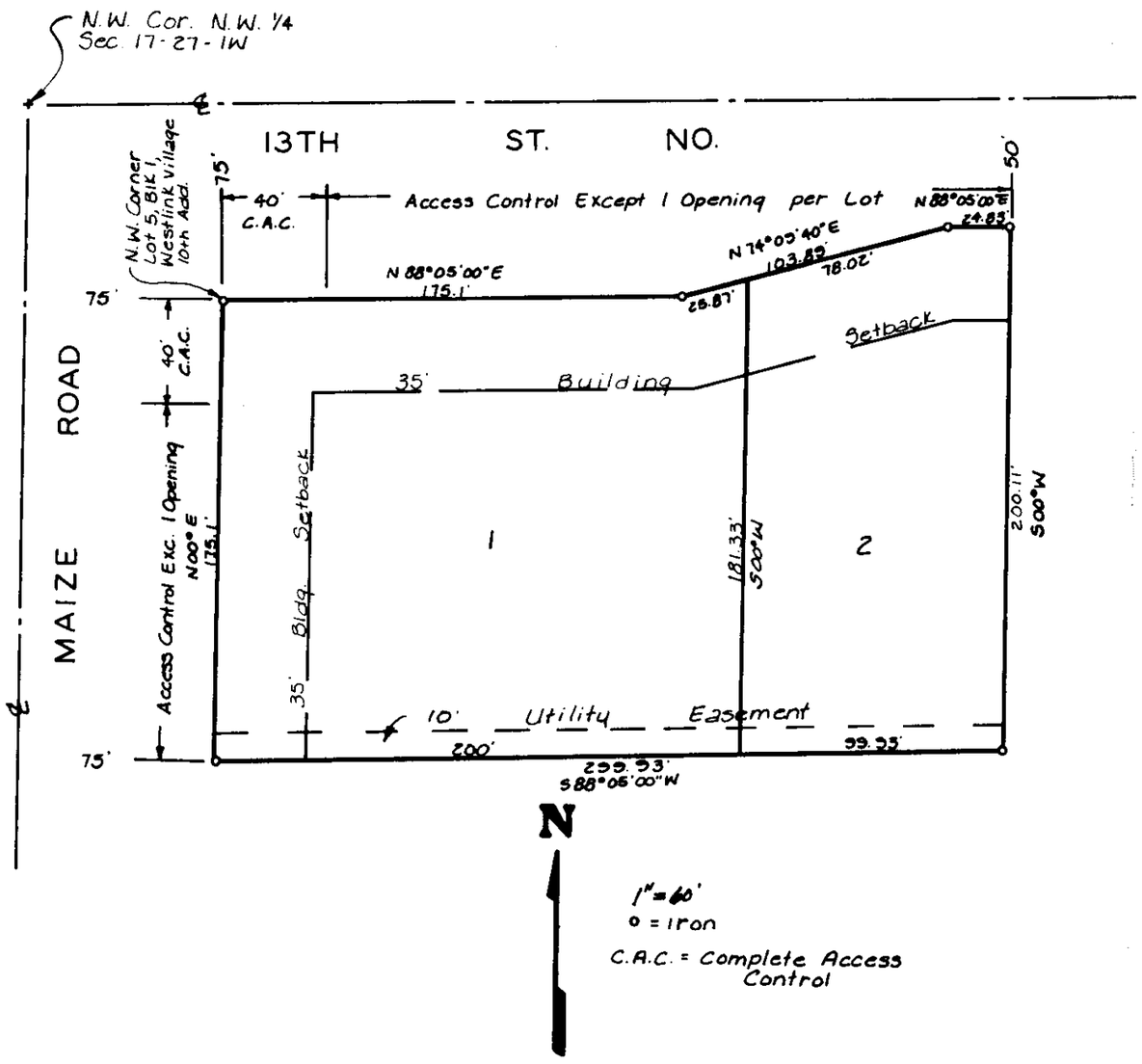
ZODY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas } s.s.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ZODY 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 Lot 5, except the east 120 feet thereof, Block 1, Westlink Village Tenth Addition, Wichita, Sedgwick County, Kansas.
Being situated in the N.W. 1/4 Sec. 17, Twp. 27-S, R-1-W. of the 6th P.M. Sedgwick County, Kansas.

Baughman Company, P.A.

_____
Date

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into 2 lots to be known as "ZODY ADDITION," Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to and from 13th St. No. and Maize Road over and across the north line of lots 1 and 2, over and across the west line of lot 1 are hereby granted to the City of Wichita, Kansas, provided however that lot 1 shall have access to Maize Road at one point within the south 135.1 feet of the west line of said lot 1, and that lot 1 shall have one point of access to 13th St. No. across the north line of lot 1 except the west 40 feet thereof, and that lot 2 shall have access to 13th St. No. at one point as shall be determined by the City Engineer of the City of Wichita, Kansas.

This plat of "ZODY ADDITION," Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.
Dated this ____ day of _____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Wayne L. Brinegar

_____ Secretary
Marvin S. Krout

_____ _____
Keith L. Zody Barbara G. Zody

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1990.

_____ Mayor
Bob Knight

_____ City Clerk
John Moir

State of Kansas } s.s.
Sedgwick County }

The foregoing instrument was acknowledged before me this ____ day of _____, 1990, by Keith L. Zody and Barbara G. Zody, husband and wife.

My App't Exp. _____

_____ Notary Public

Entered on transfer record this ____ day of _____, 1990.

_____ County Clerk
Don Wright

State of Kansas } s.s.
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 _____ 1990, ____ o'clock ___:M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-9 ZODY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, 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 23, 1990.

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 due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Barbara G. & Keith L. Zody, c/o Wayne Foster, 545 N. Woodlawn, Wichita, KS 67208
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

A. The final plat tracing shall indicate the platting of complete access control, to and from 13th Street, along the west 100 feet of Lot 1.

B. The applicant is advised that at the time of site development the extension of storm sewer to serve this site may be required.

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

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

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.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

March 2, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-9 - ZODY ADDITION

OWNER/APPLICANT: Barbara & Keith Zody, c/o Wayne Fester, 545 N. Woodlawn, Wichita, KS 67208

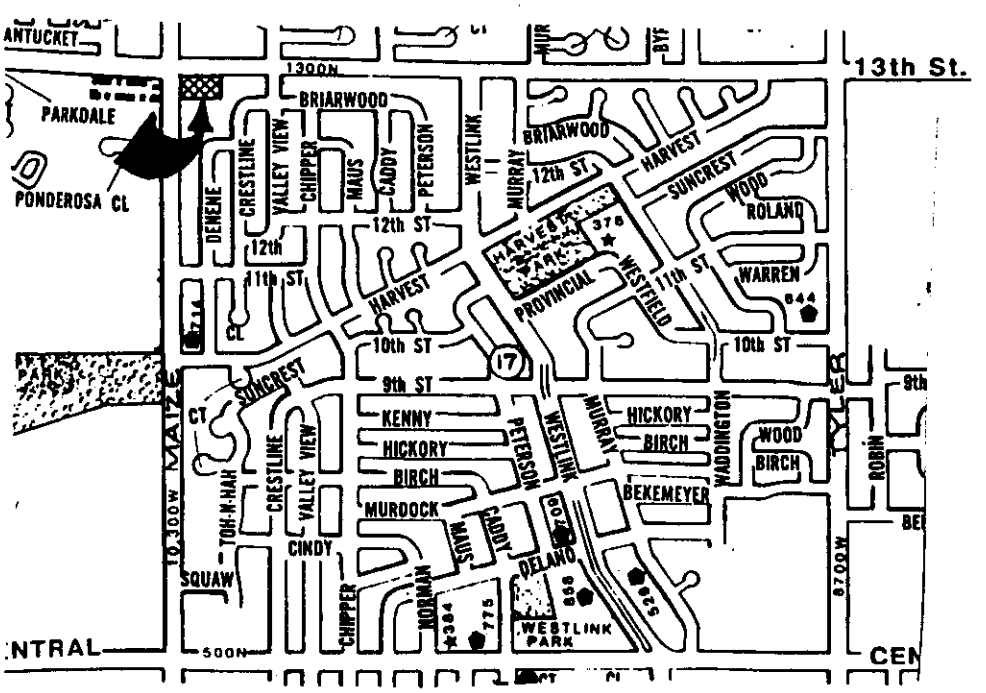
SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southeast corner of 13th Street North and Maize Road

SITE SIZE: 1.25 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 19,759 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP: