

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 85-28      Name: COPELAND INDUSTRIAL PARK

Preliminary Approved: 4/11/85  
Scheduled S/D Meeting: 5/9/85

DESCRIPTION

General Location: On the east side of Hydraulic in an area north of 29th Street North.

Owner: Acme Brick Company, et al, P. O. Box 425 Ft. Worth, Texas 76101

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.0 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 566,384 Sq. Ft.
  4. Existing Zoning: "E"
  5. Proposed Zoning: "E"
- 

**STAFF COMMENTS:**

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that storm sewer construction is required by the drainage plan and these improvements will need to be constructed in conjunction with lot development.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this plat.

May 16, 1985

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

Re: S/D 85-28 - Final Plat of Copeland Industrial Park.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1985, 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 May 10, 1985.

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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Acme Brick Company, P.O. Box 425, Ft. Worth, TX 76101  
Justin Industrial, Inc., P.O. Box 425, Ft. Worth, TX 76101  
Jeffry Bodley, P.O. Box 425, Ft. Worth, TX 76101  
Harold Copeland, 1770 North Broadway, Wichita, KS 67214  
Mike Lindebak, City Engineer

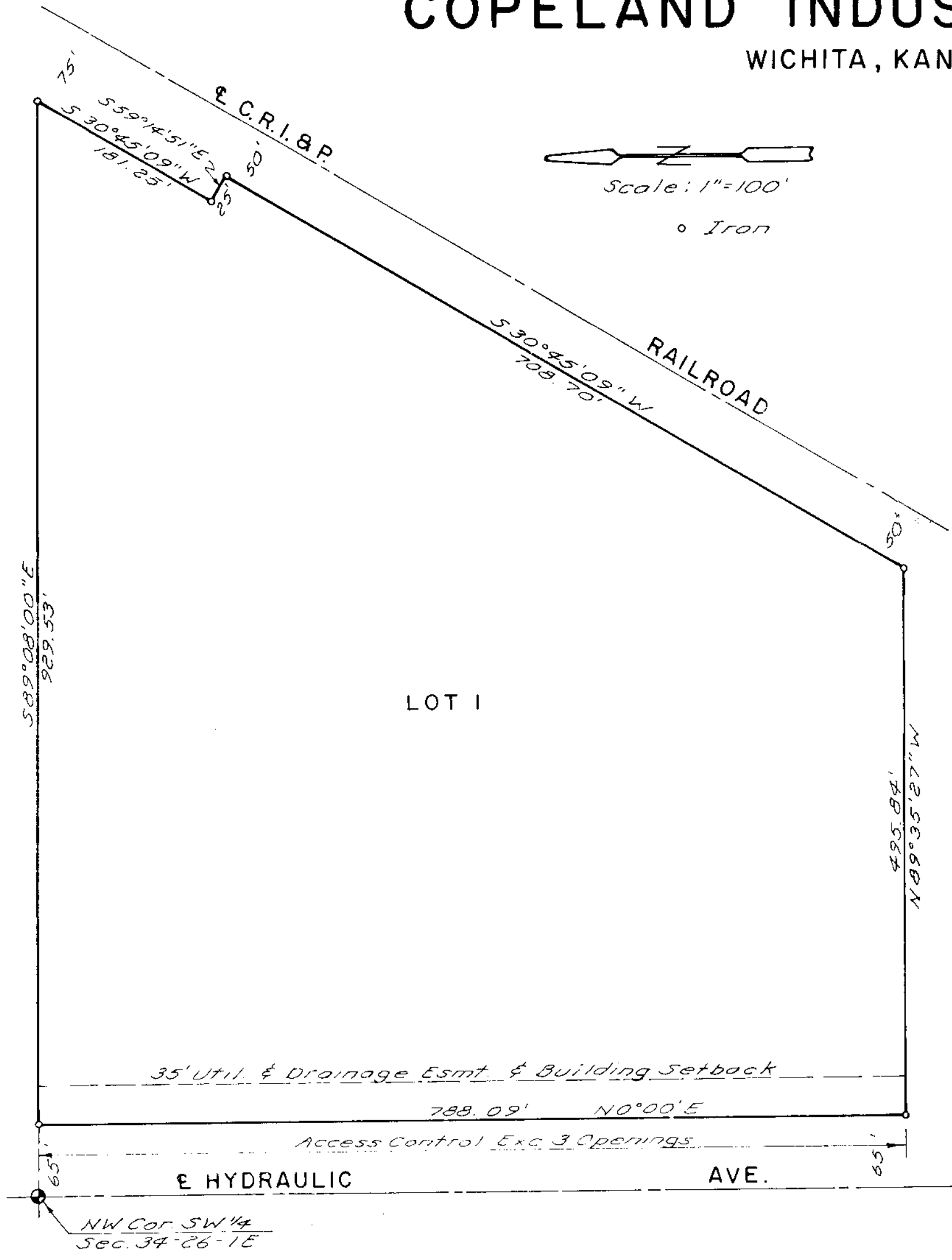
# COPELAND INDUSTRIAL PARK

WICHITA, KANSAS

FINAL PLAT

DO NOT REMOVE

OFFICE COPY



This plat of "COPELAND INDUSTRIAL PARK", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1985

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson \_\_\_\_\_ Chairman

Robert A. Lakin \_\_\_\_\_ Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

Robert C. Brown \_\_\_\_\_ Mayor

Donald C. Bissick \_\_\_\_\_ City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1985

Don Wright \_\_\_\_\_ County Clerk

State of Kansas } S.S. This is to certify that Sedgwick County } this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 1985, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and is duly recorded

Pat Ketter \_\_\_\_\_ Register of Deeds

Bo Reso \_\_\_\_\_ Deputy

**THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/9/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/10/85**

State of Kansas } S.S. We, Baughman Company, P.A., Sedgwick County } surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "COPELAND INDUSTRIAL PARK", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as all that part of the SW 1/4 of Section 34, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, except the south 115 acres thereof, lying west of the Chicago, Rock Island and Pacific Railroad right of way, except the west 65 feet taken for street.

John E. Lundblade \_\_\_\_\_ 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 to be known as "COPELAND INDUSTRIAL PARK", Wichita, Kansas. The easement is hereby granted as indicated for the construction and maintenance of public utilities and for drainage purposes. All abutters rights of access to Hydraulic Ave. are hereby granted to the City of Wichita, Kansas, except, however, that Lot 1 shall have access to Hydraulic at three locations, said locations to be determined by the City Engineer.

Acme Brick Company  
Edward L. Stout, Jr. \_\_\_\_\_ President

Contract Purchasers  
Harold D. Copeland \_\_\_\_\_ Dorothy Copeland \_\_\_\_\_

State of Texas } S.S. The foregoing instrument Tarrant County } was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1985, by Edward L. Stout, Jr., President of Acme Brick Company, on behalf of the company.

Notary Public  
My Commission Expires \_\_\_\_\_

State of Kansas } S.S. The foregoing instrument Sedgwick County } was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1985, by Harold D. Copeland and Dorothy Copeland, his wife, Contract Purchasers.

Notary Public  
My Commission Expires \_\_\_\_\_