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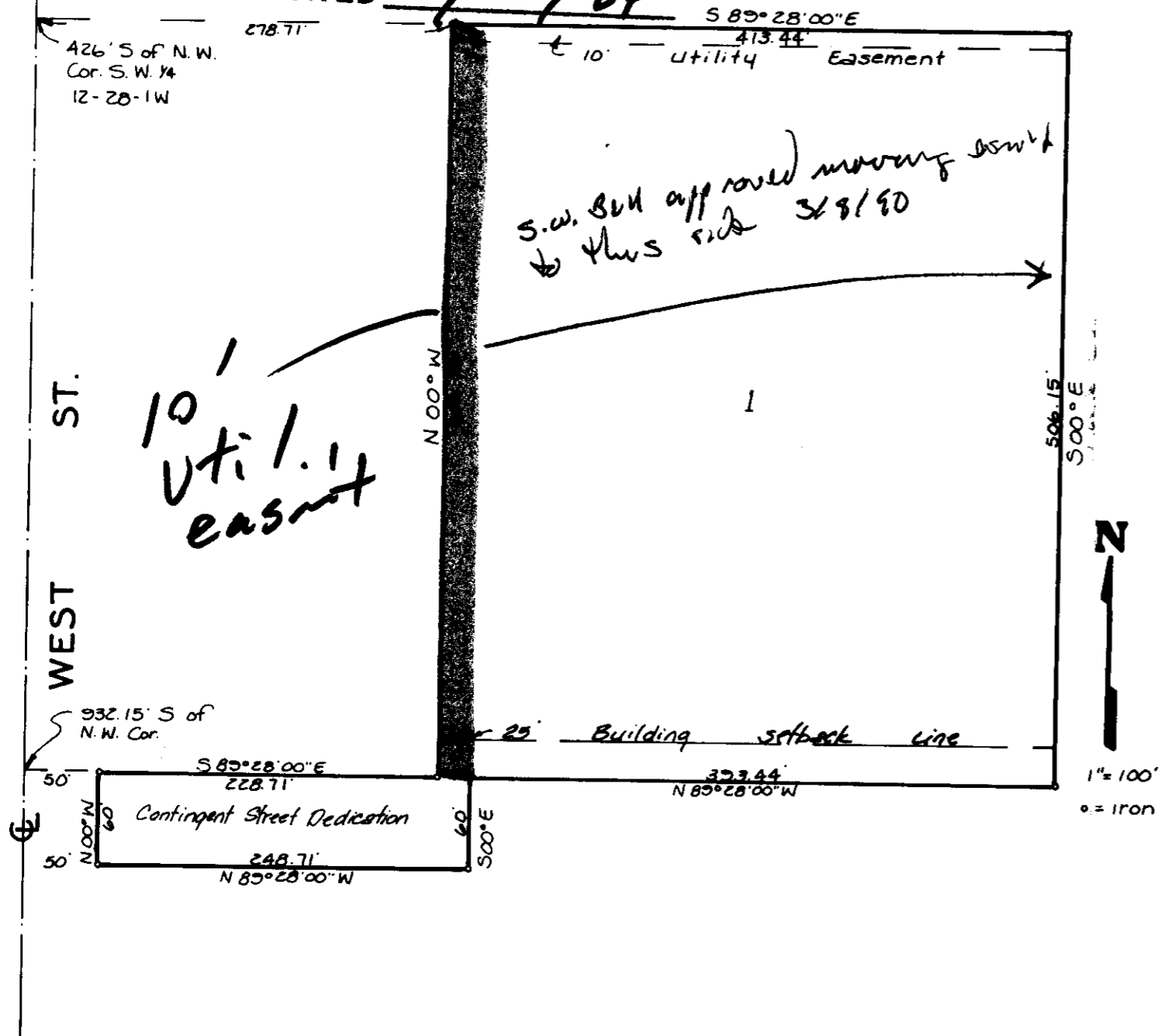
DO NOT REMOVE

FINAL PLAT

TRIMMELL ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/21/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/22/89



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 "TRIMMELL ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a tract of land beginning 426 feet South and 278.71 feet East of the N.W. corner of the S.W. 1/4, Sec. 12, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, thence East 413.44 feet, thence South 506.15 feet, thence West 413.44 feet, thence North 506.15 feet to beginning, and a tract described as beginning 932.15 feet South of the N.W. corner of the S.W. 1/4 of Sec. 12, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, thence 298.71 feet, thence South 60 feet, thence West 298.71 feet, thence North 60 feet to beginning, except the West 50 feet for road.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

1" = 100'
0 = IRON

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 to be known as "TRIMMELL ADDITION" Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The right-of-way for the contingent street dedication will take affect upon a need for public access due to development of the property either to the east or south of this site.

This plat of "TRIMMELL ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ___ day of ___, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

 Sue L. Crockett Chairman

 Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ___ day of ___, 1989.

 Paul W. Hancock Chairman

 Bernard A. Hentzen Chairman Pro Tem

 David Bayouth Commissioner

 Billy Q. McCray Commissioner

 Mark F. Schroeder Commissioner

 Don Wright County Clerk

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ___ day of ___, 1989.

 Bob Knight Mayor

 John Moir City Clerk

Entered on transfer record this ___ day of ___, 1989.

 Don Wright County Clerk

State of Kansas }
 Sedgwick County } s.s. The foregoing instrument was acknowledged before me this ___ day of ___, 1989, by Harold R. Trimmell and Roena V. Trimmell, his wife.

My App't Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "TRIMMELL ADDITION," Sedgwick County, Kansas.

Haysville State Bank

Title

State of Kansas }
 Sedgwick County } s.s. The foregoing instrument was acknowledged before me this ___ day of ___, 1989 by _____ of Haysville State Bank, on behalf of the bank.

My App't 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 ___, 1989, at ___ o'clock ___ M.; and is duly recorded.

 Pat Kettler Register of Deeds

 Ed Resa Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-62 TRIMMELL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 September 22, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Harold R. Trimmell, 3628 S. West St., 67217
Dick McClintock, Water Dept.
Mike Lindebak, City Engineer
Jack Brown, Health Department
Ron Worley, County Public Works
Jim Weber, County Engineer

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- K. 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.

- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89;
Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-62 - TRIMMELL ADDITION

OWNER/APPLICANT: Harold R. Trimmell, 3628 S. West St., Wichita,
KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of West St. in an area south of
I-235

SITE SIZE: 5.15 Acres

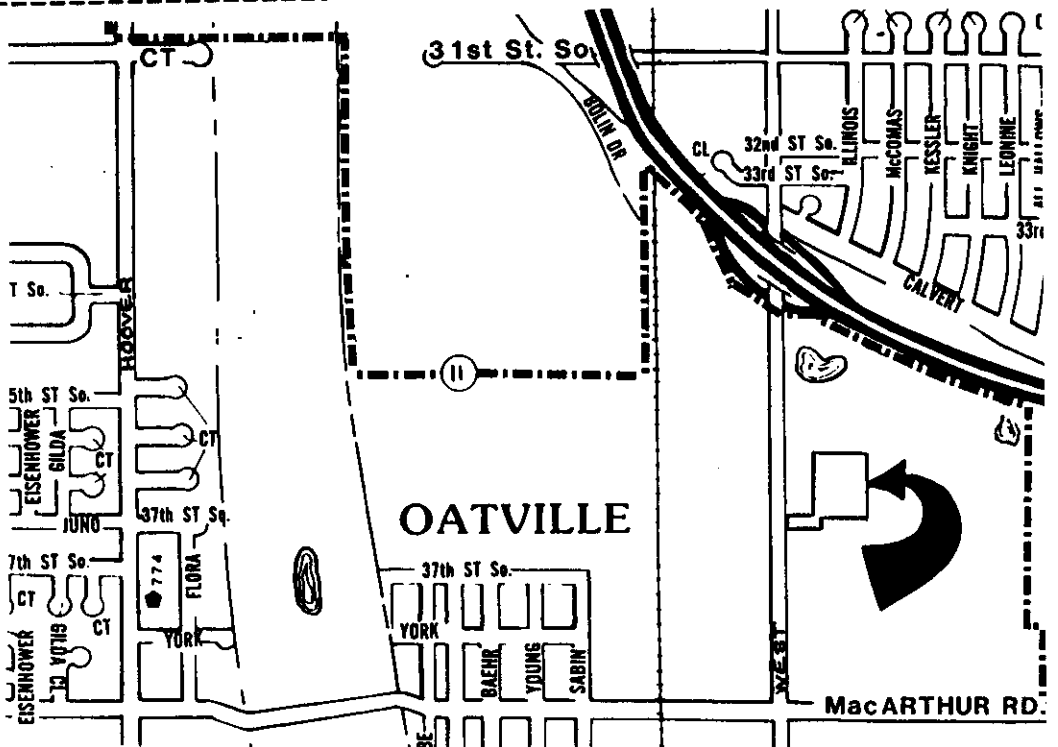
NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 5.15 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0614)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall attempt to get a valid petition for the extension of municipal water to this site. If this petition is obtained, the applicant shall also submit an outside-the-City water service application and restrictive covenant.
- If such a petition cannot be obtained, the applicant shall petition for the extension of municipal water across the front of this lot and any other property along this section of West street within the applicant's ownership. This petition will be held until it can be combined with other petitions in the area.
- B. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval. Further, if water cannot be guaranteed, Health Department approval shall also be required for on site water wells.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, a note shall be added in the area of the contingent street dedication which clearly indicates that "no building or other structures are to occur within the area of the Contingent Street Dedication."
- G. This plat will not be scheduled for City Council review until a drainage plan is submitted and approved by County Engineering.
- H. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate the new chairman to be appointed September 14, 1989.
- I. The final plat tracing shall indicate the 10-foot utility easement along the west line of this plat, as requested by Southwestern Bell.
- J. 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.