

March 6, 1986

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

Re: S/D 86-18 - Final Plat of Downs Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 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 February 28, 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 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: Charles M. Downs, 360 North Crestway, Wichita, KS 67208
Mike Lindebak, City Engineer

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2-27-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2-28-86

DOWN'S ADDITION

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE

State of Kansas }
Sedgwick County } ss. We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DOWN'S 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 Lots 659 and 660 Overlook Addition to Wichita, Kansas. Being situated in the SE 1/4 of Sec. 14, 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 and alley to be known as "DOWN'S ADDITION," Wichita, Kansas. The alley is hereby dedicated to and for the use of the public. All abutters rights of access to or from Central Ave. over and across the south line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Central Ave. at 1 point as shall be determined by the City Engineer of the City of Wichita, Kansas. The contingent street dedication is hereby contingent upon the need for the right-of-way for a street widening project. This contingent dedication shall run with the land and be binding on all future owners of Lot 1.

Charles M. Downs _____ Joan W. Downs _____

State of Kansas }
Sedgwick County } ss. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by Charles M. Downs and Joan W. Downs his wife.

My Appt. Exp. _____ Notary Public

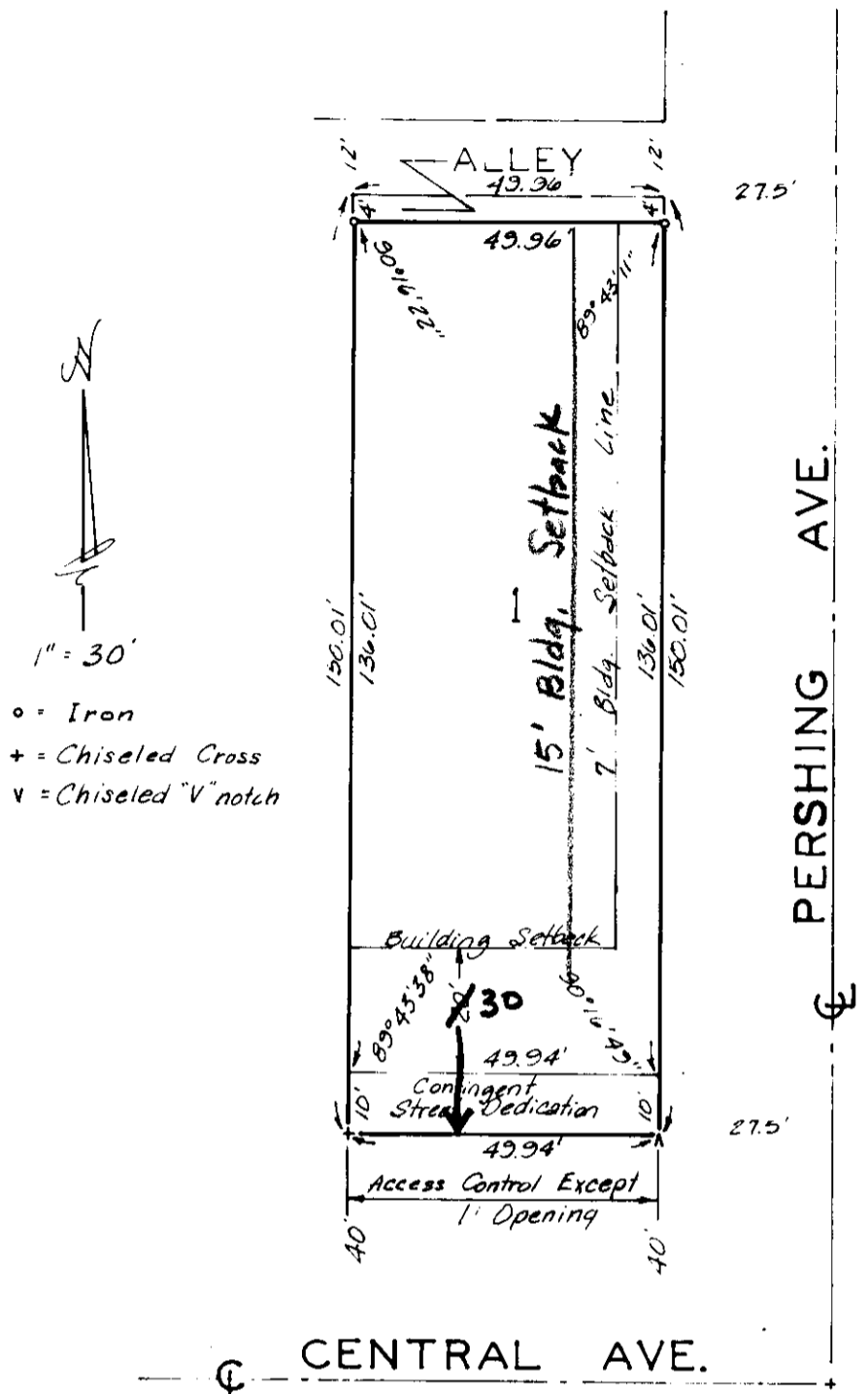
We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "DOWN'S ADDITION," Wichita, Kansas.

Mid-Kansas Federal Savings and Loan Association

State of Kansas }
Sedgwick County } ss. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by _____ of Mid-Kansas Federal Savings and Loan Association on behalf of the corporation.

State of Kansas }
Sedgwick County } ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at _____ o'clock _____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler
_____ Deputy
Ed Resa



This plat of "DOWN'S 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

_____ Chairman
William J. Goebel

_____ Secretary
Michael E. Lindebak

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

_____ Mayor
Robert C. Brown

_____ City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

S/D No.: 86-18 Name: DOWNS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: Northwest corner of Central and Pershing.
Owner: Charles M. Downs, 360 N. Crestway, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.2 Acre
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 7,293.2 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "BB" (Z-2732)
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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2732), requesting "A" (two-family dwelling) to "BB" (office) 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 reference a tie point to a previously platted lot corner or section corner.
 - D. The applicant is advised that Section 28.04.141 of the Zoning Ordinance of the City of Wichita establishes certain off-street parking requirements for office buildings. The applicant is cautioned that the meeting of these requirements may be difficult, given the limited area of this lot.
 - E. Since the additional 10 feet of street right-of-way needed for Central Avenue is not encroached on by an existing building, the final plat tracing shall indicate this right-of-way as an outright street dedication. The platting text and the face of the plat shall be amended to reference this outright street dedication.
 - F. The final plat tracing shall indicate the platting of the 15-foot building setback from the Pershing Avenue right-of-way line 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.
 - 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 any drainage guarantees required with this replat.

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