

September 19, 1986

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

Re: Final Plat S/D 86-73 - MASTERBILT ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 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 September 12, 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

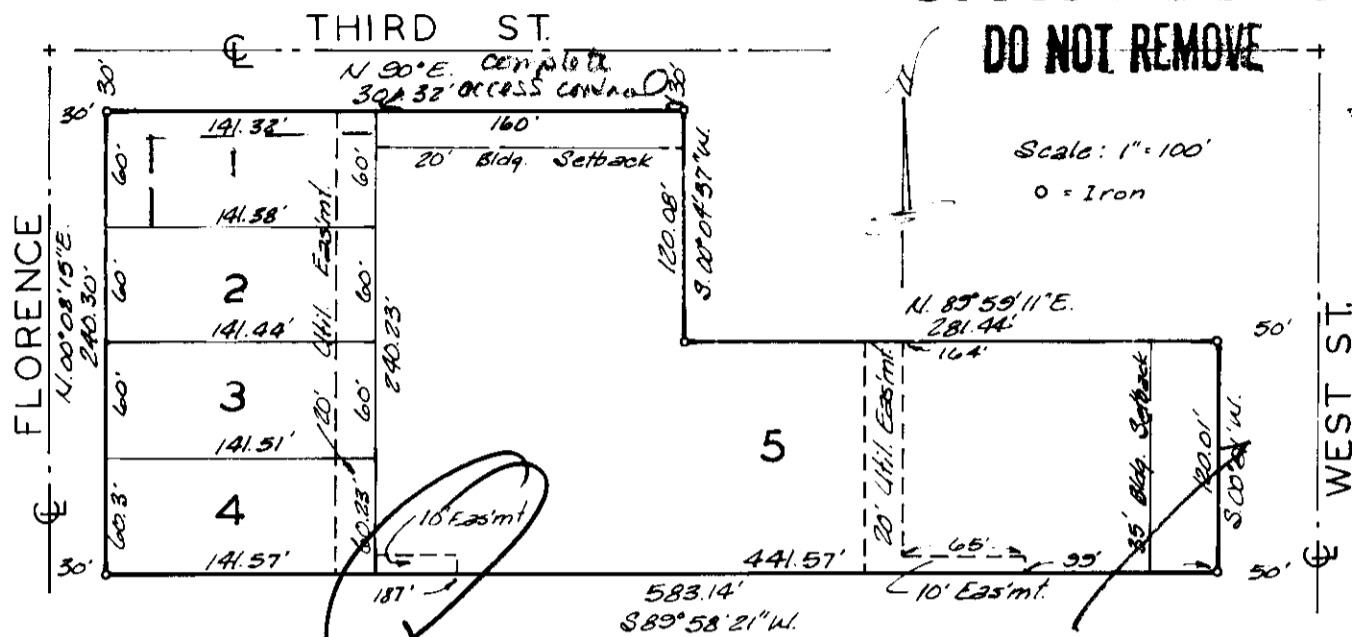
FLN:dlk

cc: Masterbilt Motors, Inc., c/o Art Sykes, Jr., 1330 E. 1st,
Wichita, KS 67214

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/11/86 SUBJECT **MASTERBILT ADDITION** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/12/86 WICHITA, KANSAS

OFFICE COPY



more easmt needed

access central except for 1 quarry

This plat of "MASTERBILT ADDITION" Wichita, Kansas has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 1986. Wichita-Sedgwick County Metropolitan Area Planning Commission

David Bayouth 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 _____, 1986.

Tony Casado Mayor

Donald C. Gisick City Clerk

Entered on transfer record this _____ day of _____, 1986.

Don Wright County Clerk

State of Kansas } ss. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MASTERBILT 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 2 and 4, block 16, Parkwilde Addition to Wichita, Kansas and Lot 1, Shaver Addition, Wichita, Kansas. All being situated in the NE 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 described in the surveyors certificate to be platted into lots to be known as "MASTERBILT ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from West Street over and across the east line of Lot 5 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to West Street at one point as shall be approved by the City Engineer of Wichita, Kansas.

Masterbilt Motors, Inc.

B. J. Means President

State of Kansas } ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1986, at _____ o'clock _____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Ross Deputy

State of Kansas } ss. The foregoing instrument acknowledged before me this _____ day of _____, 1986 by _____, President of Masterbilt Motors, Inc. on behalf of the corporation.

Notary Public
My App't. Exp. _____

S/D No.: 86-73 Name: MASTERBILT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: Southeast corner of Third Street and Florence.
Owner: Masterbilt Motors, Inc., c/o Art Sykes, Jr., 1330 E. 1st,
Wichita, KS 67214
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.4 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 8,481 Sq. Ft.
 4. Existing Zoning: "C" and "AA"
 5. Proposed Zoning: "C"
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2796) requesting "AA" to "C" will be considered by the M.A.P.C. on September 4, 1986.

- A. Approval of this plat is subject to approval of the applicant's associated zone case.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. Since 3rd Street is not paved adjacent to this plat, the final plat tracing shall indicate "complete access control" to this street across the north line of Lot 5. "Access control except for one opening" shall be indicated from Lot 5 to West Street.
- F. The final plat tracing shall indicate the following building setbacks on Lot 1.
 - (1) 15-foot setback from Third Street.
 - (2) 25-foot setback from Florence.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. 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?

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