

**Final Plat
SUBDIVISION REPORT**

**SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION**

S/D No.: 85-14 Name: WESTERN LITHOGRAPH SECOND ADDITION

**Preliminary Approved:
Scheduled S/D Meeting: 2/14/85**

DESCRIPTION

**General Location: Southeast corner of Hydraulic and Industrial Avenue.
Owner: City of Wichita, 455 N. Main, Wichita, KS 67202
Surveyor/Engineer: Moehring & Associates, P.A.**

- 1. Gross Acreage of Plat: 4.06 Acres**
 - 2. Number of Lots:**
 - Residential:**
 - Office:**
 - Commercial:**
 - Industrial: 1**
 - Total: 1**
 - 3. Minimum Lot Area: 4.06 Acres**
 - 4. Existing Zoning: "E"**
 - 5. Proposed Zoning: "E"**
-
-

STAFF COMMENTS:

- A. Closure computations shall be submitted with the final plat tracing.**
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.**
- C. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.**

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

February 22, 1985

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re.: S/D 85-14 - Final Plat of Western Lithograph Second
Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 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 February 14, 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 platfor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Dave Adams, Secretary, Western Lithograph, 200 W. Douglas, 4th
Floor, Wichita, KS 67202
Mike Lindebak, City Engineer

February 14, 1985

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 85-14 - Final Plat of Western Lithograph Second
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Closure computations shall be submitted with the final plat tracing.
- B. 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, February 21, 1985. If you have any questions concerning this matter, please call.

Sincerely,

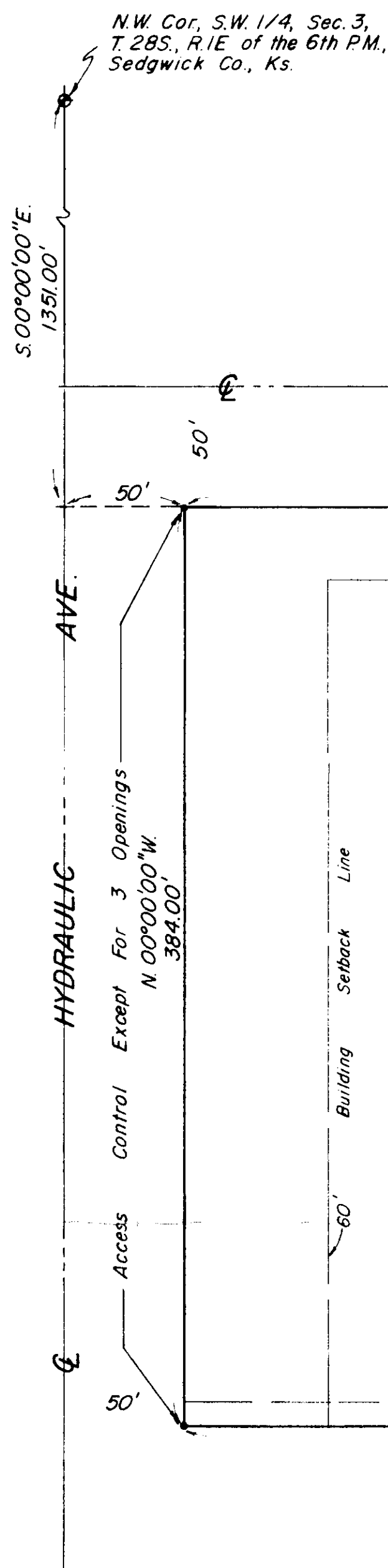
Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Dave Adams, Secretary, Western Lithograph, 200 W. Douglas, 4th Floor,
Wichita, KS 67202

MIKE Lindobak, City Engineer

5641C



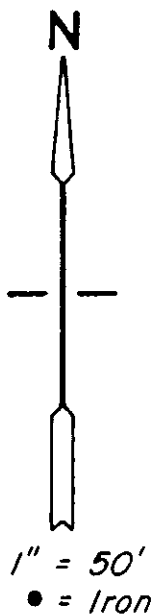
FINAL PLAT

WESTERN LITHOGRAPH SECOND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSIONER ON 2/14/85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/15/85



This plat of "WESTERN LITHOGRAPH SECOND ADDITION" has been submit-
ted to and approved by the Wichita-Sedgwick County Metropolitan
Area Planning Commission.

Dated this _____ day of _____, 1985.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

James C. Wilson _____, Chairman

Robert A. Lakin _____, Secretary

This plat has been approved and all dedications shown hereon,
if any accepted by the City Commission of the City of Wichita,
Kansas, this _____ day of _____, 1985.

Robert G. Knight _____, Mayor

Donald C. Gisick _____, City Clerk

This plat has been approved and all dedications shown hereon, if
any, accepted by the Board of Commissioners of Sedgwick County,
Kansas this _____ day of _____, 1985.

Donald E. Gragg _____, Chairman

Bernard A. Hentzen _____, Commissioner

Tom Scott _____, Commissioner

Attest: _____, County Clerk
Don Wright

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 _____ on the
_____ day of _____, 1985.

Pat Kettler _____, Register of Deeds

Ed Resa _____, Deputy

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

Don Wright _____, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do
hereby certify that I have surveyed and platted, "WESTERN LITHOGRAPH
SECOND ADDITION" to Wichita, Sedgwick County, Kansas, described as
being a replat of Lot 1, Block A, Western Lithograph Addition to
Wichita, Sedgwick County, Kansas, and also a tract described as begin-
ning 1635.0' South and 50.0' East of the Northwest Corner of the
SW 1/4 of Sec. 3, Township 28 South, Range 1 East of the 6th P.M.,
Sedgwick County, Kansas; thence East at right angles 460.0'; thence
South at right angles 100.0'; thence West at right angles 460.0';
thence North at right angles 100.0' to beginning. The Easterly 60.0'
building setback line, as platted in Western Lithograph Addition to
Wichita, is hereby vacated by virtue of K.S.A. 12-512(b).

Don C. Moehring II _____ Civil Engineer

Know all men by these presents that we the undersigned, property
owners of the land as above set forth in the Civil Engineer's
Certificate, have caused the same to be surveyed and platted into
a Lot and a Block, to be known as "WESTERN LITHOGRAPH SECOND ADDI-
TION" to Wichita, Sedgwick County, Kansas. Easements for the con-
struction and maintenance of public utilities, as indicated on the
accompanying plat, are hereby granted. Abutter's rights of
access to and from Hydraulic Avenue, over and across the West line
of Lot 1, Block A, are hereby granted to the City of Wichita, pro-
vided however that Lot 1, Block A shall have access to Hydraulic
Avenue at three locations as determined by the City Engineer.

BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS

Robert G. Knight _____, Mayor

Attest: _____, City Clerk
Donald C. Gisick

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

The foregoing instrument acknowledged before me, this _____
day of _____, 1985, by Robert G. Knight,
Mayor of the City of Wichita, Kansas.

_____, Notary Public

My App't Expires _____