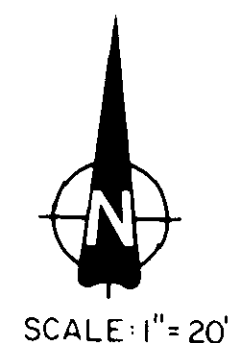
_____, Notary Public

My Appointment Expires _____

LEGEND

- 5/8" REBAR OR 3/4" IRON PIPE

1985



November 14, 1985

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 85-85 - Final Plat of Gordon Norris Second Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 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 November 8, 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 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: Gordon Norris, 4729 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

S/D No.: 85-85 Name: GORDON NORRIS SECOND ADDITION

Preliminary Approved: 10/10/85
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the southeast corner of Central Avenue and Anna Street.
Owner: Gordon Norris, 4729 West Central, Wichita, KS 67212
Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 4,950 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2669) requesting "AA" to "LC" has been approved subject to replatting.

- A. The platlor's text shall be amended to state that the location of the permitted opening to Central Avenue "shall be determined by the City Engineer."
- B. Approval of this final plat is subject to the applicant obtaining a minor street privilege from the Street Services Division of Operations and Maintenance for the landscaping which has been placed within the street right-of-way existing and being dedicated for Central Street. This minor street privilege shall be obtained prior to this plat being submitted for approval by the Board of City Commissioners.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. A requirement of preliminary plat approval was the submitting of a parking layout plan to the Traffic Engineer for review and approval. Two copies of the approved parking layout plan shall be submitted for the plat file. The number of required off-street parking spaces shall be verified by Central Inspection.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after aproval by the board of City Commissioners.
- H. 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 the platting of this property?