

Final plat
SUBDIVISION REPORT

UBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-78

Name: Thunderbird 3rd Addition

Preliminary Approved:

Scheduled S/D Meeting: 8-2-84

DESCRIPTION

General Location: N.E. corner of Young and Elm.

Owner: Earl W. Miller

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.24
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 10,553 sq. ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-
-

STAFF COMMENTS:

- A. The final plat tracing shall indicate a 25-foot setback on Young Street and a 15-foot setback on Elm Street.
- B. The representative from City Engineering should be prepared to comment on the availability of existing sewer for the site.
- C. The final plat tracing shall indicate appropriate angles for the north-west and southwest corner of the lot.
- D. The final plat tracing shall reference a tie to a platted lot corner or section corner.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

August 9, 1984

**Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211**

Re: S/D 84-78 - Final plat of Thunderbird Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 1984, 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 August 3, 1984.

In addition to complying with those conditions it is necessary that you meet the following requirements before the 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 taxes due and payable for 1983 (both first and second halves) have been paid.**

If you have any questions, please call.

Sincerely,

**Barbara R. Bonanni
Planning Analyst**

BRB:bh

**cc: Earl W. Mill, 753 Dougherty, 67213
Dave Entriken, 902 N. West Street, 67203**

August 3, 1984

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D-84-78 - Final plat of Thunderbird Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 2, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ The final plat tracing shall indicate a 25-foot setback on Young Street and a 15-foot setback on Elm Street.
- ~~B.~~ The final plat tracing shall indicate appropriate angles for the northwest and southwest corner of the lot.
- ~~C.~~ The final plat tracing shall reference a tie to a platted lot corner or section corner.
- ~~D.~~ Closure computations shall be submitted with the final plat tracing.
- ~~E.~~ Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 9, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

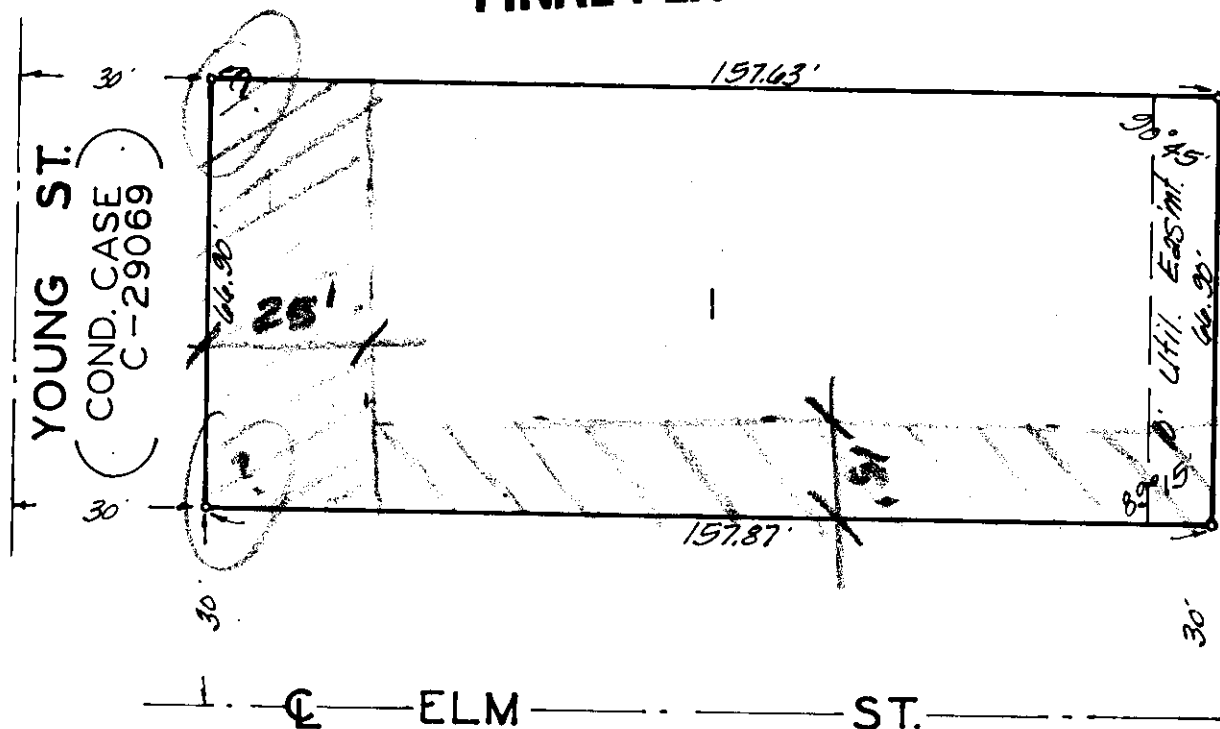
FLN:bh

Official Copy
DO NOT REMOVE

THUNDERBIRD 3RD ADDITION

WICHITA, KANSAS

FINAL PLAT



Refer to Lie point.

This plat of "THUNDERBIRD 3RD 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

Robert K. Chisholm _____ Chairman

Robert A. Lakin _____ 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 G. Knight _____ Mayor

Donald C. Giesek _____ City Clerk

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

Jack Spratt _____ Chairman

Donald E. Gragg _____ Commissioner

Tom Scott _____ Commissioner

Dorothy K. White _____ County Clerk

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

Dorothy K. White _____ County Clerk

THIS PLAT-APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/2/84 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 8/3/84

State of Kansas }
Sedgwick County } s.s. We, Baughman Company, P.A.
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted
"THUNDERBIRD 3RD 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 the south 66.90 feet of
Lot 3, except the east 167 feet thereof and except
the west 30 feet condemned for street at Cond. Case
C-29069, all in Dougherty Place, Sedgwick County,
Kansas. Being situated in the S.E. 1/4 of Sec. 14,
Twp. 27-S, R-1-W 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 de-
scribed in the surveyors certificate to be platted
into a lot to be known as "THUNDERBIRD 3RD ADDI-
TION," Wichita, Kansas. The easement is hereby
granted as indicated for the construction and main-
tenance of all public utilities.

Earl W. Miller

Anna E. Miller

State of Kansas }
Sedgwick County } s.s. The foregoing instrument was
acknowledged before me this _____ day of _____
198__, by Earl W. Miller and Anna E. Miller, his
wife.

My App. Exp. _____ Notary Public

State of Kansas }
Sedgwick County } s.s. 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.

Bette F. McCart _____ Register of Deeds

Pat Kettler _____ Deputy