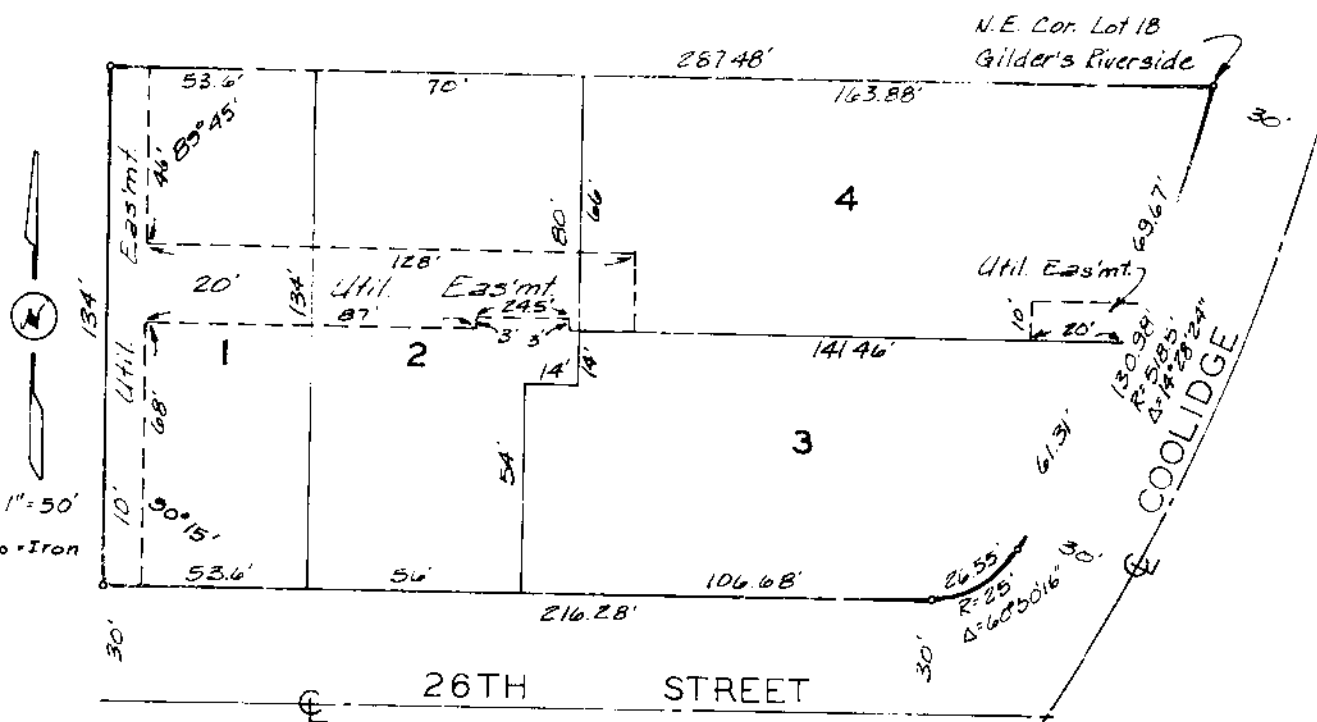


# BAUGHER ADDITION

WICHITA, KANSAS

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  
"BAUGHER ADDITION" Wichita, Kansas, and that the  
accompanying plat is a true and correct exhibit  
of the property surveyed, described as and being a  
replat of Lot 18, Gilder's Riverside, Sedgwick County,  
Kansas. All being situated in the NE 1/4 of Sec. 6,  
Twp. 27-S, R-1-E.



Date \_\_\_\_\_

Baughman Company P.A.

William L. Korber

Know all men by these presents that  
We, the undersigned, have caused the land described  
in the surveyors certificate to be platted into Lots  
to be known as "BAUGHER ADDITION", Wichita,  
Kansas. The utility easements are hereby granted  
as indicated for the construction and maintenance  
of all public utilities.

This plat of "BAUGHER ADDITION",  
Wichita, Kansas, has been submitted to and approved  
by the Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Edward Lee Baugher

William J. Goebel Chairman

Marjorie Helen Baugher

Michael E. Lindebak Secretary

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was  
acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
198\_\_, by Edward Lee Baugher and Marjorie Helen  
Baugher, husband and wife.

This plat approved and all dedi-  
cations shown hereon accepted by the Board of  
Commissioners of the City of Wichita, Kansas, this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Robert C. Brown Mayor

Donald C. Gisick City Clerk

Notary Public

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

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

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 \_\_\_\_\_ 198\_\_,  
and is duly recorded

Pat Kettler Register of Deeds

Ed Rosa Deputy

January 9, 1986

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-108 - Final Plat of Baugher Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 1986, 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 January 3, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Edward Baugher, 3641 North Arkansas, Wichita, KS 67204  
Mike Lindebak, City Engineer

S/D No.: 85-108      Name: BAUGHER ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: Northwest corner of 26th Street North and Coolidge.  
Owner: Edward Baugher, 3641 North Arkansas, Wichita, KS 67204  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.8 Acres
  2. Number of Lots:
    - Residential: 4
    - Office:
    - Commercial:
    - Industrial:
    - Total: 4
  3. Minimum Lot Area: 7,182.33 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid paving petition for the paving of 26th Street North from Amidon to Coolidge. If a valid petition cannot be obtained, the applicant shall sign a petition for the paving of 26th Street North adjacent only to this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of a 25-foot front yard building setback from Coolidge and a 15-foot side yard building setback from 26th Street on Lot 3.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

NOTE: This plat was submitted in final form only.