

May 2, 1986

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

Re: S/D 86-37 - Final Plat of Rainbo Baking Company 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 plattor.
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: Rainbo Baking Company, c/o Garland Wyatt, 2530 Southeast Drive,  
Wichita, KS 67201  
Dean Shaw, Campbell Taggard, Inc., 6211 Lemmon Ave., P.O. Box 660217,  
Dallas, TX 75266  
Mike Lindebak, City Engineer

REVISED COPY

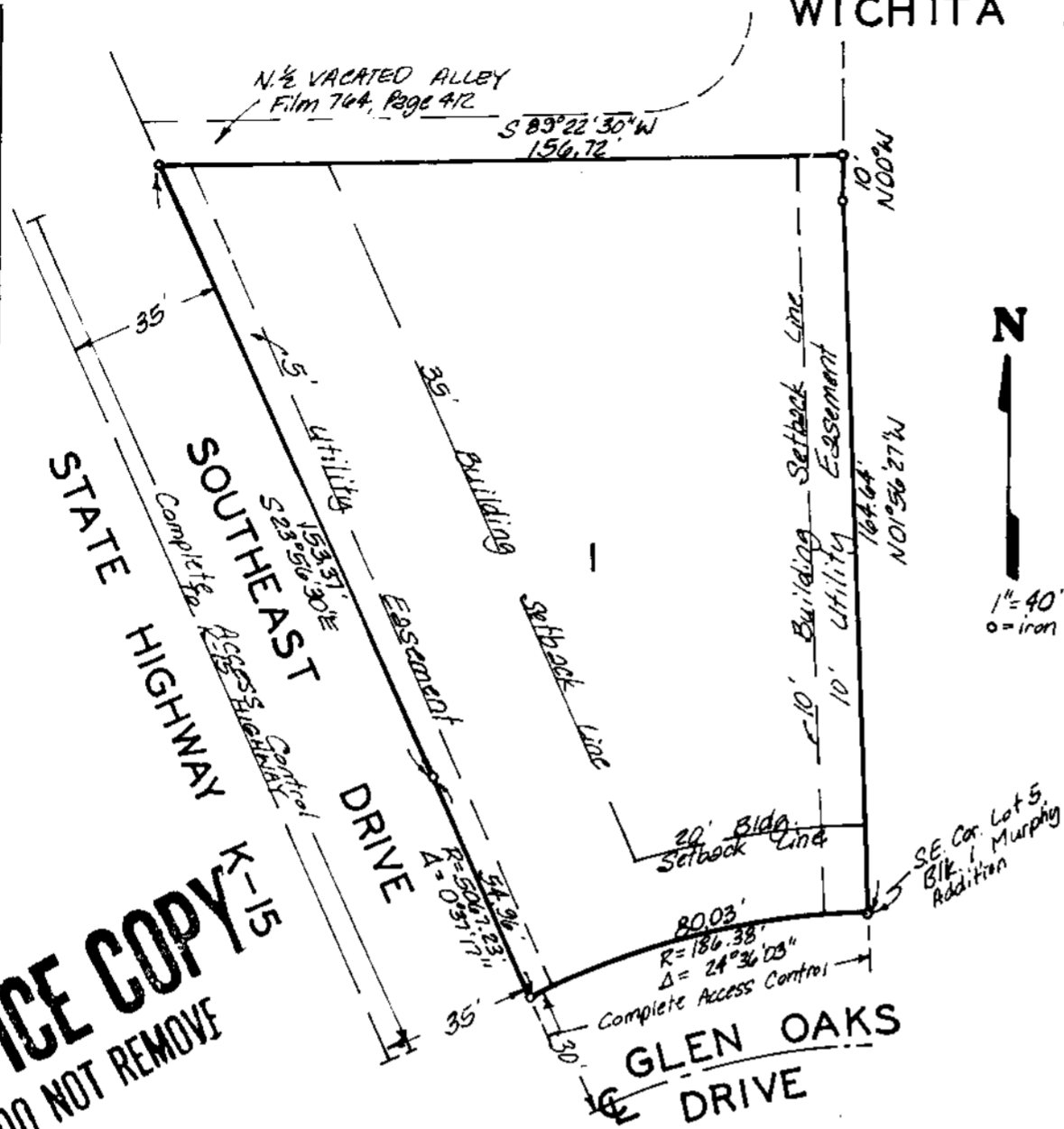
# RAINBO BAKING CO. ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 6-5-86 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 6-6-86

FINAL PLAT

OFFICE COPY K-15  
DO NOT REMOVE



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 "RAINBO BAKING CO. 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 Lots 5 and 6, Block 1, Murphy Addition to Wichita,  
Sedgwick County, Kansas, and the south one-half of the  
vacated alley as platted in Fred P. Mosteller Addition to Wichita,  
adjacent to the north line of said Lot 6. The alley was vacated  
at Film 764, Page 412 but was retained as utility easement;  
however the easement is now being released by virtue  
of K.S.A. 12-512(b). Being situated in the N.W. 1/4 of Sec. 3,  
Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company P.A.

5-12-86  
Date

William E. Karber Surveyor  
William E. Karber

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 "RAINBO BAKING CO. ADDITION"  
Wichita, Kansas. The utility easements are hereby  
granted as indicated for the construction and main-  
tenance of all public utilities. All abutters rights of access  
to or from Glen Oaks Drive over and across the south line  
of Lot 1 are hereby granted to the City of Wichita, Kansas.

Rainbo Baking Company of Wichita

Garland Wyatt, Vice President  
Garland Wyatt

This plat of "RAINBO BAKING CO.  
ADDITION," Wichita, Kansas, has been submitted to and ap-  
proved by the Wichita-Sedgwick County Metropolitan  
Area Planning Commission, Wichita, Kansas. Dated this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Goebel Chairman

Michael E. Lindebak Secretary

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

Tony Casado Mayor

Donald C. Gisick City Clerk

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_.

Don Wright County Clerk

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was acknow-  
ledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1986  
by Garland Wyatt, Vice President of  
Rainbo Baking Company of Wichita on behalf of the  
Company.

Mark A. Beving Notary Public  
My App. Exp. May 12, 1988

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 Resz Deputy

- J. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Rainbo Baking Company of Wichita (e.g., copy of by laws or certification from a title company).
- K. The final plat tracing shall correct the Board of City Commissioners' signature block to reference TONY CASADO as the Mayor of Wichita.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. 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 with the platting of this property?

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

S/D No.: 86-37 Name: RAINBO BAKING CO. ADDITION

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

DESCRIPTION

General Location: At the northeast corner of Southeast Drive and Glen Oaks Drive.

Owner: Rainbo Baking Company, c/o Garland Wyatt, 3530 Southeast Drive, Wichita, KS 67201

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.45 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 19,996.66 Sq. Ft.
  4. Existing Zoning: "A"
  5. Proposed Zoning: "LC" (Z-2725)
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2725), requesting "A" to "LC", 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 applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Southeast Drive at the time of site development. (Commercial Zoning)
- D. The final plat tracing shall indicate "complete access control" to Glen Oaks Drive, across the south line of the lot. Appropriate reference to this access control shall be made in the platting's text.
- E. The applicant shall guarantee the closure of the driveway to Glen Oaks Drive.
- F. Since "complete access control" is being dedicated to Glen Oaks Drive from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- G. The final plat tracing shall indicate "complete access control" to K-15 Highway, across the westerly line of Southeast Drive.
- H. The legal description for the associated zone case includes not only Lots 5 and 6, Block 1, Murphy Addition, but also the south half of the vacated alley adjacent to the north line of said Lot 6. In order to obtain the "LC" zoning approved for the south half of the vacated alley right-of-way, this property needs to be included within the perimeter of this replat. The final plat tracing shall amend the face of the plat and legal description.
- I. As may be noted on the sketch plat, this plat proposes the granting of a 10-foot wide utility easement adjacent to the east line of the lot. This utility easement is, however, encroached on by several structures. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the utility easement being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.