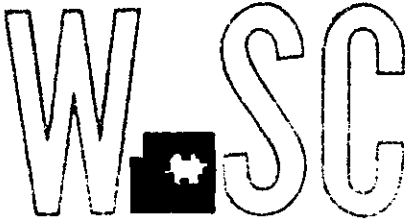


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4661

July 20, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-38 - PHI DELTA THETA

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 19, 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 July 13, 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; if the title report or attorney's opinion has not already been submitted.
3. Certification that ^{#76200 Dia} 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,

Kandace A. Kimple
Kandace A. Kimple
Associate Planner

KK:sm

cc: Robert Geist, 9435 E. Central, Wichita, KS 67206
Clark Jackson, 116 N. Glendale, Wichita, KS 67208
Marlene Wentz, 2263 N. Bluff, Wichita, KS 67220
John McGee, 2225 N. Fountain, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Bluff adjacent to this site from 21st Street North, northward to the existing paving.
- B. The applicant shall guarantee the extension of water in Bluff along the west line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that screening of the site's parking facilities from the residential area to the east and north will be a requirement for this site's development.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

July 19, 1990

STAFF REPORT
(Final Plat Approved 7/12/90,
Preliminary Plat Approved 6/14/90)

CASE NUMBER: S/D 90-38 - PHI DELTA THETA ADDITION

OWNER/APPLICANT: Robert Geist, 9435 E. Central, Wichita, KS
67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of 21st and Bluff, east of
Hillside.

SITE SIZE: 2.3 Acres

NUMBER OF LOTS

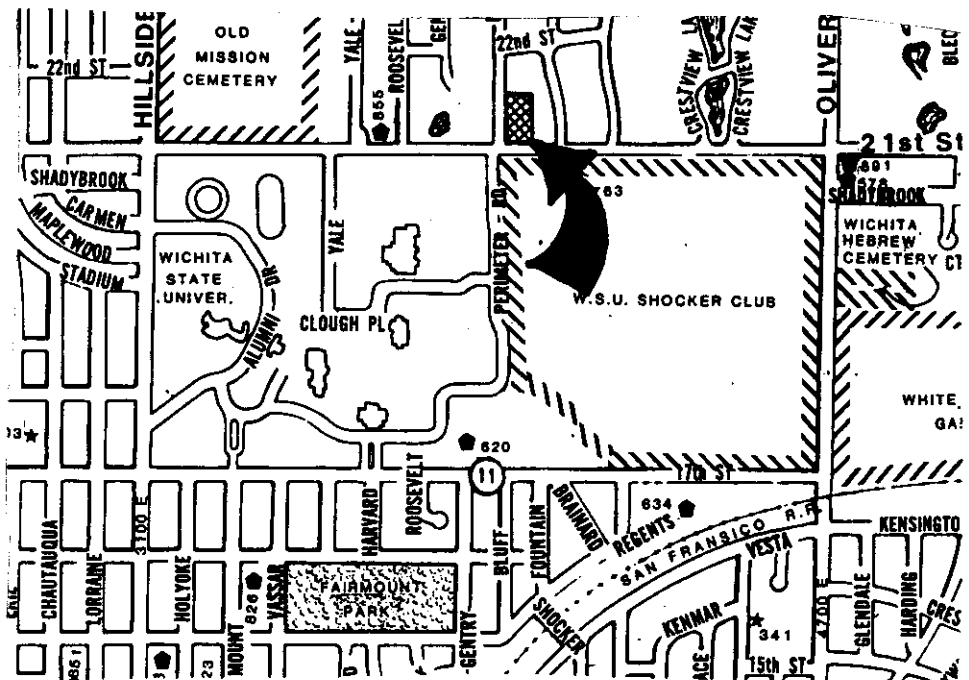
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 76,476.6 sq. ft.

CURRENT ZONING: "AA" One Family

PROPOSED ZONING: "U" University and "AA" One Family (overlay)

VICINITY MAP:

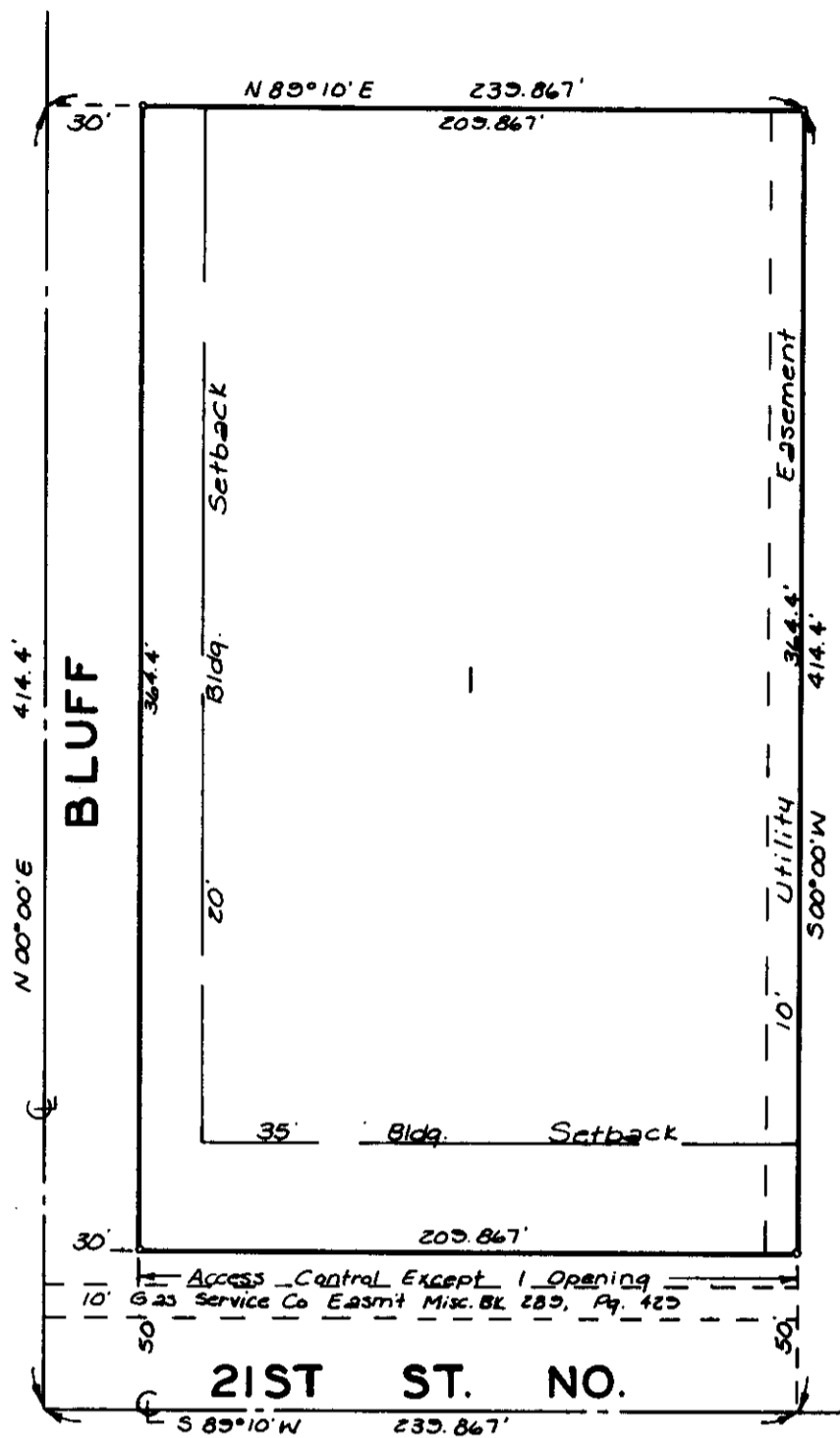


OFFICE COPY
DO NOT REMOVE

PHI DELTA THETA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/12/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 7/13/90



N
1" = 60'
o = iron

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 "PHI DELTA THETA ADDITION," Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and
correct exhibit of the property surveyed described as that part
of the SE 1/4 of Sec. 2, Twp. 27-5, R-1-E of the 6th P.M., Sedgwick
County, Kansas, described as beginning 308 feet south and 239.867
feet east of the N.W. Corner of the SW 1/4 of said SE 1/4 of Sec. 2;
thence west parallel with the north line of said SW 1/4 of the SE 1/4,
239.867 feet to a point on the west line of said SE 1/4; thence south
along the west line of said SE 1/4, 414.4 feet more or less to the S.W.
Corner of said SE 1/4; thence east, along the south line of said SE 1/4,
239.867 feet; thence north 414.4 feet more or less to the point of
beginning.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

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 "PHI DELTA THETA
ADDITION," Wichita, Sedgwick County, Kansas. The utility easement
is hereby granted as indicated for the construction and maintenance
of all public utilities. The streets are hereby dedicated to and for the
use of the public. All abutters rights of access to or from 21st St.
No. 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 21st St. No. as shall be determined by the City
Engineer of the City of Wichita.

This plat of "PHI DELTA THETA ADDITION,"
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Wichita-Sedgwick County Metropolitan Area Planning Commission
Dated this ___ day of _____, 1990.

George D. Sherman Acting Chairman

Robert A. Geist

Marvin S. Krout Secretary

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

Bob Knight Mayor

My Appt Exp. _____ Notary Public

Pat Burnett Deputy City Clerk

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

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
_____ 1990, at ___ o'clock ___ M; and is duly
recorded.

Don Wright County Clerk

Pat Kettler Register of Deeds

Ed Resa Deputy