

March 6, 1986

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

Re: S/D 86-19 - Final Plat of Loehr Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 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 February 28, 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 platator.
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: Jim F. & Geraldine L. Loehr, 3803 N. Tyler Road, Wichita, KS 67205  
Mike Lindebak, City Engineer

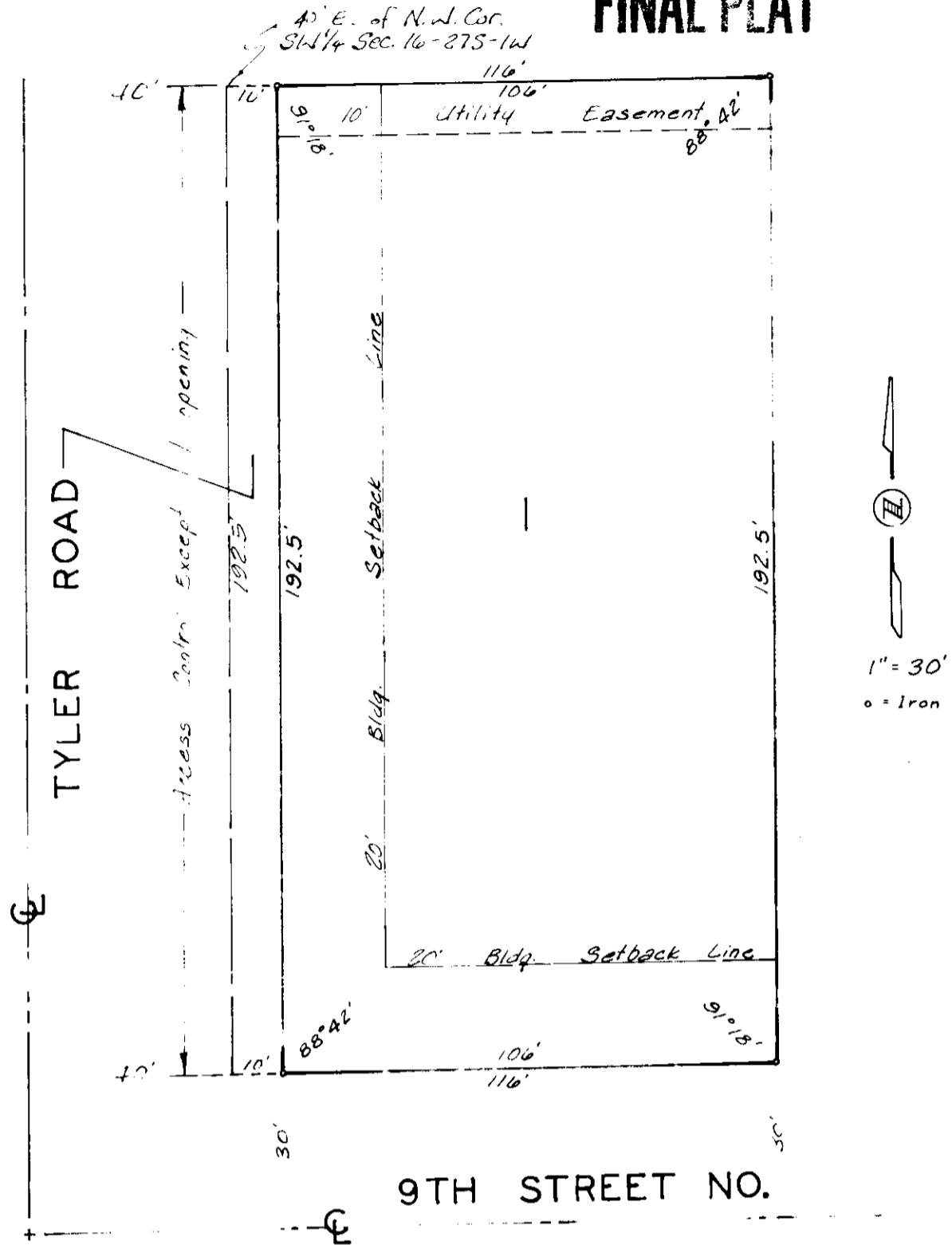
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE 2-27-86 SUBJECT TO THE COMMISSION OF APPROVAL OUTLINED IN OUR LETTER DATED 2-28-86

LOEHR ADDITION

WICHITA, KANSAS

FINAL PLAT



State of Kansas } Sedgwick County } ss We, Bauhman Company, F.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "LOEHR ADDITION" Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at a point 40 feet East of the Northwest corner of the North half of the Southwest Quarter (N/2 SW/4) of Section 16, Twp 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence East along the North line of said N/2 SW/4, 116 feet more or less to the Northwest corner of Gipson Addition, Wichita, Sedgwick County, Kansas; thence South along the West line of said Gipson Addition 192.5 feet more or less to the Southwest corner thereof; thence West along the North line of Ninth Street to a point 40 feet East and 192.5 feet more or less South of the Northwest corner of the N/2 SW/4; thence North 192.5 feet more or less to the place of beginning.

Bauhman Company, F.A.

William L. Kerber 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 street to be known as "LOEHR ADDITION" Wichita, Kansas. An easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Tyler Road over and across the West line of lot 1 are hereby granted to the City of Wichita, provided however that lot 1, shall have access to Tyler Road at one point as shall be approved by the City Engineer of Wichita, Kansas.

Jim F. Loehr

Geraldine L. Loehr

State of Kansas } Sedgwick County } ss The foregoing instrument acknowledged before me this day of 198 by Jim F. Loehr and Geraldine L. Loehr, husband and 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 "LOEHR ADDITION" Wichita, Kansas.

American Savings, a Federal Savings and Loan Association

State of Kansas } Sedgwick County } ss The foregoing instrument acknowledged before me this day of 198, by of American Savings, a Federal Savings and Loan Association on behalf of the Association.

My Appt. Exp. Notary Public

This plat of "LOEHR 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

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

Robert C. Brown Mayor

Donald C. Gistic 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 Register of Deeds

Ed Resa Deputy

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 86-19 Name: LOEHR ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: Northeast corner of Tyler Road and 9th Street.  
Owner: Jim F. & Geraldine L. Loehr, 3803 N. Tyler Road, Wichita, KS 67205  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.5 Acre
2. Number of Lots:
  - Residential:
  - Office: 1
  - Commercial:
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 20,405 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "BB" (Z-2737)

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**STAFF COMMENTS:**

NOTE: The applicant's associated zone case (Z-2737), requesting "AA" (single-family) to "BB" (office) zoning has been approved subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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