

December 13, 1985

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

Re: S/D 84-88 - Final Plat of P.C. Industrial Park Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 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 December 6, 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 plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: P.C. Warehouse, Inc., c/o Don J. Boyd, Pres., 101 West 48th Street
South, Wichita, KS 67217
John T. Arnold, ~~Sutton Place, Suite 1, Wichita, KS 67202~~ 151 N. Main, Ste 100
Mike Lindebak, City Engineer

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12-5-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-6-85

C. INDUSTRIAL ADDITION

FINAL
~~PRELIMINARY PLAT~~

WICHITA, KANSAS.

OFFICE COPY
DO NOT REMOVE

State of Kansas) S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "P. C. INDUSTRIAL ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W/2 of the NE/4 of Sec. 20, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, lying east of the C. R. I. & P. Railroad and the Midland Valley Railroad right-of-way, except therefrom a tract beginning at a point 211 feet west of the N.E. Corner of the W/2 of said NE/4; thence south parallel with the east line of the W/2 of said NE/4 719.46 feet; thence west parallel with the north line of the W/2 of said NE/4 332.48 feet to the east right-of-way line of the C. R. I. & P. Railroad; thence northeasterly along said Railroad to the north line of the W/2 of said NE/4; thence east along the north line of the W/2 of said NE/4, 181.45 feet to the point of beginning, and except therefrom that part dedicated for Water Circle on Film 318 at Page 1137 and except therefrom that part dedicated for drainage on Film 318, at Page 1138.

Baughman Company, P.A.

Date _____ Surveyor
William L. Korber

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 Drainage dedication to be known as "P. C. INDUSTRIAL ADDITION", Wichita, Kansas. The railroad spur track easement is hereby granted for railroad spur track purposes. The drainage dedication is hereby dedicated for drainage purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from 47TH ST. SO., over and across the north line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to 47TH ST. SO. at a point as shall be determined by the City Engineer of the City of Wichita, Kansas.

P. C. Warehouse, Inc.

President

State of Kansas) S.S. The foregoing instrument acknowledged before me, this _____ day of _____, 198____, by _____ President of P. C. Warehouse, Inc., on behalf of the corporation.

Notary Public

My App't. Exp. _____

This plat of "P. C. INDUSTRIAL 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
William J. Goebel

Secretary
Michael E. Lindenk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 198____.

Mayor
Robert C. Brown

City Clerk
Donald C. Giesick

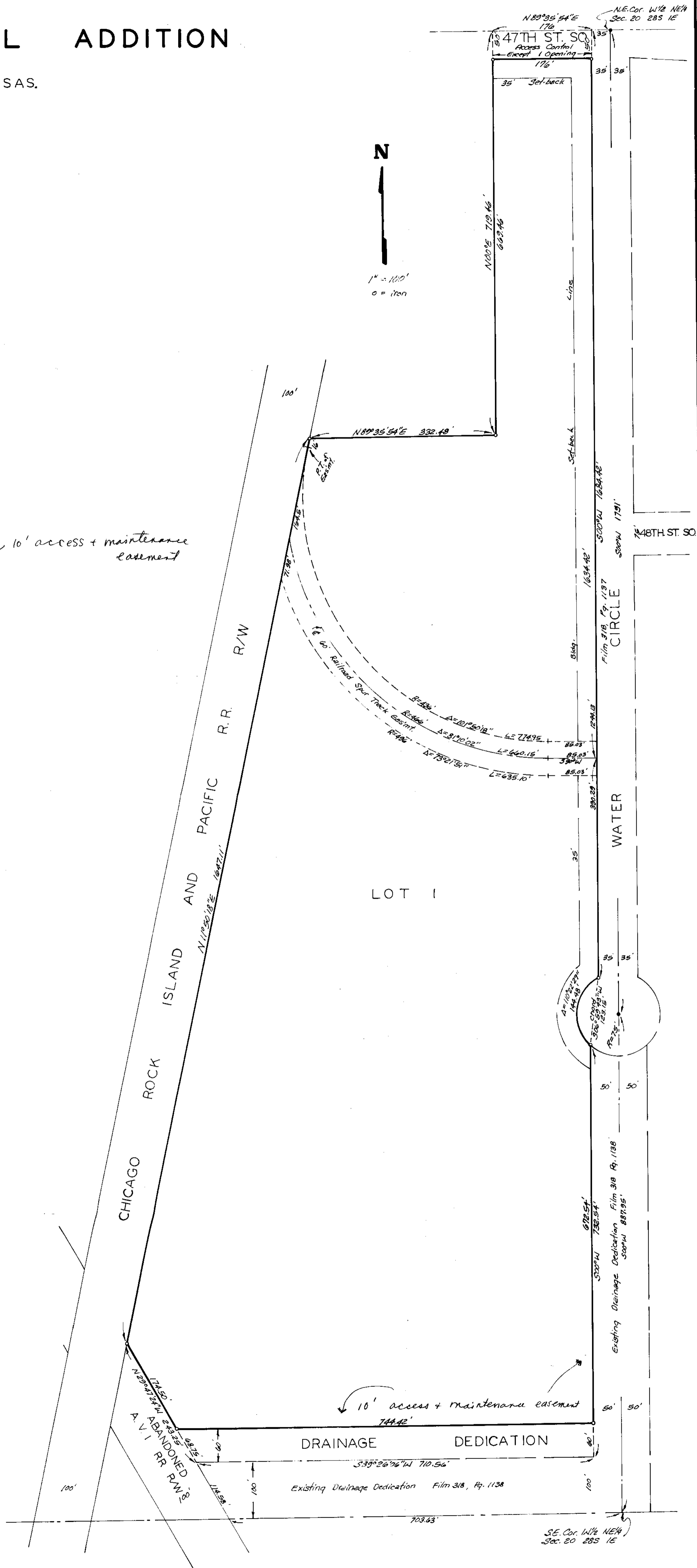
Entered on transfer record, this _____ day of _____, 198____.

County Clerk
Don Wright

State of Kansas) 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



SE. Cor. W/2 NE/4
Sec. 20 28S 1E

S/D No.: 84-88 Name: P. C. INDUSTRIAL PARK

Preliminary Approved: 9/13/84
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: Southwest corner of 47th Street South and Water Street.
Owner: P. C. Warehouse, Inc., c/o Don J. Boyd, President, 101 West 48th
Street South, Wichita, KS 67217
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 31.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 1,359,422.6 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

- NOTE:** The applicant's associated zone case (Z-2180) requesting "AA" to "E" was approved on 10/9/79 by the Board of City Commissioners subject to platting. This plat was deferred at the November 21, 1985 Subdivision Committee meeting.
- A. The applicant shall guarantee the extension of sanitary sewer to a point south of the railroad spur track.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. At the time of preliminary plat approval, the Subdivision Committee voted to recommend that the sidewalk required for Water Circle (collector street) be waived due to the industrial character of this area.
 - D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - 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 plan. Specifically, is the amount of area indicated for the drainage dedication adequate and are any drainage improvements required to be guaranteed?