

S/D

PLATS

1960

Box 32

keep

PLAT NO. S/D 63-3 MAP NO. B-4
NAME Abraham Addition

LOCATION N side of 29th Street in an area
E of Hood

OWNER Schafer Abraham
APPLICATION FILED 2-5-63
SKETCH PLAN FILED 2-5-63
PRELIMINARY FILED 2-5-63
S/D ACTION 2-14-63 approve
FINAL FILED 3-4-63
S/D ACTION 3-14-63 approve
MAP ACTION 3-21-63 approve
BCC ACTION 4-2-63 approve
RECORDED 4-18-63

REMARKS

S/D 63-3 - Abraham Addition - Located
N of 29th Street in an area E of
Hood

DATE

S/D COMMITTEE
S/D Comm
M.A.P.C.
B.C.C./B.C.C.

S/D Comm 2-14-63
S/D Comm 3-14-63
S/D Comm 3-27-63
S/D Comm 4-2-63

SUBDIVISION REPORT AND PROGRESS

MAP No. B-4
SEC. No. 32
TWP. No. 26
RANGE 1E

S/D No.: 63-3

NAME: Abraham Addition

GENERAL LOCATION: N of 29th Street in an area E of Hood

OWNER: Schafer Abraham
ADDRESS: 1033 W. 29th St. No. PHONE: TE 86534
SUBDIVIDER: Same
ADDRESS: _____ PHONE: _____
ENGINEER/SURVEYOR: Clyde M. Baughman Co.
ADDRESS: 2522 E. Kellogg PHONE: MT 3743T

APPLICATION RECEIVED 2-5-63
CONF. WITH APPLICANT _____
SKETCH PLAT RECEIVED 2-5-63
POSTED TO ATLAS 2-7-63
PRESENT ZONING RA
PROPOSED ZONING LC
SKETCH PLAT _____
LETTER OF INTENT _____

FINAL PLAT RECEIVED 3-4-63
TRACING RECEIVED 3-4-63
FINAL PLAT REVIEWED 3-4-63
S/D REPORT #2 PREPARED 3-4-63

PREL. PLAT RECEIVED 2-5-63
PREL. PLAT REVIEWED 2-6-63
S/D REPORT #1 PREPARED 2-6-63

S/D COMM. ACTION 3-14-63 approve
S/D REPORT #2 MARKED 2-14-63
DEPT. REPORT ON FINAL 3-14-63
MARKED COPY SENT TO ENG. 3-14-63

S/D COMM. ACTION approve 2-14-63

M.A.P.C. ACTION 3-21-63 approve
S/D REPORT #2 MARKED 3-14-63
DEPT. REPORT ON FINAL 3-22-63

S/D REPORT #1 MARKED 2-15-63
DEPT. REPORT ON PREL. 2-15-63
MARKED COPY SENT TO ENG. 2-15-63

LETTER ON IRONS RECEIVED 3-7-63
TITLE OPINION RECEIVED 3-28-63
TAXES OPINION RECEIVED 3-28-63
TITLE & TAXES REVIEWED 3-28-63
FINAL REVIEW 3-28-63

LETTER TO B.C.C. 3-28-63

B.C.C. ACTION 4-2-63 approve

RECORDED 4-18-63
ANNEXED _____

COMMENTS:

Contingent Dedication -
document approved by BCC 4-2-63
Recorded by County 4-16-63
filed in City Clerk's office dual file 5699



REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

ABRAHAM ADDITION WAS

April 18, 1963

Rufus E. Deering
REGISTER OF DEEDS

Recorded
6-4-63 AB

4-18-63

SUBDIVISION REPORT

PAGE
CITY MANAGER'S REPORT

RECOMMENDATION FROM THE METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS
FOR SUBDIVISION APPROVAL

S/D NUMBER: 63-3 NAME: Abraham Addition
APPLICATION FILED: 2-5-63 SKETCH FILED: 2-5-63
PRELIMINARY PLAT FILED: 2-5-63 APPROVED BY S/D: 2-14-63
FINAL PLAT FILED: 3-4-63 APPROVED BY S/D: 3-14-63
APPROVED BY METROPOLITAN AREA PLANNING COMMISSION: 3-21-63

DESCRIPTION

GENERAL LOCATION: North of 29th Street North in an area east of Hood

OWNER: Schafer Abraham
SURVEYOR OR ENGINEER: Clyde M. Baughman
ADDRESS: 2522 East Kellogg

1. GROSS ACREAGE OF PLAT	2.5	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	50 R/W 117.77 FT.
RESIDENTIAL		(B)	30 R/W 48 FT.
COMMERCIAL	1	(C)	R/W FT.
INDUSTRIAL		(D)	TOTAL 165.77 FT.
OTHER		8. TOTAL AREA OF NEW STREETS:	
TOTAL	1	R/W 7,918.5	sq. FT.
3. AVERAGE LOT FRONTAGE	165.77	9. EXISTING ZONING "AA"	
4. MINIMUM LOT FRONTAGE		10. LOT AREA REQUIRED BY	
5. AVERAGE LOT AREA	101,622	ZONING 6,000	sq. FT.
6. MINIMUM LOT AREA			

PLANNING COMMISSION RECOMMENDATIONS:

It was moved and seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved subject to the following:

1. Concurrence of the City legal counsel to the self-executing dedication for street right-of-way.*
2. Recording within 30 days after approval by the Board of City Commissioners.

*NOTE: Concurred in by City legal counsel on March 25, 1963.

VOTE OF PLANNING COMMISSION: Unanimous

RESPECTFULLY SUBMITTED,

_____, SECRETARY

City Manager's Recommendation: Approve the plat as recommended by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

LASSWELL & MALONE
ATTORNEYS AT LAW
621 WEST CENTRAL
WICHITA, KANSAS
AMHERST 5-4248

GERALD D. LASSWELL
E. L. MALONE
E. J. MALONE
COUNSEL

(3 1/2 BLOCKS WEST
OF THE COURTHOUSE)

March 27, 1963

Board of Commissioners
Wichita, Kansas



TITLE OPINION

Gentlemen:

We have examined the abstract of title to the following described real estate, to-wit:

The East Half (E 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 32, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas,

this being the property contained in the purposed plat of Abraham Addition, and find title as of March 25, 1963, at 7:00 a.m., to be vested in:

Schafer Abraham and Mabel Abraham,
husband and wife, as joint tenants
with the right of survivorship.

The abstract covering this property as of March 25, 1963, reflects that taxes for the first half of the year 1962 and all prior years are paid. The abstract reflects that taxes for the last half of the year 1962 in the approximate sum of \$243.56 are unpaid.

You are advised that there are no mortgages, liens or other encumbrances whatsoever affecting this property.

This title opinion is furnished to you in compliance with Metropolitan Area Planning Commission letter dated March 22, 1963,

to certify that the fee title is vested in the name of the
plattors' of Abraham Addition.

Very truly yours,

Charles D. Lasswell
LASSWELL & MALONE

GDL:jfb

CONTINGENT DEDICATION

WHEREAS, SCHAFER ABRAHAM AND MABEL ABRAHAM, ARE HUSBAND AND WIFE, AND ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

THE EAST TWO AND ONE-HALF (E 2 1/2) ACRES OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE ONE EAST, SEDGWICK COUNTY, KANSAS;

AND,

WHEREAS, THE SAID SCHAFER ABRAHAM AND MABEL ABRAHAM ARE IN THE PROCESS OF HAVING SAID ABOVE DESCRIBED PROPERTY PLATTED, SAID PLATTED PROPERTY TO BE LEGALLY DESCRIBED AS:

ABRAHAM'S ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS;

AND,

WHEREAS, THE SAID SCHAFER ABRAHAM AND MABEL ABRAHAM ARE DESIROUS OF DEDICATING TO THE PUBLIC FOR STREET PURPOSES THE FOLLOWING DESCRIBED PARCEL OF THE ABOVE DESCRIBED PROPERTY, TO-WIT:

THE SOUTH FIFTY (50) FEET OF ABRAHAM'S ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, OTHERWISE DESCRIBED AS THE SOUTH FIFTY (50) FEET OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TWENTY-SIX (26), RANGE ONE EAST, SEDGWICK COUNTY, KANSAS;

AND,

WHEREAS, AT THE TIME OF THE PLATTING OF SAID ABRAHAM'S ADDITION AND THE DEDICATION OF THE ABOVE DESCRIBED FIFTY (50) FOOT DEDICATION TO THE PUBLIC FOR STREET PURPOSES, A BUILDING PRESENTLY EXISTS ON THE ABOVE DESCRIBED PROPERTY AND WHICH BUILDING EXTENDS INTO AND ON A TWENTY (20) FOOT BY FORTY (40) FOOT PARCEL OF THE ABOVE DESCRIBED FIFTY (50) FOOT STREET RIGHT OF WAY DEDICATION; AND,

WHEREAS, IT IS THE INTENTION OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, SCHAFER ABRAHAM AND MABEL ABRAHAM, HUSBAND AND WIFE, TO DEDICATE TO THE PUBLIC THE SAID EXCEPTED TWENTY (20) FOOT BY FORTY-EIGHT (48) FOOT PARCEL ABOVE REFERRED TO BUT THE EFFECTIVE DATE OF THE RIGHT OF USE OF SAID FORTY-EIGHT (48) BY TWENTY (20) FEET SHALL OCCUR ONLY IN THE EVENT OF CERTAIN CONTINGENCIES;

NOW THEREFORE, SCHAFER ABRAHAM AND MABEL ABRAHAM, HUSBAND, AND WIFE, BEING THE LEGAL OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREAFTER TO BE KNOWN AS ABRAHAM'S ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, DO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES THE ENTIRE SOUTH FIFTY (50) FEET OF ABRAHAM'S ADDITION, BUT THE RIGHT OF THE PUBLIC AND OF THE CITY OF WICHITA TO USE, MAINTAIN, PAVE, INSTALL UTILITIES AND MAKE SIMILAR STREET USES SHALL NOT OCCUR SO LONG AS THE PRESENT BUILDING SHALL STAND. IN THE EVENT OF THE SUBSTANTIAL DESTRUCTION OF SAID BUILDING BY FIRE OR OTHER CASUALTY OR IN THE EVENT IT IS SUBSTANTIALLY TORN DOWN, THIS DEDICATION SHALL BE AND BECOME IN FULL FORCE.

IT IS THE INTENT OF THE OWNERS, SCHAFER ABRAHAM AND MABEL ABRAHAM, THAT THIS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THEIR HEIRS, ASSIGNS, AND SUCCESSORS AND UPON ALL SUBSEQUENT OWNERS OF ANY PART OR PARCEL OF ABRAHAM'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THIS INSTRUMENT IS EXECUTED AT WICHITA, KANSAS, THIS 21st DAY OF MARCH, 1963.

Schafer Abraham
SCHAFER ABRAHAM


Mabel Abraham
MABEL ABRAHAM

ACKNOWLEDGMENT

STATE OF KANSAS)
SEDGWICK COUNTY) SS:

BE IT REMEMBERED THAT ON THIS 21st DAY OF MARCH, 1963,
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
CAME SCHAFER ABRAHAM AND MABEL ABRAHAM, PERSONALLY KNOWN TO ME
TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF
WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR
THEMSELVES AND FOR THE PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

April 24 , 1966.

WICHITA-SEDGWICK COUNTY

**METROPOLITAN AREA
PLANNING
COMMISSION**



MARCH 22, 1963

MR. CLYDE M. BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

DEAR MR. BAUGHMAN:

AT ITS REGULAR MEETING ON MARCH 21, 1963, THE METROPOLITAN AREA
PLANNING COMMISSION APPROVED THE FINAL PLAT OF ABRAHAM ADDITION
SUBJECT TO THE FOLLOWING:

1. CONCURRENCE OF THE CITY LEGAL COUNSEL TO THE SELF-EXECUTING DEDICATION FOR STREET RIGHT-OF-WAY.
2. RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

THE FINAL PLAT OF ABRAHAM ADDITION WILL BE FORWARDED TO THE
BOARD OF CITY COMMISSIONERS FOR THEIR CONSIDERATION AS SOON AS THE
FOLLOWING REQUIREMENTS HAVE BEEN MET.

1. COMPLIANCE WITH THE REQUIREMENTS OF THE METROPOLITAN AREA PLANNING COMMISSION.
2. SUBMISSION OF THE FULLY COMPLETED AND SIGNED TRACING OF THE SUBDIVISION TO THE METROPOLITAN AREA PLANNING DEPARTMENT.
3. CERTIFICATION BY AN ATTORNEY THAT FEE TITLE IS VESTED IN THE PLATTOR.
4. CERTIFICATION THAT ALL TAXES DUE AND PAYABLE HAVE BEEN PAID.
5. CERTIFICATION THAT THE IRONS HAVE BEEN SET AS REQUIRED BY THE SUBDIVISION RULES AND REGULATIONS OF THE METROPOLITAN AREA PLANNING COMMISSION.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RR:IMM

CC: SCHAFER ABRAHAM
1033 WEST 29TH STREET NORTH

LASSWELL & MALONE
621 WEST CENTRAL

MARCH 15, 1963

MR. CLYDE M. BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

SUBJECT: S/D 63-3 - ABRAHAM ADDITION,
FINAL PLAT

DEAR MR. BAUGHMAN:

THIS IS TO ADVISE YOU THAT AT ITS REGULAR MEETING ON MARCH 14, 1963, THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE FINAL PLAT OF ABRAHAM ADDITION. THE SUBDIVISION COMMITTEE HAS RECOMMENDED THAT THIS PLAT BE APPROVED SUBJECT TO THE FOLLOWING CONSIDERATIONS:

- 3-21-63
1. CONCURRENCE OF THE CITY LEGAL COUNSEL TO THE SELF-EXECUTING DEDICATION FOR STREET RIGHT-OF-WAY.
 2. RECORDING WITHIN 30 DAYS AFTER APPROVAL BY THE BOARD OF CITY COMMISSIONERS.

THE RECOMMENDATION OF THE SUBDIVISION COMMITTEE WILL NOW BE FORWARDED TO THE METROPOLITAN AREA PLANNING COMMISSION FOR ITS CONSIDERATION ON MARCH 21, 1963.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE DO NOT HESITATE TO CALL ON US.

SINCERELY YOURS,

ROBERT K. LISTER
PLANNER II

RKL:AN

CC: SCHAFER ABRAHAM
1033 WEST 29TH STREET NORTH

LASSWELL & MALONE
621 WEST CENTRAL

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 63-3 NAME ABRAHAM ADDITION
DATE APPLICATION REC'D 2-5-63 PRELIMINARY APPROVAL 2-14-63

DESCRIPTION

GENERAL LOCATION NORTH OF 29TH STREET NORTH IN AN AREA EAST OF HOOD

OWNER SCHAEFER ABRAHAM
SURVEYOR/ENGINEER CLYDE M. BAUGHMAN
ADDRESS 2522 EAST KELLOGG

- | | | | |
|--------------------------|-----------------------|--------------------------------|---------------------------------|
| 1. GROSS ACREAGE OF PLAT | <u>2.5</u> | 7. LINEAL FEET OF NEW STREETS: | |
| 2. NUMBER OF LOTS: | <u>1</u> | (A) | <u>50</u> R/W <u>117.77</u> FT. |
| RESIDENTIAL | | (B) | <u>30</u> R/W <u>48</u> FT. |
| COMMERCIAL | | (C) | |
| INDUSTRIAL | | (D) | TOTAL <u>165.77</u> FT. |
| OTHER | <u>1</u> | 8. TOTAL AREA OF NEW STREET | |
| TOTAL | | R/W | <u>7,918.5</u> SQ.FT. |
| 3. AVERAGE LOT FRONTAGE | <u>165.77</u> FT. | 9. EXISTING ZONING | <u>"LC" & "BH"</u> |
| 4. MINIMUM LOT FRONTAGE | <u>165.77</u> FT. | 10. PROPOSED ZONING | |
| 5. AVERAGE LOT AREA | <u>101,622</u> SQ.FT. | 11. LOT AREA REQUIRED BY | |
| 6. MINIMUM LOT AREA | <u>101,622</u> SQ.FT. | ZONING | <u>N/A</u> SQ.FT. |

STAFF COMMENTS:

SELF-EXECUTING DEDICATION FOR STREET RIGHT-OF-WAY COVERING THAT PART OF 29TH STREET OCCUPIED BY THE EXISTING STRUCTURE HAS NOT YET BEEN RECEIVED BY THE PLANNING DEPARTMENT (REQUIRED BY SUBDIVISION COMMITTEE 2-14-63).

SUBDIVISION COMMITTEE ACTION: approve 3-14-63 (DATE)
THE SUBDIVISION COMMITTEE RECOMMENDS: approval

subject to City attorney's approval of self-executing dedication for street R/W covering that part of 29th St. No. occupied by the existing structure

M. A. P. C. ACTION: approve 3-21-63 (DATE)
THE METROPOLITAN AREA PLANNING COMMISSION:

see above

CLYDE M. BAUGHMAN
FRED J. DOANE
JOHN T. (JACK) REEVES

OFFICE OF
CLYDE M. BAUGHMAN CO.
Civil Engineer & Surveyors
Registered Professional Engineers

2522 EAST KELLOGG
WICHITA 11, KANSAS
DIAL MURRAY 3-7431

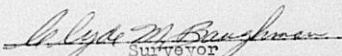


March 6, 1963

Planning Commission
City Building Annex
Wichita, Kansas.

Gentlemen:

This is to inform you that the irons have been set
in Abraham Addition to Wichita, Kansas, according to
the plat on file in your office.


Surveyor



MARCH 4, 1963

M. S. MITCHELL, STREAM MAINTENANCE SUPERINTENDENT
ROBERT A. LAKIN, SENIOR PLANNER

S/D 63-3 - ABRAHAM'S ADDITION

ATTACHED IS A COPY OF THE PRELIMINARY PLAT OF ABRAHAM'S
ADDITION WITH THE TOPOGRAPHY ADDED THERETO. THIS WAS, AS
I REMEMBER IT, REQUESTED BY YOU AT THE SUBDIVISION MEETING
OF FEBRUARY 14, 1963.

ROBERT A. LAKIN
SENIOR PLANNER

RAL:AN
ATTACHMENT

FEBRUARY 15, 1963

MR. CLYDE M. BAUGHMAN
2522 EAST KELLOGG
WICHITA, KANSAS

SUBJECT: S/D 63-3, ABRAHAM ADDITION,
PRELIMINARY PLAT

DEAR MR. BAUGHMAN:

AT ITS REGULAR MEETING ON FEBRUARY 14, 1963, THE SUB-DIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE PRELIMINARY PLAT OF ABRAHAM ADDITION.

THE FINAL PLAT MAY BE PREPARED SUBJECT TO THE FOLLOWING:

1. THE REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS FOR A FINAL PLAT (SEE PAGES 4 AND 5).
2. DIMENSIONING OF DISTANCE FROM TIE POINT TO THE SOUTHWEST CORNER OF THE PLAT. *OK*
3. LABELLING OF "8' EASEMENT" AS "8' UTILITY EASEMENT". *OK*
4. DEDICATION OF THE NORTH 20' OF THE SOUTH 50' FOR STREET RIGHT-OF-WAY EXCEPT THAT PART OCCUPIED BY THE EXISTING BUILDING. *OK*
5. FILING OF A SELF-EXECUTING DEDICATION COVERING THAT PART OF 4 ABOVE WHICH IS OCCUPIED BY THE BUILDING. THIS DEDICATION SHOULD BECOME EFFECTIVE IN THE EVENT THE STRUCTURE IS MOVED, RAISED OR LOST BY FIRE, STORM OR THE LIKE.

MR. CLYDE M. BAUGHMAN
FEBRUARY 15, 1963

6. SUBMITTING, AS A SEPARATE DOCUMENT, TOPOGRAPHY
AT SUFFICIENT INTERVAL AND LOCATION TO DETERMINE *OK*
DRAINAGE REQUIREMENTS FOR THE PLAT.

THE ATTACHED "MARKED" COPY OF THE PRELIMINARY PLAT IS FOR
YOUR INFORMATION AND FILES.

PLEASE DO NOT HESITATE TO CALL ON US IF YOU HAVE ANY
QUESTIONS CONCERNING THIS MATTER.

SINCERELY YOURS,

ROBERT A. LAKIN
SENIOR PLANNER

RAL:RKL:AN
ATTACHMENT

CC: MR. SCHAFER ABRAHAM
1033 WEST 29TH ST. No.

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 63-3 Name ABRAHAM ADDITION
DATE APPLICATION REC'D 2-5-63 S/D COMMITTEE MEETING 2-14-63

DESCRIPTION

GENERAL LOCATION NORTH SIDE OF 29TH IN AN AREA EAST OF HOOD

OWNER SCHAFER ABRAHAM
SURVEYOR/ENGINEER CLYDE M. BAUGHMAN Co.
ADDRESS 2522 EAST KELLOGG PHONE MU 3-7431

1. GROSS ACREAGE OF PLAT <u>2.5 ACRES</u>	7. LINEAL FEET OF NEW STREETS:
2. NUMBER OF LOTS:	(A) _____ R/W _____ FT.
RESIDENTIAL _____	(B) _____ R/W _____ FT.
COMMERCIAL _____	(C) _____ R/W _____ FT.
INDUSTRIAL _____	(D) TOTAL _____ NONE _____ FT.
OTHER _____	8. TOTAL AREA OF NEW STREET
TOTAL _____	R/W _____ NONE _____ SQ.FT.
3. AVERAGE LOT FRONTAGE <u>165.75</u> FT.	9. EXISTING ZONING <u>"R4A"</u>
4. MINIMUM LOT FRONTAGE <u>165.75</u> FT.	10. PROPOSED ZONING <u>"R4C"</u>
5. AVERAGE LOT AREA <u>104.248</u> SQ.FT.	11. LOT AREA REQUIRED BY
6. MINIMUM LOT AREA <u>104.248</u> SQ.FT.	ZONING _____ SQ.FT.

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. TOPOGRAPHY IS NOT SHOWN ON PRELIMINARY PLAT WHICH IS REQUIRED BY SUBDIVISION RULES AND REGULATIONS.
2. DISTANCE FROM TRACT TO TIE POINT NOT DIMENSIONED.
3. EIGHT FOOT EASEMENTS SHOULD BE LABELED EIGHT FOOT UTILITY EASEMENT.
4. THE SUBDIVISION RULES AND REGULATIONS REQUIRE 50' HALF RIGHT-OF-WAY FOR SECTION LINE ROADS (29TH ST. No.). THE EXISTING BUILDING IS LOCATED 31.3' FROM THE CENTER LINE OF THE STREET. ONE POSSIBLE SOLUTION IS THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY FOR 29TH ST. No. TO COMPLETE THE REQUIRED 50' TO WITHIN 1' OF THE EAST AND WEST SIDES OF THE EXISTING STRUCTURE AND THE FILING OF A SELF-EXECUTING DEDICATION FOR THE REMAINING RIGHT-OF-WAY SHOULD THE OPPORTUNITY PRESENT ITSELF FOR ANY REASON SUCH AS RAISING, RELOCATION OR LOSS OF THE STRUCTURE BY FIRE, STORM OR THE LIKE.

ACTION:

THE SUBDIVISION COMMITTEE RECOMMENDS:

MAP No.: B-4
SEC. No.: 32
TWP. No.: 26
RANGE: 1E

S/D No. 63-3

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: Abraham Addition
GENERAL LOCATION: 29th. St. No. and Hood

NAME OF PROPERTY OWNER: Schafer Abraham PHONE: TR 86534
ADDRESS: 1033 W. 29th. St. No.
NAME OF SUBDIVIDER: Same PHONE: _____
ADDRESS: _____
NAME OF AGENT/SURVEYOR: Clyde M. Baughman Co. PHONE: MT 37431
ADDRESS: 2522 E. Kellogg
DATE OF APPLICATION: 2-4-63

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 2.5 Acres
2. NUMBER OF LOTS:
RESIDENTIAL _____
COMMERCIAL 1
INDUSTRIAL _____
OTHER _____
TOTAL NUMBER OF LOTS 1
3. AVERAGE LOT FRONTAGE 165 FT.
4. MINIMUM LOT FRONTAGE _____ FT.
5. AVERAGE LOT AREA _____ SQ.FT.
6. MINIMUM LOT AREA _____ SQ.FT.

7. LINEAL FEET OF NEW STREETS:
A. _____ R/W _____ FT.
B. _____ R/W _____ FT.
C. _____ R/W _____ FT.
D. TOTAL None FT.
8. TOTAL AREA OF NEW STREET R/W: _____ SQ.FT.
9. EXISTING ZONING _____
10. PROPOSED ZONING _____

11. PUBLIC WATER SUPPLY no (YES-No), NAME _____
12. PUBLIC SANITARY SEWERS no (YES-No), NAME _____
13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) _____ (YES-No)
14. CITY OF WICHITA OR 3 MILE AREA: City

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT THE SIXTY (60) DAY STATUTORY PERIOD SHALL START ON THE DATE THAT THIS PLAT IS FIRST CONSIDERED BY THE SUBDIVISION COMMITTEE OF THE METROPOLITAN AREA PLANNING COMMISSION, AND THAT HE IS AUTHORIZED TO ACT ON THE BEHALF OF THE OWNER.

DATE RECEIVED BY THE PLANNING DEPARTMENT:
TO BE STAMPED WHEN RECEIVED

SIGNED: Clyde M. Baughman Co.
BY: Fred J. Doane
AGENT/SURVEYOR: _____



WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
ROOM 402 CITY BUILDING ANNEX, 104 SOUTH MAIN STREET, WICHITA 2, KANSAS

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bl'd'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan. _____ Plb'g. _____ Plb'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
SID	25.00
R 712	

Name Schubert Construction
Address 103 E 10th St
Type _____ Due Date _____
Comments _____

Date 2-5-63 By [Signature]