

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 6-6-85 SUBJECT
TO THE CONDITIONS OF APPROVAL **THUNDERBIRD 4TH ADDITION**
ED IN OUR LETTER DATED 6-7-85

WICHITA , KANSAS

OFFICE COPY FINAL PLAT

DO NOT REMOVE

We, Baughman Company P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THUNDERBIRD 4TH 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 Lot 22, Replat of Lots 3, 4, 5, 6, 7, 8, 9, Central Place Addition, Sedgwick County, Kansas. Being situated in the S.E. 4 of Sec. 14, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company P.A.

Date

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 "THUNDERBIRD 4TH ADDITION," Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities.

David W. Entriken

Mary Lou Entriken

State of Kansas, Sedgwick County, ss. The foregoing instrument was acknowledged before me this _____ day of _____ 198____, by David W. Entriken and Mary Lou Entriken, his wife.

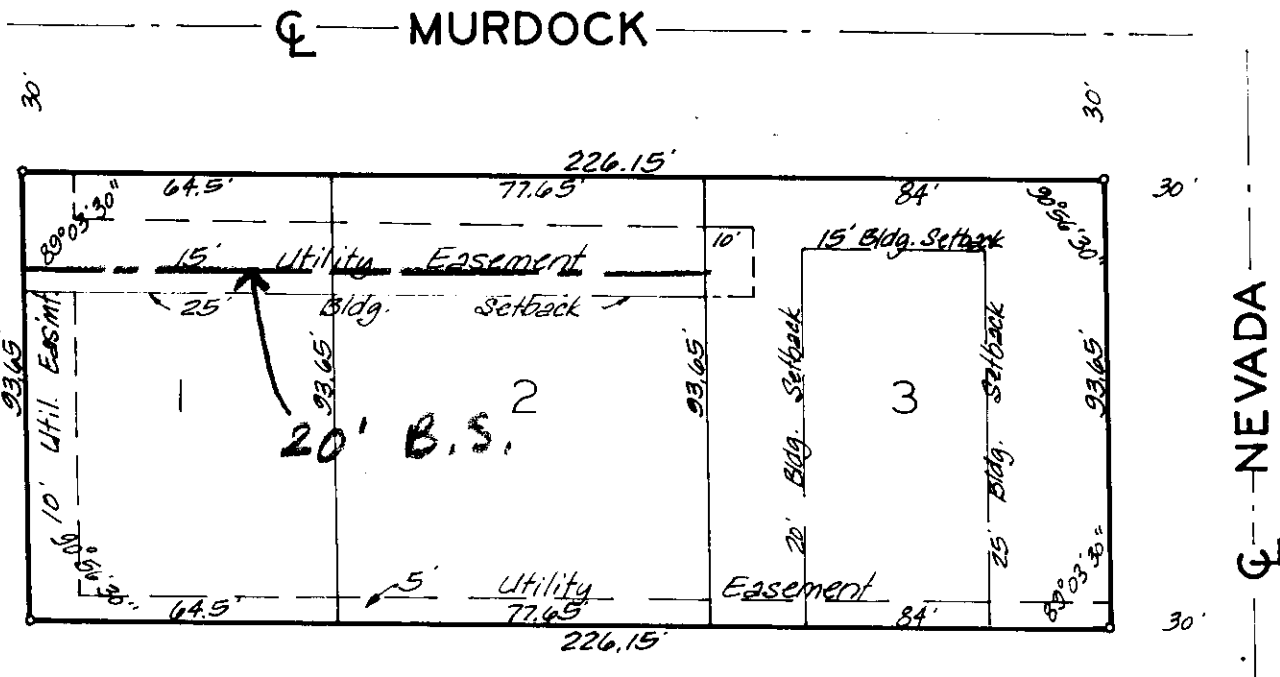
My App. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "THUNDERBIRD 4TH ADDITION," Wichita, Kansas.

Wichita State Bank

title

State of Kansas, Sedgwick County, ss. The foregoing instrument was acknowledged before me this _____ day of _____ 198____, by _____ of Wichita, State Bank, on behalf of the bank.



This plat of "THUNDERBIRD 4TH 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

James E. Wilson Chairman

Robert A. Lakin 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. Gisick 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

Ea Resa Deputy

Baughman Company, P.A.

Re: S/D 85-44 - Final Plat of Thunderbird 4th Addition

June 6, 1985

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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and Irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 13, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: David W. Entriken, 902 North West Street, Wichita, KS 67203
Mike Lindebak, City Engineer

June 13, 1985

Baughman Company, P.A.

Re: S/D 85-44 - Final Plat of Thunderbird 4th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 13, 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 June 6, 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 platator.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: David W. Entriken, 902 North West Street, Wichita, KS 67203
Mike Lindebak

June 6, 1985

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

Re: S/D 85-44 - Final Plat of Thunderbird 4th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 6, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
(letter submitted from Korker)
- 100% petition* ☒ B. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lots 2 and 3.
- certificate* ☒ C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ D. In order to allow additional building area for Lots 1 and 2, the final plat may indicate the platting of a 20-foot front yard building setback from Murdock.
- ☒ E. On the final plat tracing the north line of the proposed 15-foot utility easement shall abut the south line of Murdock or, if the easement does not abut the street, the easement shall be increased to 20 feet in width.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-44 Name: THUNDERBIRD 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: June 6, 1985

DESCRIPTION

General Location: Southwest corner of Murdock and Nevada.
Owner: David W. Entriiken, 902 North West Street, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.5 Acre
 2. Number of Lots:
 - Residential: 3
 - Office:
 - Commercial:
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 6,040.43 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- B. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lots 1 and 2,
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to allow additional building area for Lots 2 and 3, the final plat may indicate the platting of a 20-foot front yard building setback from Murdock. This setback change will necessitate moving the proposed 15-foot utility easement on the front of these lots 5 feet to the north.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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