

November 14, 1985

Mr. Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 85-97 - Final Plat of Murdock Industrial Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on November 15, 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 November 8, 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 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: City of Wichita, c/o Steve Potucek  
Mike Lindebak, City Engineer

OFFICE COPY

DO NOT REMOVE

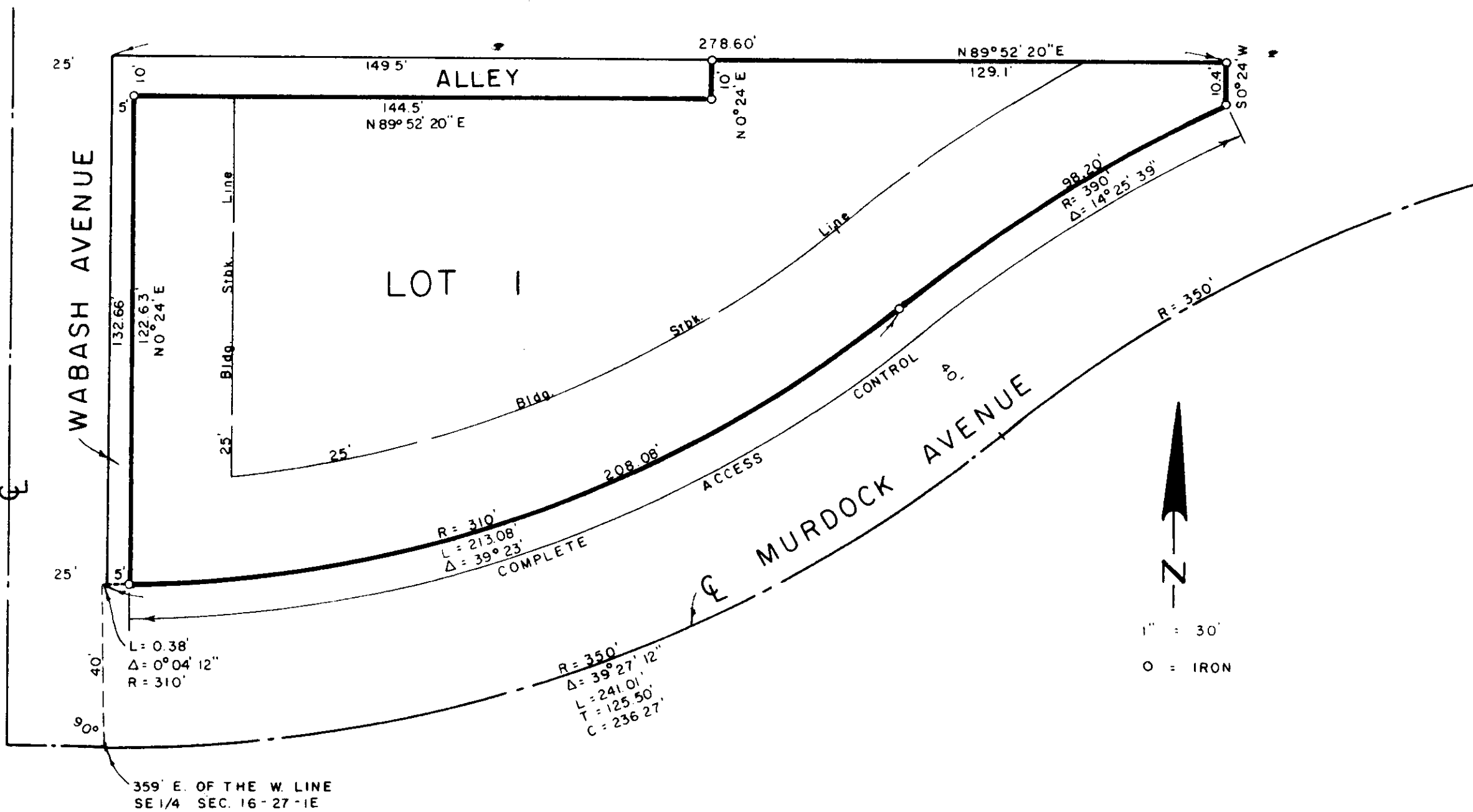
# MURDOCK INDUSTRIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11-7-85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11-8-85

State of Kansas, County of Sedgwick, SS



I, Lowell D. High, Land Surveyor in the State of Kansas do hereby certify that I have surveyed and platted "Murdock Industrial Addition", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows: That part of the East one (1) foot of Lot 78 and even Lots 80 through 96 inclusive, Tillinghast's Addition to the City of Wichita, Sedgwick County, Kansas lying North of the North line of Murdock Avenue realignment and being more particularly described as follows: Commencing at a point on the centerline of Oak Street (now Murdock Avenue) as platted in Tillinghast's Addition to the City of Wichita, Sedgwick County, Kansas, said point being three hundred fifty-nine (359) feet East of the West line of the Southeast Quarter of Section 16, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence N0°00'E at right angles to the centerline of said Murdock Avenue, 40 feet to the P.C. of a curve; thence on a curve to the left having a radius of three hundred ten (310) feet and a central angle of zero degrees, four minutes, twelve seconds (0°04'12") for a distance of thirty-eight hundredths (0.38) feet to a point of beginning; thence on a curve to the left having a radius of three hundred ten (310) feet and a central angle of thirty-nine degrees, twenty-three minutes (39°23'), said tangent line bearings being N89°55'48"E and N50°32'48"E, for a distance of two hundred thirteen and eight hundredths (213.08) feet to the P.R.C. of a curve to the right having a radius of three hundred ninety (390) feet and a central angle of fourteen degrees, twenty-five minutes, thirty-nine seconds (14°25'39") for a distance of ninety eight and twenty hundredths (98.20) feet to the West line of Ohio Avenue, said point being twelve (12) feet West of the East line of Lot 96, Ohio Avenue, in said Tillinghast's Addition; thence N0°24'E parallel to the East line of said Lot 96 and along the West line of Ohio Avenue, ten and forty hundredths (10.40) feet to the North line of said Lot 96; thence S89°52'20"W along the North line of said even Lots 78 through 96 inclusive, two hundred seventy-eight and sixty hundredths (278.60) feet to the East line of Wabash Avenue, said point being one (1) foot West of the NE corner of said Lot 78; thence S0°24"W along the East line of Wabash Avenue, one hundred thirty-two and sixty-six hundredths (132.66) feet to the point of beginning.

Lowell D. High, L.S.

This plat approved and all dedications shown hereon, if any, accepted by the Board of City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_, Mayor  
\_\_\_\_\_, City Clerk

ATTEST:

\_\_\_\_\_, County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1985

\_\_\_\_\_, County Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at \_\_\_\_\_ o'clock, \_\_.m., on the \_\_\_\_\_ day of \_\_\_\_\_, 1985

\_\_\_\_\_, Register of Deeds  
\_\_\_\_\_, Deputy

Know all men by these presents that the City of Wichita, Sedgwick County, Kansas, By \_\_\_\_\_, Mayor, has caused the land described in the Land Surveyor's Certificate to be platted into a Lot, a Street, and an Alley to be known as "Murdock Industrial Addition", Wichita, Sedgwick County, Kansas.

The street is hereby dedicated to and for the use of the public.

The alley is hereby dedicated to and for the use of the public.

All abutter's rights of access to or from Murdock Avenue, over and across the south line of Lot 1 are hereby granted to the City of Wichita.

The City of Wichita, Sedgwick County, Kansas

\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_, City Clerk

This plat of "Murdock Industrial Addition", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman

\_\_\_\_\_, Secretary

S/D No.: 85-97      Name: MURDOCK INDUSTRIAL ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the northeast corner of Wabash and Murdock.  
Owner: City of Wichita, c/o Steve Potucek  
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: .56 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area:
  4. Existing Zoning: "C"
  5. Proposed Zoning: "C"
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STAFF COMMENTS:

- 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 final plat tracing shall indicate the various names needed to complete approval signature blocks.
- D. It is recommended that the alley right-of-way existing to the north of this plat, which connects the north/south alley in this block with Ohio Street, be vacated. This is the case since this replat provides for connecting the north/south alley to Wabash Street with full alley right-of-way, and the alley segment suggested for vacation does not intersect with Ohio Street. This right-of-way would need to be retained as a utility easement.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. 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 needed with the platting of this property?

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