

February 5, 1987

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

Re: Final Plat S/D 87-6 - POWELL 11TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 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 January 30, 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 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: James E. Linson, Contract Purchaser: Alton D. Powell,
2086 Westridge Ct., Wichita, KS 67203

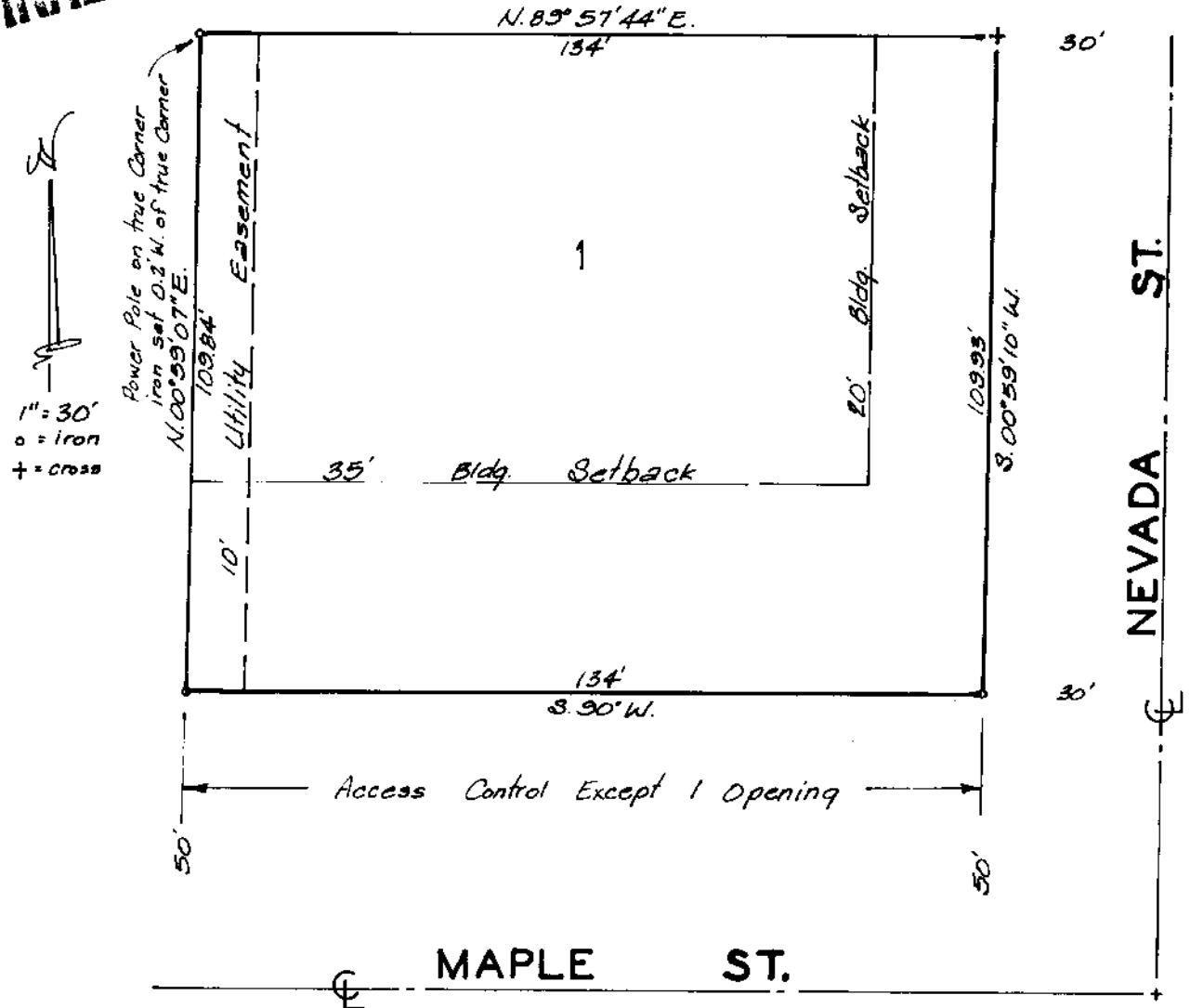
POWELL 11TH ADDITION

OFFICE COPY
DO NOT REMOVE
WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 1/29/07 SUBJECT
TO THE CONDITIONS SET FORTH AND OUT-
LINED IN OUR LETTER DATED 1/30/07

FINAL PLAT

State of Kansas }
Sedgwick County } ss. We, Baughman Company, P.A. Surveyors
in aforesaid county and state do hereby certify that we
have surveyed and platted "POWELL 11TH 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 Lots 1 and 2, except
the north 40 feet thereof, Block 4, Westborough Second
Addition, Sedgwick County, Kansas. Being situated in the
SE 1/4 of Sec. 23, Twp. 27-S, R-1-W 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 de-
scribed in the surveyors certificate to be platted into
a lot to be known as "POWELL 11TH ADDITION" Wichita,
Kansas. The utility easement is hereby granted as in-
dicated for the construction and maintenance of all
public utilities. All abutters rights of access to or from
Maple St. over and across the south line of Lot 1, are
hereby granted to the City of Wichita, provided however
that Lot 1 shall have access to Maple St. at one point
as shall be determined by the City Engineer of Wichita,
Kansas.

James E. Linson

Elsie E. Linson

Contract Purchasers

Alton D. Powell

Betty Jo Powell

State of Kansas }
Sedgwick County } ss. The foregoing instrument acknowledged
before me this _____ day of _____ 198____ by
James E. Linson and Elsie E. Linson his wife.

My Appt. Exp. _____ Notary Public

State of Kansas }
Sedgwick County } ss. The foregoing instrument acknowledged
before me this _____ day of _____ 198____, by
Alton D. Powell and Betty Jo Powell his wife.

My Appt. Exp. _____ Notary Public

We the undersigned holders of a
mortgage on the above described property do hereby
consent to the plat of "POWELL 11TH ADDITION"
Wichita, Kansas.

Southwest National Bank

State of Kansas }
Sedgwick County } ss. The foregoing instrument acknowledged
before me this _____ day of _____ 198____ by
_____ of Southwest National
Bank on behalf of the Bank.

My Appt. Exp. _____ Notary Public

This plat of "POWELL 11TH 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

Marvin S. Krout
Chairman
Secretary

This plat approved and all dedica-
tions shown hereon accepted by the Board of Com-
missioners of the City of Wichita, Kansas, this _____
day of _____ 198____.

Tony Casado

Dale E. Rea
Mayor
Deputy City Clerk

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

Don Wright
County Clerk

State of Kansas }
Sedgwick County } ss. 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

Ed Resa
Register of Deeds
Deputy

S/D No.: 87-6 Name: POWELL 11TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Northwest corner of Maple and Nevada.
Owner: James E. Linson (Contract Purchaser: Alton D. Powell),
2086 Westridge Ct., Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3
2. Number of Lots:
 Residential:
 Office:
 Commercial: 1
 Industrial:
 Total: 1
3. Minimum Lot Area: 14,724.60 Sq. Ft.
4. Existing Zoning: "A"
5. Proposed Zoning: "LC" (Z-2827)

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2827) requesting "A" (duplex) to "LC" (light commercial) zoning. This request will be considered by the City Commission at their January 27, 1987 meeting. The Planning Commission has unanimously recommended approval of the zone change request.

- 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. This plat correctly shows the platting of building setbacks required for commercial property. Also, appropriate access control to Maple Street is being dedicated.
- D. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- E. Since an existing sidewalk system does not exist to the north, it is recommended that the sidewalk required on Nevada Street, by this lot's commercial zoning, be waived.
- F. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2827).
- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. 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 by this plat?