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September 17, 1987

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

Re: Final Plat S/D 87-84 - THURLOW ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 17, 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 September 11, 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 platlor.
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:dik

cc: John Thurlow, 6410 E. 12th Street, Wichita, KS 67206

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/10/87 SUBJECT **THURLOW ADDITION** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/11/87 WICHITA, KANSAS

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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 "THURLOW 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 9, Dennison Addition to Wichita, Sedgwick County, Kansas. Being situated in the NE 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date _____ Baughman Company, P.A.

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 "THURLOW ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Woodlawn Blvd. 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 Woodlawn Blvd. at one point as shall be determined by the City Engineer of Wichita, Kansas.

John Frederick Thurlow Patricia A. Thurlow

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by John Frederick Thurlow and Patricia A. Thurlow his wife.

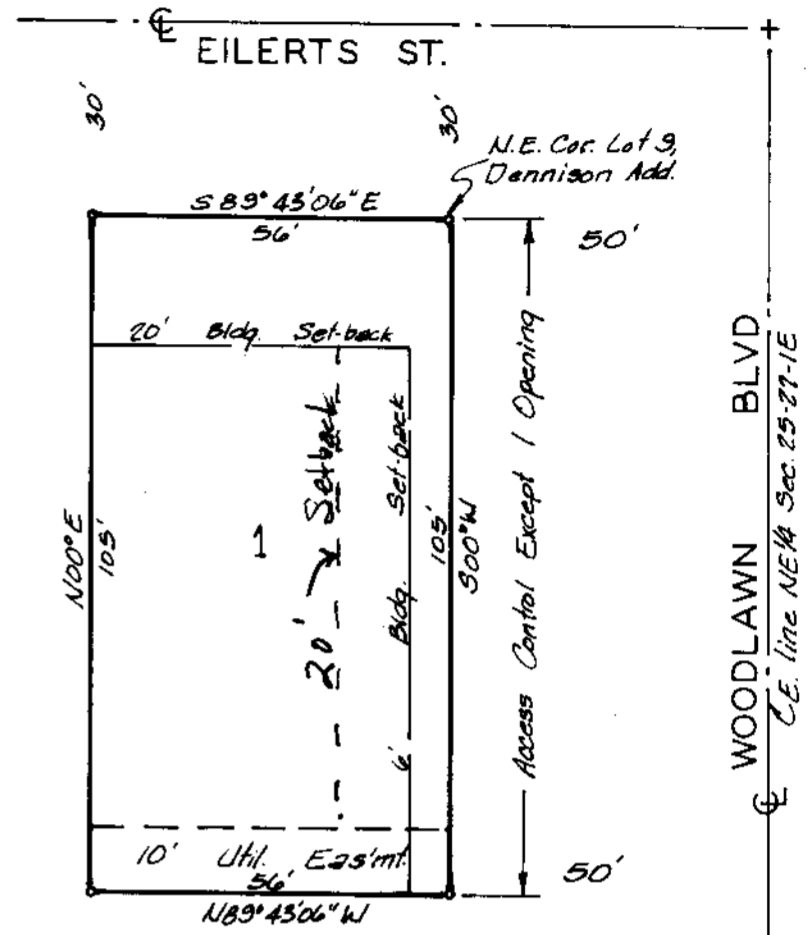
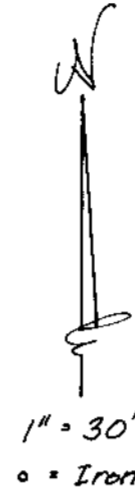
Notary Public
My Appt. Exp. _____

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "THURLOW ADDITION," Wichita, Kansas.

Mercury Mortgage Co., Inc.

State of Oklahoma }
Tulsa County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by _____ of Mercury Mortgage Co., Inc. on behalf of the corporation.

Notary Public
My Appt. Exp. _____



This plat of "THURLOW 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.

Chairman
John Terry Moore

Secretary
Marvin S. Krout

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

Mayor
Robert G. Knight

Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__

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 _____ day of _____ 198__, at _____ o'clock _____ M., and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

SUBDIVISION COMMITTEE RECOMMENDATIONS:

Approve the plat, subject to the following conditions:

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Eilerts Street at the time of site development. (Office Zoning)
- B. As required by approval of the zoning case (Z-2844), a 20-foot building setback, not a 6-foot setback, shall be indicated from Woodlawn. The 20-foot setback requirement was specifically stipulated by both the Planning Commission and the City Council. 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.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

STAFF REPORT

CASE NUMBER: S/D 87-84 - THURLOW ADDITION

OWNER/APPLICANT: John Frederick Thurlow

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Woodlawn and Eilerts.

SITE SIZE: 0.13 Acre

NUMBER OF LOTS:

Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5,879.93 Sq. Ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "BB" (Z-2844)

VICINITY MAP:

