

November 27, 1985

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-102 - Final Plat of Hybritech Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 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 22, 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 the first half of 1985 and all prior years have been paid.

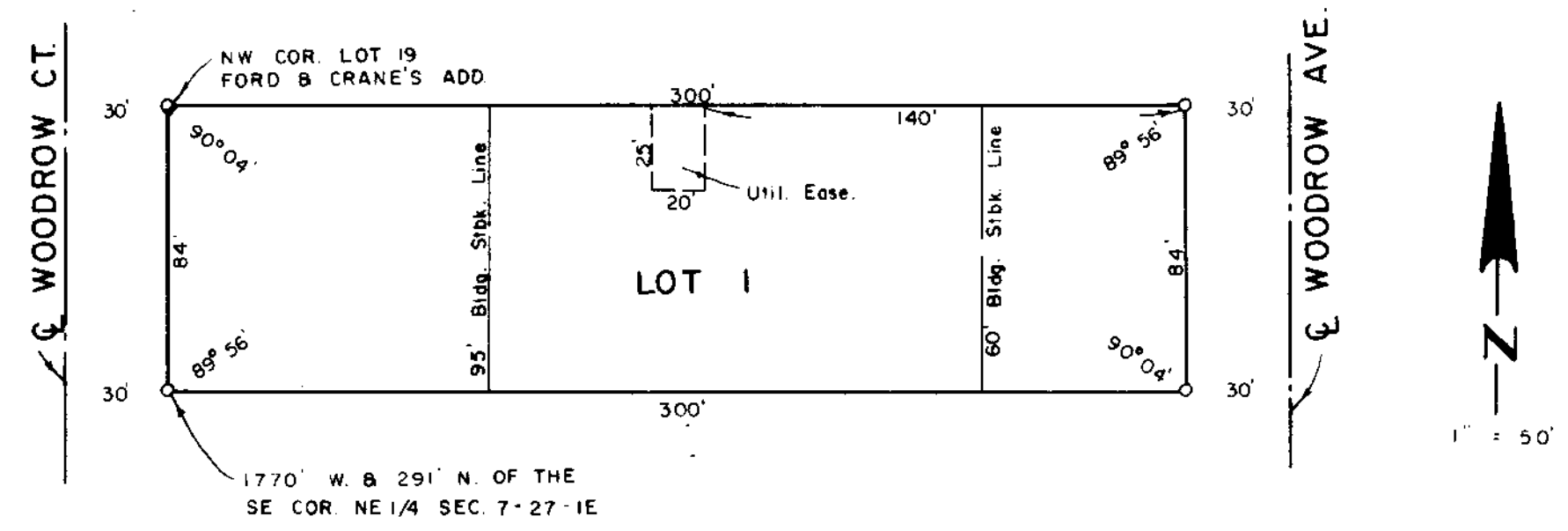
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Oak Knoll, Inc., c/o Randall I. Voth, 902 N. West Street, Wichita,
KS 67202
Mike Lindebak, City Engineer



State of Kansas, County of Sedgwick, SS.

I, Lowell D. High, Land Surveyor in the State and County do hereby certify that I have surveyed and platted "Hybritech Addition", Wichita, Sedgwick County, Kansas and that the accompanying plat is A REPLAT and a true and correct exhibit of said survey described as follows: Lots 19, 21, 23, and the north 9 feet of Lot 25, Woodrow Court, together with Lots 20, 22, 24, and the north 9 feet of Lot 26, Woodrow Avenue, Ford and Crane's Addition to the City of Wichita, Kansas.

Lowell D. High, L.S.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11-21-85 SUBJECT
TO THE CONDITIONS OF THE PLAT OUTLIN-
ED IN OUR LETTER DATED 11-22-85

Know all men by these presents that Oak Knoll, Inc., a Kansas Corporation, by Randall J. Voth, President has caused the land described in the Land Surveyor's certificate to be platted into a lot to be known as "Hybritech Addition", Wichita, Sedgwick County, Kansas.

Oak Knoll, Inc.,
a Kansas Corporation,

Randall J. Voth, President

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

_____, Mayor
_____, City Clerk

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.

_____, Register of Deeds
_____, Deputy

ATTEST: _____, Secretary

State of Kansas, County of Sedgwick, SS.

The foregoing instrument was acknowledged before me this _____ day of _____, 1985 by Randall J. Voth, President, Oak Knoll, Inc., a Kansas Corporation.

_____, Notary Public
My Commission expires: _____

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

Dated this _____ day of _____, 1985

Wichita-Sedgwick County Metropolitan
Area Planning Commission

_____, Chairman
_____, Secretary

S/D No.: 85-102 Name: HYBRITECH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: South of 18th Street North between Woodrow and Woodrow Court.
Owner: Oak Knoll, Inc., c/o Randall I. Voth, 902 North West Street, Wichita,
KS 67202
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.58 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 25,200 Sq. Ft.
 4. Existing Zoning: "A" & "AA"
 5. Proposed Zoning: "B" (Z-2719)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2719) requesting "AA" and "A" to "BB" has been approved subject to replatting.

- A. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall amend the plat's text to reference that, "The easement is hereby granted as indicated for the construction and maintenance of all public utilities."
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat?

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