

March 6, 1986

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

Re: S/D 86-20 - Final Plat of Cherry Orchard 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 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 platfor.
3. Certification that all real estate taxes for 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: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central,
Wichita, KS 67203
Mike Lindebak, City Engineer

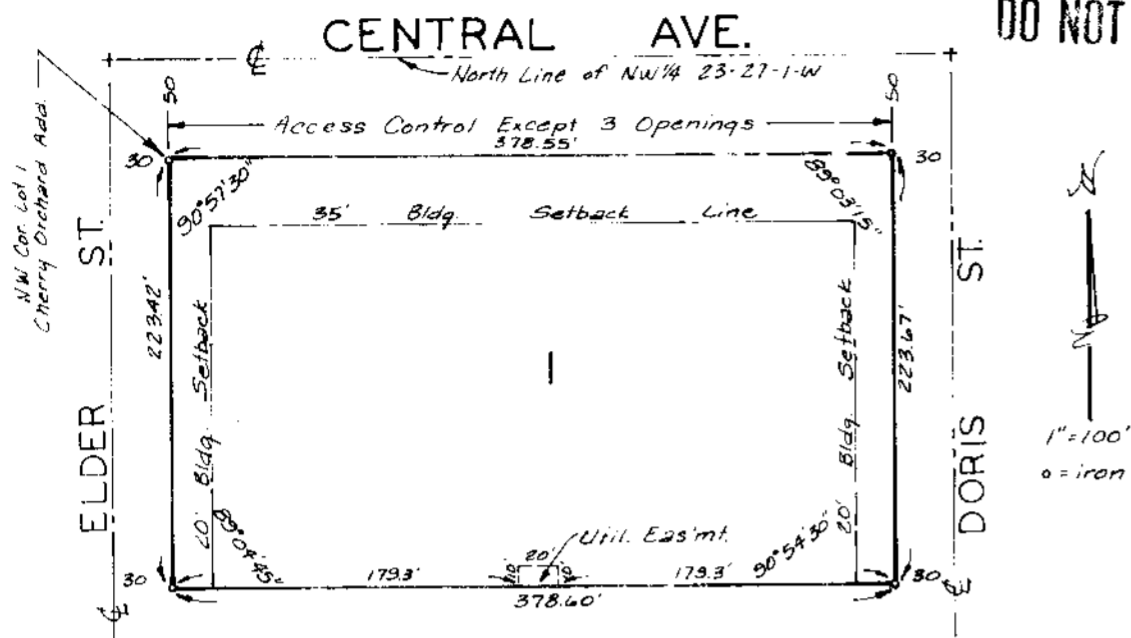
FINAL PLAT

THIS PLAT APPROVED BY THE **CHERRY ORCHARD 3RD. ADDITION**
 COMMITTEE ON 2-2786 SUBJECT
 TO THE CONDITIONS OF APPROVAL OUTLIN-
 ED IN OUR LETTER DATED 5-28-86

WICHITA, KANSAS

OFFICE COPY

DO NOT REMOVE



This plat of "CHERRY ORCHARD 3RD 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

 William J. Goebel Chairman

 Michael E. Lindebak Secretary

This plat approved and all dedications 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

Entered on transfer record, this _____ day of _____ 198____

 Don Wright County Clerk

State of Kansas } ss.
 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 _____ 198____, at _____ o'clock _____ M., and is duly recorded.

 Pat Kettler Register of Deeds

 Deputy

State of Kansas } ss.
 Sedgwick County } We, Baughman Company, P.A., Surveyors in aforesaid county, and state do hereby certify that we have surveyed and platted "CHERRY ORCHARD 3RD ADDITION" Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as being a replat of lot 1, Cherry Orchard Addition, Wichita, Kansas, lot 1 Cherry Orchard, 2nd Addition, Wichita, Kansas, and lots 4 and 17, Block 10 Fruitvale Park, Sedgwick County, Kansas, all being situated in the NW 1/4 Sec 23, Twp. 27-5, R. 1W of the 1st P.M., Sedgwick County, Kansas. *Need to reference vac of util. easements by virtue of K.S.A. 12-512(b)*

Baughman Company, P.A.

Date _____

 William L. Kirker Surveyor

Know all men by these presents that we the undersigned have caused the land described in the surveyor's certificate to be platted into a lot to be known as "CHERRY ORCHARD 3RD ADDITION" Wichita, Kansas. An easement is hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Central Ave., over and across the north line of lot 1 are hereby granted to the City of Wichita provided however that lot 1 shall have access to Central Ave. at 3 points as shall be determined by the City Engineer of Wichita, Kansas.

M.G. Enterprises Inc.

 President

State of Kansas } ss.
 Sedgwick County } The foregoing instrument acknowledged before me this _____ day of _____, 198____ by _____ President of M.G. Enterprises, Inc. on behalf of the corporation.

 Notary Public

My App't Expires _____

S/D No.: 86-20 Name: CHERRY ORCHARD 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: South side of Central Avenue, between Elder and Doris Streets.

Owner: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central, Wichita, KS 67203

Surveyor/Engineer: ~~Baughman Company, P.A.~~

1. Gross Acreage of Plat: 1.94 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 84,628.54 Sq. Ft.
4. Existing Zoning: "A" and "BB"
5. Proposed Zoning: "LC" (Z-2734)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2734), requesting "A" (two-family dwelling) and "BB" (office) to "LC" (light commercial) has been approved subject to replatting.

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Elder and Doris Streets, by this lot's commercial zoning, be waived.
- F. Proof shall be submitted that the person signing for M & G Enterprises, Inc. is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- G. Since utility easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- 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 Board of City Commissioners.
- J. 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 this replat? At the time the associated zone case was considered, neighborhood concern was expressed about drainage from this property onto the property to the south.

NOTE: This plat has been submitted in final form only.