

# LATHROM ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LATHROM 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 1, 3, 5, 7, 9, 11, 13, & 15, on Topeka Ave., Hilbish & Hettinger's Addition, Wichita, Kansas.

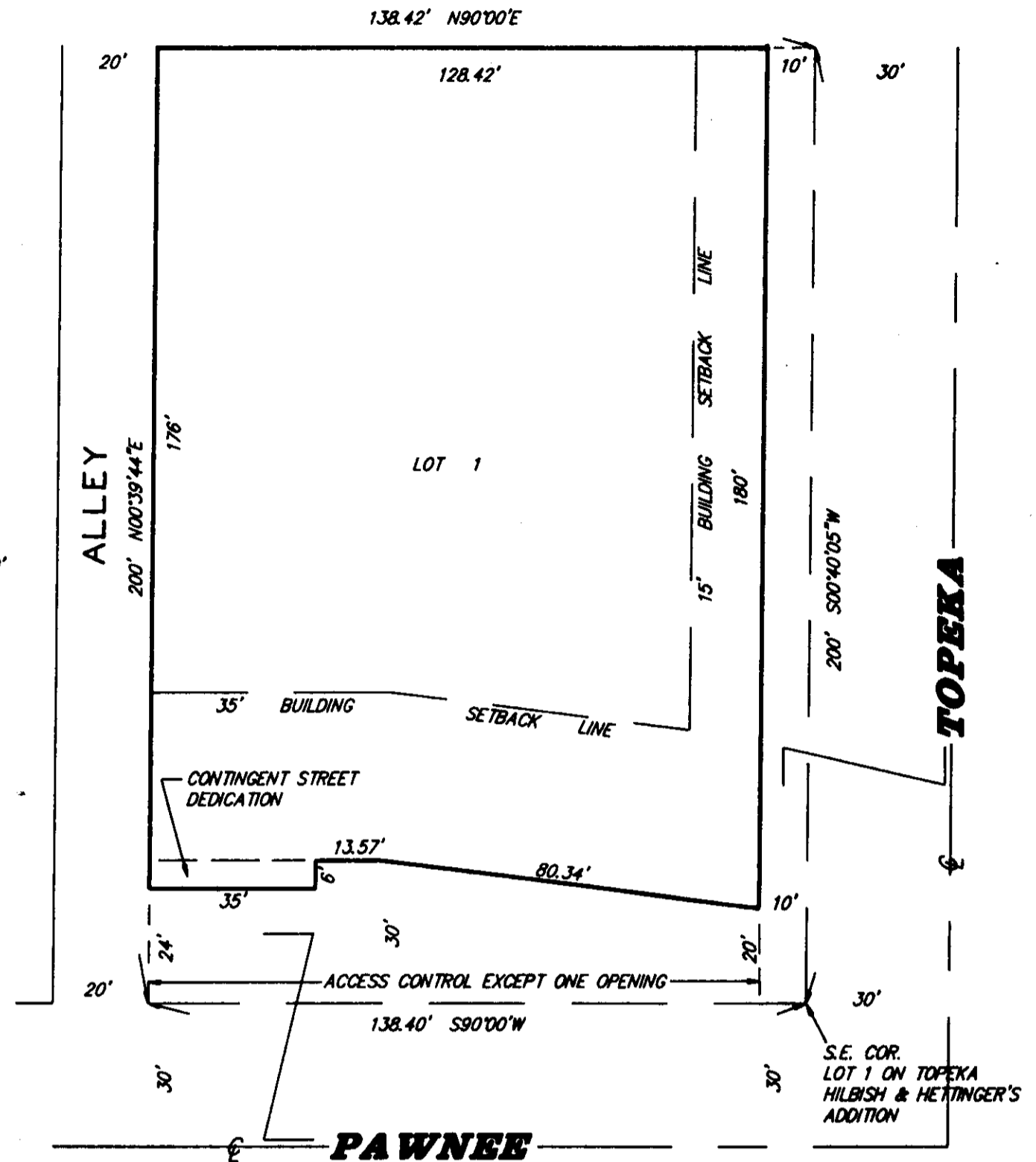
The south 12 feet of Lot 1, on Topeka previously dedicated for street purposes is hereby vacated by virtue of K.S.A. 12-512 (b).

All being situated in the S.W.1/4 of Sec. 33, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date \_\_\_\_\_ Surveyor  
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot and streets to be known as "LATHROM ADDITION", Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Pawnee over and across the south line of Lot 1 are hereby granted to the City of Wichita; provided however that Lot 1 shall have one point of access to Pawnee as shall be determined by the City Engineer of Wichita. The contingent street dedication is hereby dedicated to and for the use of the public only at such time as the need presents itself in conjunction with a street widening project.



Seybrun Lathrom, Jr.	Mary Lathrom
Asbury K. Lathrom	Nancy Lathrom
Mary Elizabeth Knard	Harry Knard
Linda N. Childres	Frank Childres

This plat of "LATHROM 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 \_\_\_\_\_ 1992.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman  
Christopher J. Goebel

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 \_\_\_\_\_ 1992.

Mayor  
Bob Knight

City Clerk  
Pat Burnett

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_ 1992, by Seybrun Lathrom Jr., and Mary Lathrom, husband and wife, and by Asbury K. Lathrom and Nancy Lathrom, husband and wife, and by Mary Elizabeth Knard and Harry Knard, wife and husband, and by Linda N. Childres and Frank Childres, wife and husband.

My App't Exp. \_\_\_\_\_ Notary Public

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1992.

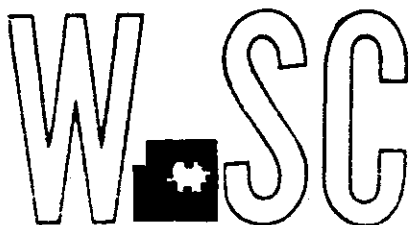
County Clerk  
Don Wright

State of Kansas) SS  
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_ 1992, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Register of Deeds  
Pat Kettler

Deputy  
Ed Resa

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 17, 1992

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

Re: S/D 92-28 LATHROM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 13, 1992, 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 7, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Gayle M. Lathrom, Deceased c/o Linda Childres, 5169 S. Dodge,  
Wichita, KS 67217  
Mike Lindebak, City Engineer

FILE COPY

S/D 92-28 - LATHROM ADDITION

Page 3

plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

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

**METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1-5

(Deferred July 9, 1992 for 4 weeks)  
August 13, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-28 - LATHROM ADDITION

OWNER/APPLICANT: Gayle M. Lathrom, Deceased, c/o Linda Childres, 5169 S. Dodge, Wichita, KS 67217

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

LOCATION: Northwest corner of Topeka and Pawnee

SITE SIZE: 0.6

NUMBER OF LOTS

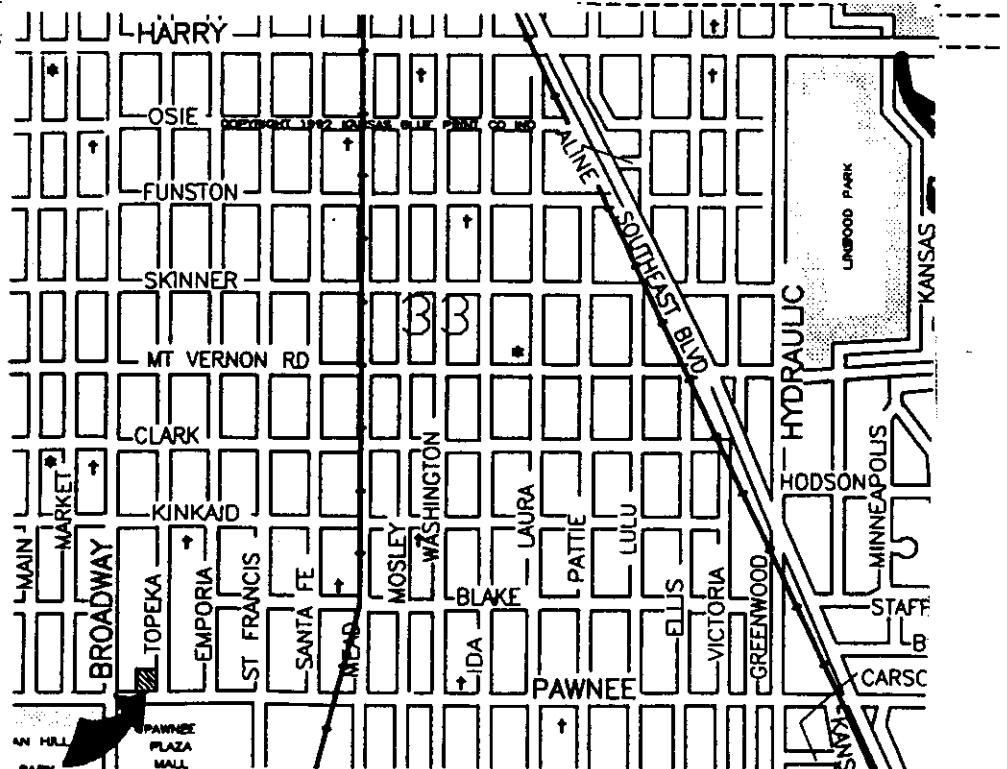
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 22,439 sq. ft.

CURRENT ZONING: "A" two-family

PROPOSED ZONING: "LC" light-commercial (Z-3055)

VICINITY MAP:



*F.P. COPY*

NOTE: This site is presently zoned "A" two-family. A zone change (Z-3055) to "LC" light-commercial was approved by the City Council on July 14, 1992. The Subdivision Committee originally considered the plat on July 9, 1992 and deferred it for four weeks at the request of KP&L to determine whether an existing gas facility on the property required a utility easement as part of the platting process. The determination was made that it is a matter to be resolved between the private parties (KP&L and the applicant) and should not delay the platting process.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Topeka is classified as an arterial by the transportation plan. As such, access control shall be dedicated from this site to Topeka. Access control except for one opening shall be dedicated from both Topeka and Pawnee.
- D. Commercial zoning requires the platting of 35-foot setbacks from adjacent arterial streets, with 20-foot setbacks allowed if an adjacent street can be considered a side street. Topeka has arterial classification. It should be noted the Kenyon's Korner Addition to the east ("LC" zoning) has platted 35-foot building setbacks to both Pawnee and Topeka. However, a 20-foot setback will be allowed on Topeka.
- E. 75-foot of half street right-of-way would typically be required on an arterial intersection. An alternative of 60-feet of half is allowed at already developed intersections in older areas. This plat is showing the 60-foot dedication and City Engineering has indicated this is acceptable.
- F. A portion of the above dedication is shown as being contingent in the area of an existing garage. If the garage is to be removed before the plat is completed, the dedication should be outright.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final