

June 11, 1987

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

Re: Final Plat S/D 87-49 - RICHARD LOFFLAND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 4, 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 platator.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:bb

cc: Richard A. Loffland
1911 E. Central
Wichita, Kansas 67214

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6/4/87 **RIGHT**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 6/4/87

RICHARD LOFFLAND ADDITION

WICHITA, KANSAS

FINAL PLAT

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 "RICHARD LOFFLAND ADDITION,"
Wichita, Kansas, and that the accompanying plat is a
true and correct exhibit of the property surveyed, de-
scribed as and being a replat of Lot 44, on Hydraulic
Ave., Mathewson's 4th Addition to Wichita, Sedgwick County,
Kansas. Being situated in the NE 1/4 Sec. 21, Twp. 27-S, R-1-E
of the 6th P.M., Sedgwick County, Kansas.

Date _____

Baughman Company, P.A.

Gregory F. Severns

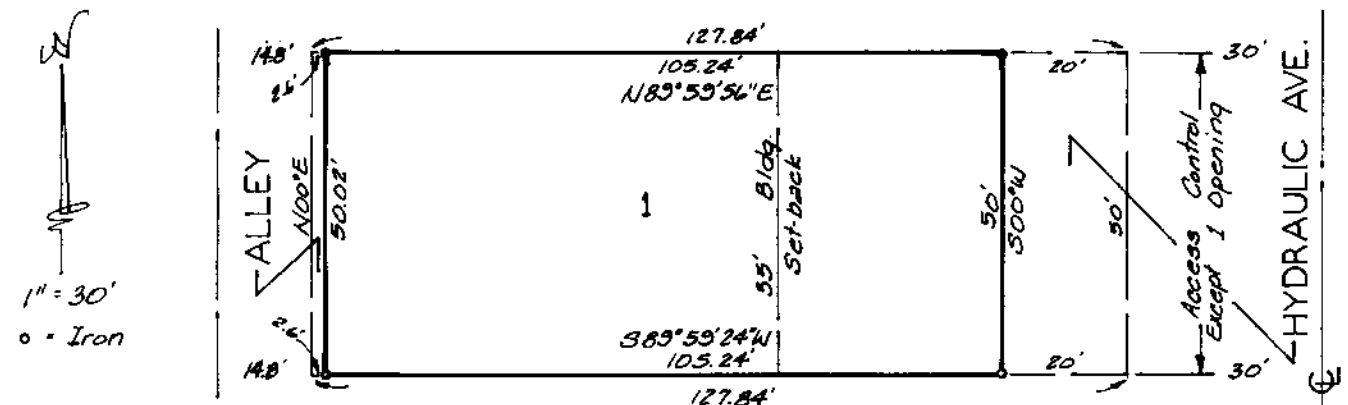
Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Street and Alley to be known as "RICHARD LOFFLAND ADDITION," Wichita, Kansas. The Street and Alley are hereby dedicated to and for the use of the public. All abutters rights of access to or from Hydraulic Ave. over and across the east line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Hydraulic Ave. at one point as shall be determined by the City Engineer of Wichita, Kansas.

Richard A. Loffland

Dana Renee Loffland

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged
before me this _____ day of _____ 198__ by
Richard A. Loffland and Dana Renée Loffland his wife.

My Appt. Exp. _____ Notary Public



This plat of "RICHARD LOFFLAND 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

John Terry Moore Chairman

Marvin G. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__

Robert G. Knight Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this
198

Don Wright _____ County Clerk

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____,
at _____ o'clock _____ M., and is duly recorded.

Pat Kettler _____ Register of Deeds

Ed Resa Deputy

S/D No.: 87-49 Name: RICHARD LOFFLAND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: West side of Hydraulic, in an area south of 3rd Street.
Owner: Richard A. Loffland, 1911 E. Central, Wichita, KS 67214
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.15
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 5,263.2 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "C" (Z-2837)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2837) requesting a change from "B" (multi-family) to "C" (commercial) zoning has been approved subject to platting.

- 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 final plat shall indicate the platting of the 35-foot building setback from Hydraulic through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- D. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- E. 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.
- 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. 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 City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

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