

May 5, 1986

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

Re: S/D 86-35 - Final Plat of PPCo 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 1986, 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 April 25, 1986.

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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

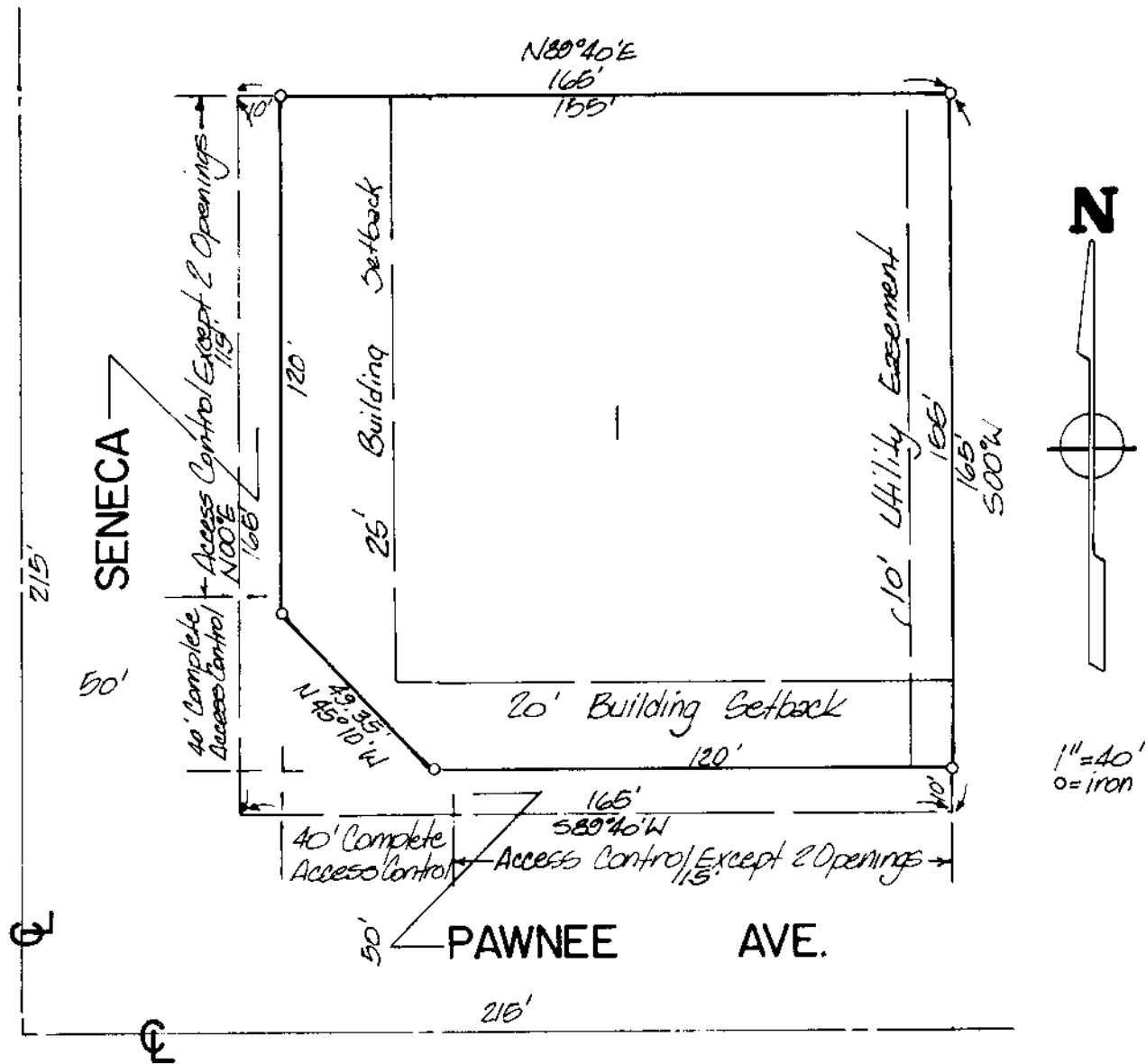
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203
Phillips 66 Company, c/o PT, RE & C, Attn: Mike Mullings, 101 N.
Robinson, Oklahoma City, OK 73102
Bill Shoaf, 1625 Amarado, Wichita, KS 67212
Mike Lindebak, City Engineer

PPCo. ADDITION # 2

WICHITA, KANSAS



State of Kansas } S.S.
 Sedgwick County } We, Baughman Company P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "PPCo. ADDITION #2," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as and being a replat of the west 165 feet of the south 165 feet of Lot B Block A, Schallmo Addition, Wichita, Sedgwick County, Kansas. Being situated in the S.W. 1/4 of Section 32, TWP 27. S, R-1-E, of the 6th p.m. Sedgwick County Kansas

Date _____ Baughman Company P.A.

 John E. Lundblade 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 and streets to be known as "PPCo. ADDITION #2," Wichita, Kansas. The streets are hereby dedicated to and for the use of the public. The utility easements are hereby granted as indicated for construction and maintainance of all public utilities. All abutters rights of access to or from Seneca over and across the west line of Lot 1, and to or from Pawnee Avenue over and across the south line of Lot 1 are hereby granted to the city of Wichita, Kansas provided however that Lot 1 shall have 2 points of access to Seneca to be located within the north 115 feet of the west line of said lot 1, and shall have 2 points of access to Pawnee Avenue to be located within the east 115 feet of the south line of said lot 1, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Phillips Petroleum Company

State of _____ } S.S.
 County of _____ } The foregoing instrument was acknowledged before me this _____ day of _____ 19__ by _____ of Phillips Petroleum Company, on behalf of said company.

This plat of "PPCo. ADDITION #2" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 19__

Wichita-Sedgwick, County Metropolitan Area Planning Commission

 William J. Goebel Chairman

 Michael E. Lindetbak Secretary

This plat approved and all dedications shown herein accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 19__

 Robert C. Brown Mayor

 Donald C. Bisick City Clerk

day of _____ 19__

Entered on transfer record this _____

 Don Wright County Clerk

 Notary Public
 My App't. Date _____

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 _____ 19__, at _____ o'clock _____ M; and is duly recorded

 Pat Kettler Register of Deeds

 Ed Reese Deputy

S/D No.: 86-35 Name: PPS Co. ADDITION #2

Preliminary Approved:
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: At the northeast corner of Pawnee and Seneca.
Owner: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.62 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 23,912.10 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the closure of the two driveways within the areas of complete access control.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. The final plat tracing shall correct the Board of City Commissioners signature block to reference TONY CASADO as Mayor.
- G. The 60 feet of half-street right-of-way and the triangular dedication at the corner of Seneca and Pawnee have been approved by City Engineering. Compared to the 75-foot half-street right-of-way standard normally required at the intersection of two arterial streets, the configuration of the dedication proposed by this replat provides less right-of-way for Seneca and Pawnee back from the intersection but provides a greater dedication at the corner.
- H. The final plat tracing shall indicate the platting of 35-foot wide building setbacks from the new street right-of-way lines.
- 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 or drainage easements required with the platting of this lot?

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