

July 23, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 87-63 - LaCOUNT ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 23, 1987, 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 16, 1987.

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.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Kim LaCount, 242 S. Covington, Wichita, KS 67212

FINAL PLAT

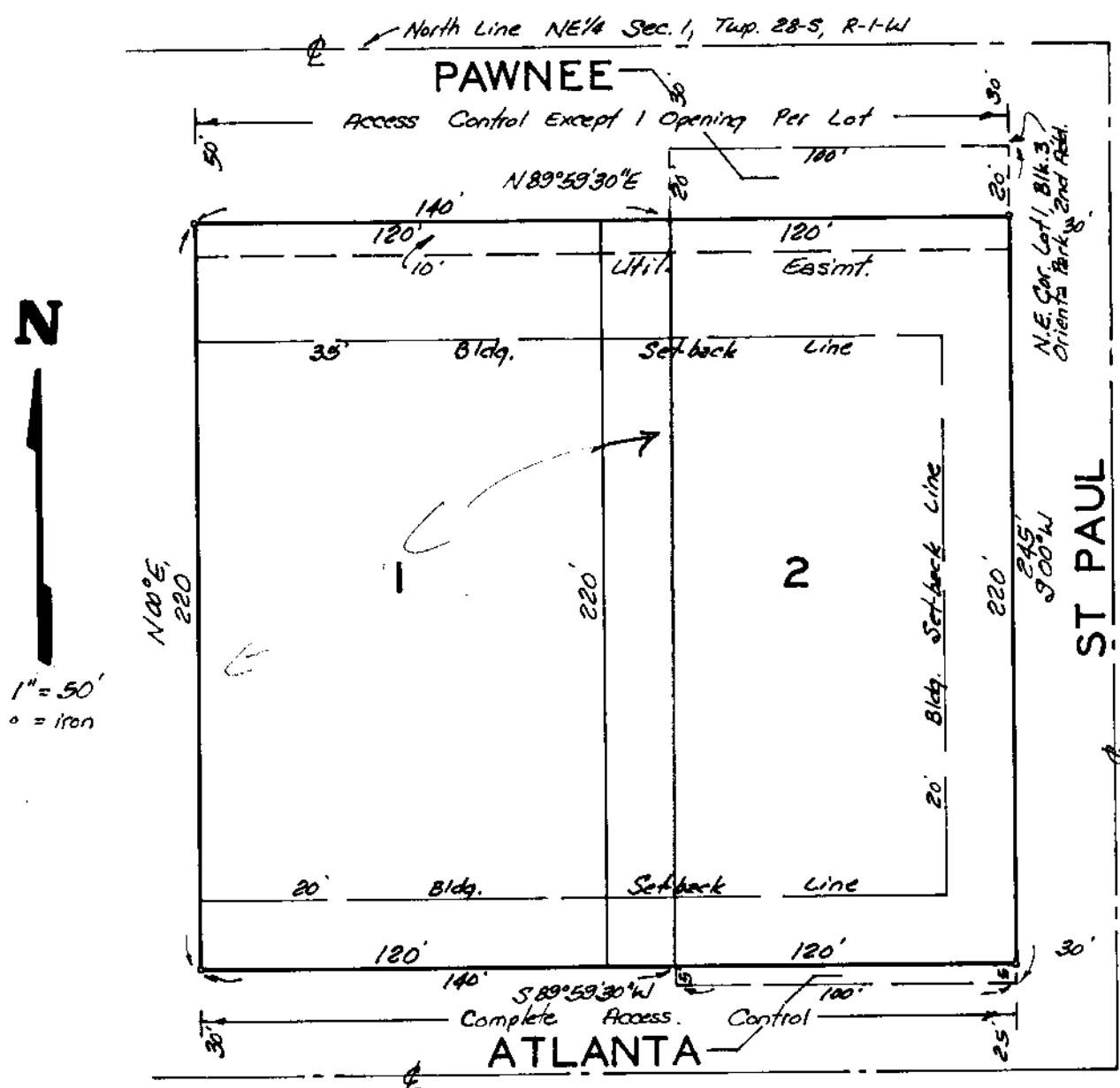
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/16/87 SUBJECT **LA COUNT ADDITION** TO THE CONDITIONS OF THE OUTLINE IN OUR LETTER DATED 7/16/87

LA COUNT ADDITION

WICHITA, KANSAS.

OFFICE COPY

DO NOT REMOVE



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 "LA COUNT 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 Lots 1 and 2, Baker Machine Company Addition to Wichita, Kansas together with all of the vacated Alley adjacent to said Lots 1 and 2 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 3, Orienta Park Second Addition to Wichita, Kansas, together with all of the vacated Alley adjacent to said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.

The vacated Alley being reconfirmed as vacated by virtue of K.S.A. 12-512(b). All being situated in the NE 1/4 of Sec. 1, Twp. 28-S, R-1-W of the 6th. P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Mark A. Savoy Surveyor

This plat of "LA COUNT ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 16 day of July 1987.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
John Terry Moore
Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of Wichita, Kansas, this 16 day of July 1987.

Mayor
Robert G. Knight
Deputy City Clerk
Dale E. Rea

Entered on transfer record this 16 day of July 1987

County Clerk
Don Wright

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 16 day of July 1987 at 10 o'clock M; and is duly recorded.

Register of Deeds
Pat Kettler
Deputy
Ed Resa

Know all men by the presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "LA COUNT ADDITION", Wichita, 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 Pawnee over and across the north line of Lots 1 and 2 and to or from Atlanta over and across the south line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lots 1 and 2 shall have access to PAWNEE at one opening each as shall be determined by the City Engineer of the City of Wichita, Kansas.

Kim E. LaCount

Catherine LaCount

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this 16 day of July 1987, by Kim E. LaCount and Catherine LaCount, his wife.

My App't. Exp. _____ Notary Public

S/D No.: 87-63 Name: LaCount Addition

Preliminary Approved:
Scheduled S/D Meeting: 7/16/87

DESCRIPTION

General Location: S.W. corner of Pawnee and St. Paul
Owner: Kin LaCount
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.2
 2. Number of Lots:
 - Residential:
 - Office: 2
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 26,400
 4. Existing Zoning: AA
 5. Proposed Zoning: C (Z-2852)
-

STAFF COMMENTS:

NOTE: The applicant's associated zoning case (Z-2852), requesting a change in zoning from "AA" (single-family) to "C" (commercial), was approved by the MAPC on 6/25/87 subject to replatting within one year.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on St. Paul, by this lot's commercial zoning, be waived.
- 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.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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