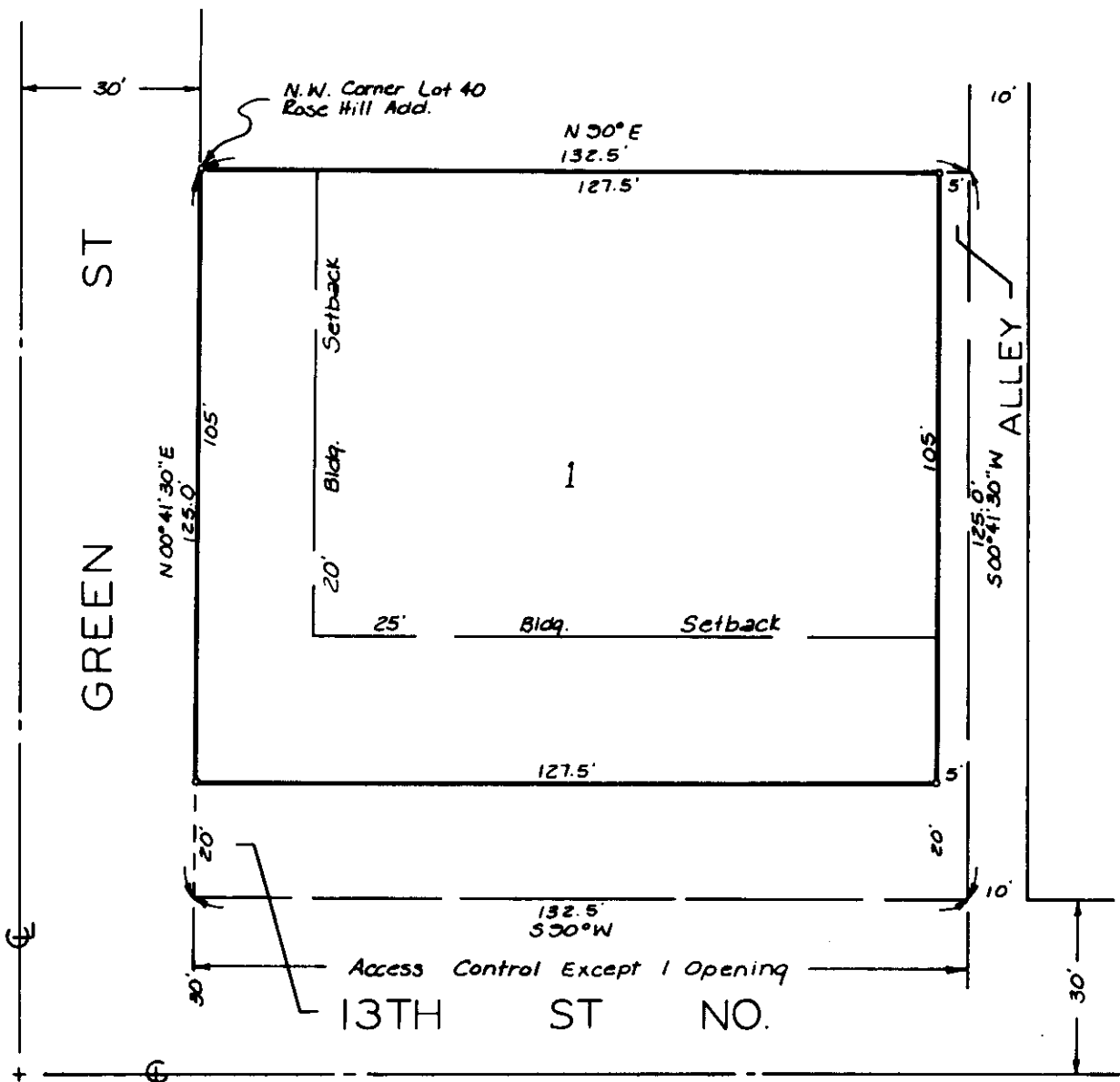


C. E. NICHOLS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas } s.s. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have surveyed
and platted "C. E. NICHOLS 2ND ADDITION," Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and correct
exhibit of the property described as and being a replat of lots
40, 42, 44, 46, and 48, on Green Street in Rose Hill Addition to
Wichita, Sedgwick County, Kansas.
All being situated in the SE 1/4 Sec. 10, Twp. 27-S, R-1-E of the 6th P.M.
Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

This plat of "C. E. NICHOLS 2ND ADDITION," Wichita, Sedgwick County, Kansas been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

____ Chairman
____ Secretary
Marvin S. Krout

____ Chavous Nichols, Sr.
____ Larry Nichols
____ Chavous Nichols, Jr.
____ Phyllis C. Nichols
____ Ramona P. Nichols

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. The foregoing instrument was acknowledged
Sedgwick County } before me this ____ day of ____, 1990, by Chavous
Nichols, Sr and Phyllis C. Nichols, husband and wife, and Larry
Nichols and Ramona P. Nichols, husband and wife, and Chavous
Nichols, Jr., a single man.

My Appt Exp. ____ Notary Public

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

____ County Clerk
Don Wright

State of Kansas } s.s. This is to certify that this plat has been filed
Sedgwick County } 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



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

June 7, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-34 - C.E. Nichols 2nd Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 7, 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 June 1, 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 platfor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Chavous Nichols & Sons
2516 E. 13th St.
Wichita, KS 67214
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. For the MAPC signature bloc, the final plat tracing shall indicate George Sherman, Acting Chairman.
- B. The final plat tracing shall indicate a 35-foot building setback to 13th St. N.
- C. On the final plat tracing, the access control on the face of the plat shall be indicated as extending to the east line of the plat, not to the area of the alley dedication.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.

June 7, 1990

STAFF REPORT
(Final Plat Approved 5/31/90)

CASE NUMBER: S/D 90-34 - C.E. NICHOLS 2ND ADDITION

OWNER/APPLICANT: Chavous Nichols & Sons

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: N.E. corner of 13th St. N. & Green St.

SITE SIZE: 16,561.29 sq. ft.

NUMBER OF LOTS

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

MINIMUM LOT AREA: 13,386.52 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling

PROPOSED ZONING: "C" Commercial (Z-2990)

VICINITY MAP:

