

PACK ADDITION

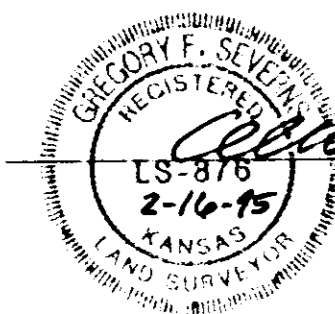
WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) the aforesaid County and State do hereby certify that we have surveyed
and platted "PACK ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of Lots 37, 39, 41, 43,
45, 47, 49, 51, and Lots 38, 40, 42, 44, 46, 48, 50, 52, Block 3,
and the 10 foot vacated alley lying between the even and odd number
lots, Orienta Park Second Addition to Wichita, Kansas.

All being located in the NE1/4 of Sec. 1, Twp. 28-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Co., P.A.



Gregory F. Severns
Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a Lot to be known as "PACK ADDITION", Wichita,
Sedgwick County, Kansas. The utility easement is hereby granted as
indicated for the construction and maintenance of all public utilities.
The street is hereby dedicated to and for the use of the public.
All abutters rights of access to or from Pawnee Ave. over and across
the north line of Lot 1 are hereby granted to the City of Wichita,
Kansas provided, however, that Lot 1 shall have access to Pawnee Ave.
at one location as shall be determined by the City Engineer of the
City of Wichita, Kansas. All abutters rights of access to or from
Atlanta over and across the south line of Lot 1 are hereby granted to
the City of Wichita, Kansas.

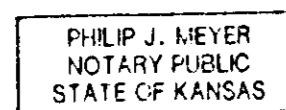
Pack Oil Company, Inc.

Sam K. Pack
Sam K. Pack, President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 16 day of FEBRUARY, 1995, by Sam K. Pack,
President of Pack Oil Company, Inc., on behalf of the corporation.

My App't. Exp. 5/5/97

Philip J. Meyer
PHILIP J. MEYER Notary Public



This plat of "PACK ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Dated this 9th day of February, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John W. McKay Chairman
John W. McKay, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1995.

Mayor
Elma Broadfoot

City Clerk
Pat Burnett

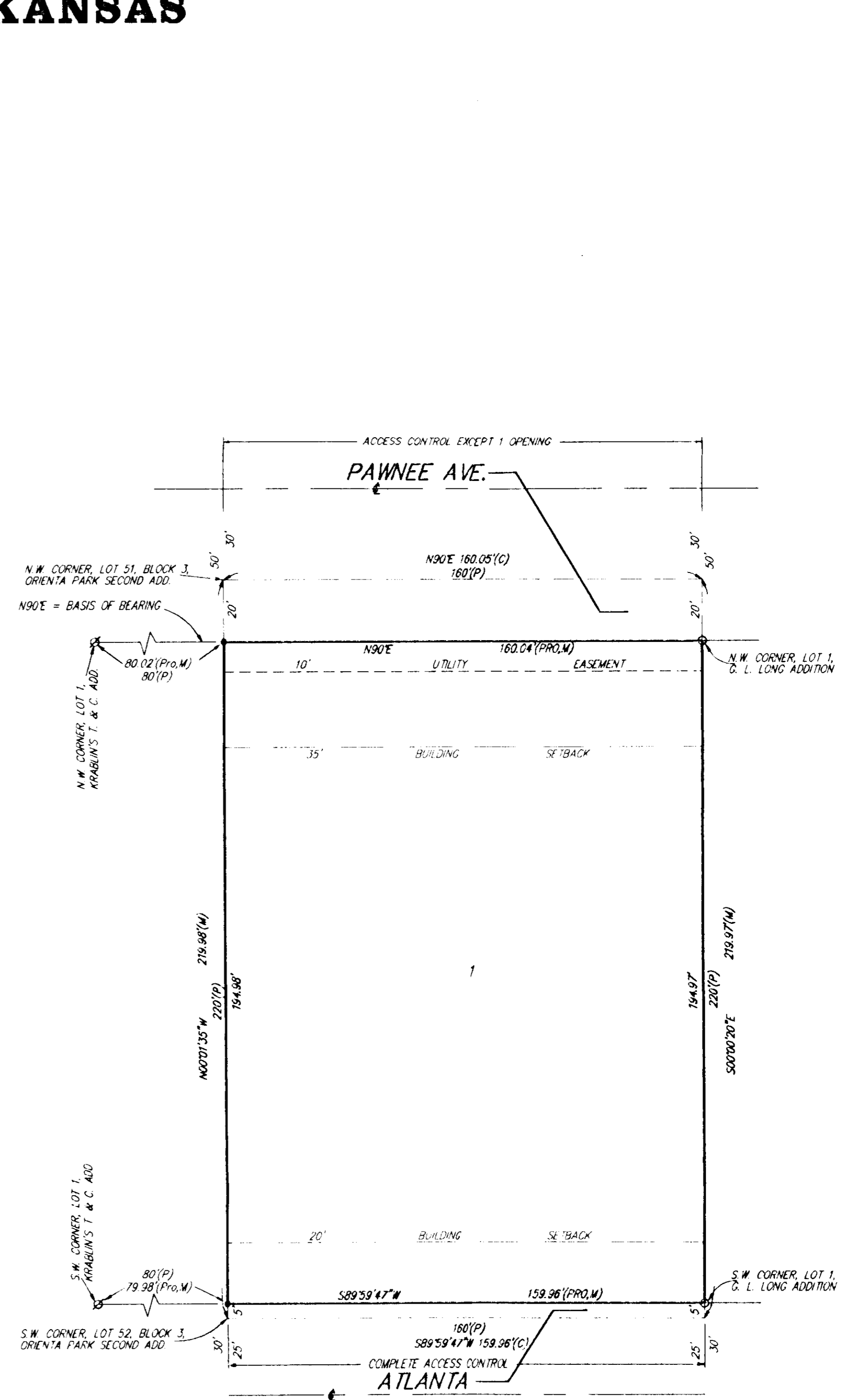
Entered on transfer record this _____ day
of _____, 1995.

County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1995, at _____ o'clock _____ M.; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa



SCALE
1" = 30'

● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = REBAR W/ "TERRA TECH" CAP (FOUND)
⊗ = 1/2" IRON PIPE (FOUND)

(M) = MEASURED
(PRO) = PROPOSED
(P) = PLATTED
(C) = CALCULATED



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Baughman Company, P.A.

315 Ellis

Wichita, KS 67211

February 9, 1995

Re: S/D 95-2 - PACK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 9, 1995, 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 2, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Pack Oil Company, Attn: Sam Pack, 640 N. Rock Road - Suite 25, Wichita, KS 67216
Mike Lindebak, City Engineer

RECORDED

SEDGWICK COUNTY



February 2, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 95-2 PACK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 2, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall provide any drainage improvements required by the platting of this property. At the time of site development, a private storm sewer extension shall be provided and the site's drainage plan shall be revised accordingly.
- B. On the final plat, complete access control shall be dedicated to Atlanta. Both the face of the plat and platlor's text shall note such access control.

In regard to access to Pawnee, lots either site of this site have been platted with only one opening allowed per lot. Two openings within a frontage of only 160 feet would, also, in essence be no access control. Further, a drive on the north side of Pawnee would most likely be in conflict with a drive for this site, if two are allowed. The final plat shall therefore indicate access control except for one opening to Pawnee.

- C. As indicated in the platting binder, property taxes are due for this site. This plat will not be released for recording until proof is provided that all applicable property taxes have been paid.
- D. On the final plat tracing, the MAPC signature block shall indicate John W. McKay Jr. as chairman.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of

the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- 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 City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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 9, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Pack Oil Company, Attn: Sam Pack, 640 N. Rock Road - Suite 25, Wichita, KS 67216
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 9, 1995

STAFF REPORT
(Final Plat Approved 2/2/95)

CASE NUMBER: S/D 95-2 PACK ADDITION
OWNER/APPLICANT: Pack Oil Company, Attn: Sam Pack, 640 N. Rock Road - Suite 25, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: South of Pawnee and west of Meridian

SITE SIZE: 0.8 Acre

NUMBER OF LOTS

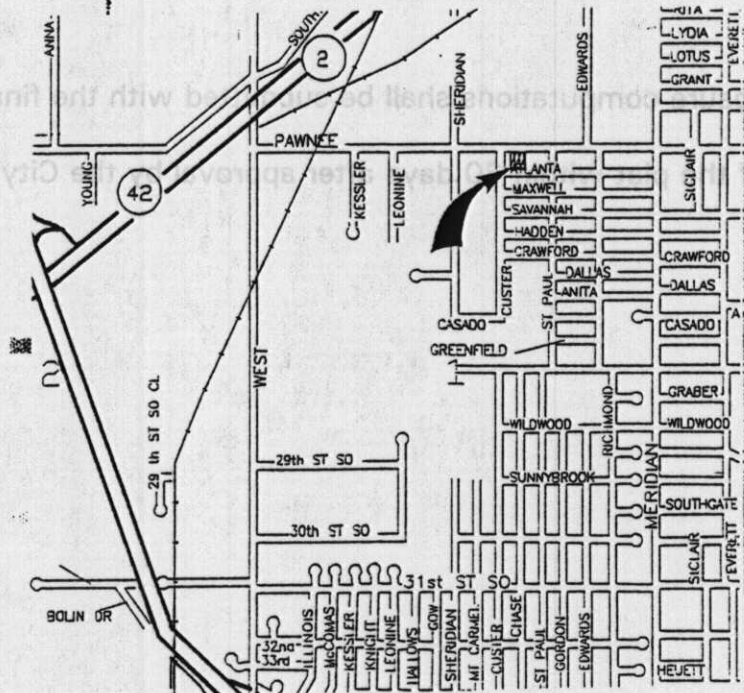
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 35,200 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "C" (Z-3136)

VICINITY MAP:



STAFF COMMENTS:

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- B. On the final plat, complete access control shall be dedicated to Atlanta. Both the face of the plat and plattor's text shall note such access control.
- In regard to access to Pawnee, lots either side of this site have been platted with only one opening allowed per lot. Two openings within a frontage of only 160 feet would, also, in essence be no access control. Further, a drive on the north side of Pawnee would most likely be in conflict with a drive for this site, if two are allowed. The final plat shall therefore indicate access control except for one opening to Pawnee.
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