

STEVE KELLEY 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "STEVE KELLEY 5TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
properly surveyed, described as the south 132.00 feet of the E1/2 of Lot
5, R.A. Morris Tracts, Sedgwick County, Kansas, together with the E1/2 of
said Lot 5, except the south 132.00 feet thereof and except the west
75.00 feet thereof, together with Lot 4 in said R.A. Morris Tracts,
together with the N1/2 of the west 132.00 feet of Lot 3 in said R.A.
Morris Tracts, except the north 157.50 feet thereof, together with the
west 132.00 feet of the north 81.00 feet of the S1/2 of Lot 3 in said
R.A. Morris Tracts, together with the east 33.00 feet of the west 185.00
feet of the north 81.00 feet of the S1/2 of Lot 3 in said R.A. Morris
Tracts, together with the south 66.00 feet of the west 132.00 feet of Lot
3 in said R.A. Morris Tracts, together with the east 33.00 feet of the
west 185.00 feet of the south 66.00 feet of Lot 3 in said R.A. Morris
Tracts, and together with that part of Lot 1, Amburgey 3rd Addition,
Wichita, Sedgwick County, Kansas lying west of and adjacent to the west
line of the 43.00 foot utility easement as granted in said Amburgey 3rd
Addition, including the 30 foot Clara Contingent Street Dedication, being
the west 30.00 feet of Lot 1 in said Amburgey 3rd Addition.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NW1/4 of Sec. 14, Twp. 27-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael A. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, and Streets, to be known as "STEVE KELLEY
5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage and utility easements are hereby granted
as indicated for drainage purposes and for the construction and maintenance
of all public utilities. The drainage easements are hereby granted
as indicated for drainage purposes. The street, drainage, and
utility easements are hereby granted as indicated for street purposes, for
drainage purposes, and for the construction and maintenance of all public
utilities. The sidewalk, utility, and traffic sign easements are hereby
granted as indicated for the construction and maintenance of public
sidewalks, the construction and maintenance of all public utilities, and the
construction and maintenance of public traffic signs. The temporary
cut-de-sac easement on Doris St. shall expire at such time as Doris St.
is extended further south or terminated as a permanent cut-de-sac. The
streets are hereby dedicated to and for the use of the public. Access
contracts shall be as depicted on the face of the plat and are hereby
granted to the City of Wichita, Kansas. The 25 foot temporary opening to
or from 13th Street North over and across the north line of Lot 1, Block
A, shall expire at such time as the structures on said Lot 1, Block A,
are razed or removed.

Kelley & Coleman, Inc.

Stephen R. Kelley, President
Stephen R. Kelley

Jack R. Amburgey Revocable Trust
dated April 10, 2000

Jack R. Amburgey, Trustee
Jack R. Amburgey

Patricia A. Amburgey, Trustee
Patricia A. Amburgey

Patricia A. Amburgey Revocable Trust
dated April 10, 2000

Patricia A. Amburgey, Trustee
Patricia A. Amburgey

Jack R. Amburgey, Trustee
Jack R. Amburgey

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 26th day of MARCH, 2004, by Stephen R. Kelley, President
of Kelley & Coleman, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2005

My App't. Exp. 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

This plat of "STEVE KELLEY 5TH 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications
shown herein accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2004.

Carlos Mayans, Mayor

Karen Schofield, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2004.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2004 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 26th day of MARCH, 2004, by Jack R. Amburgey and
Patricia A. Amburgey, Trustees under the Jack R. Amburgey Revocable
Trust dated April 10, 2000, on behalf of the trust.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2005

My App't. Exp. 11-7-2005

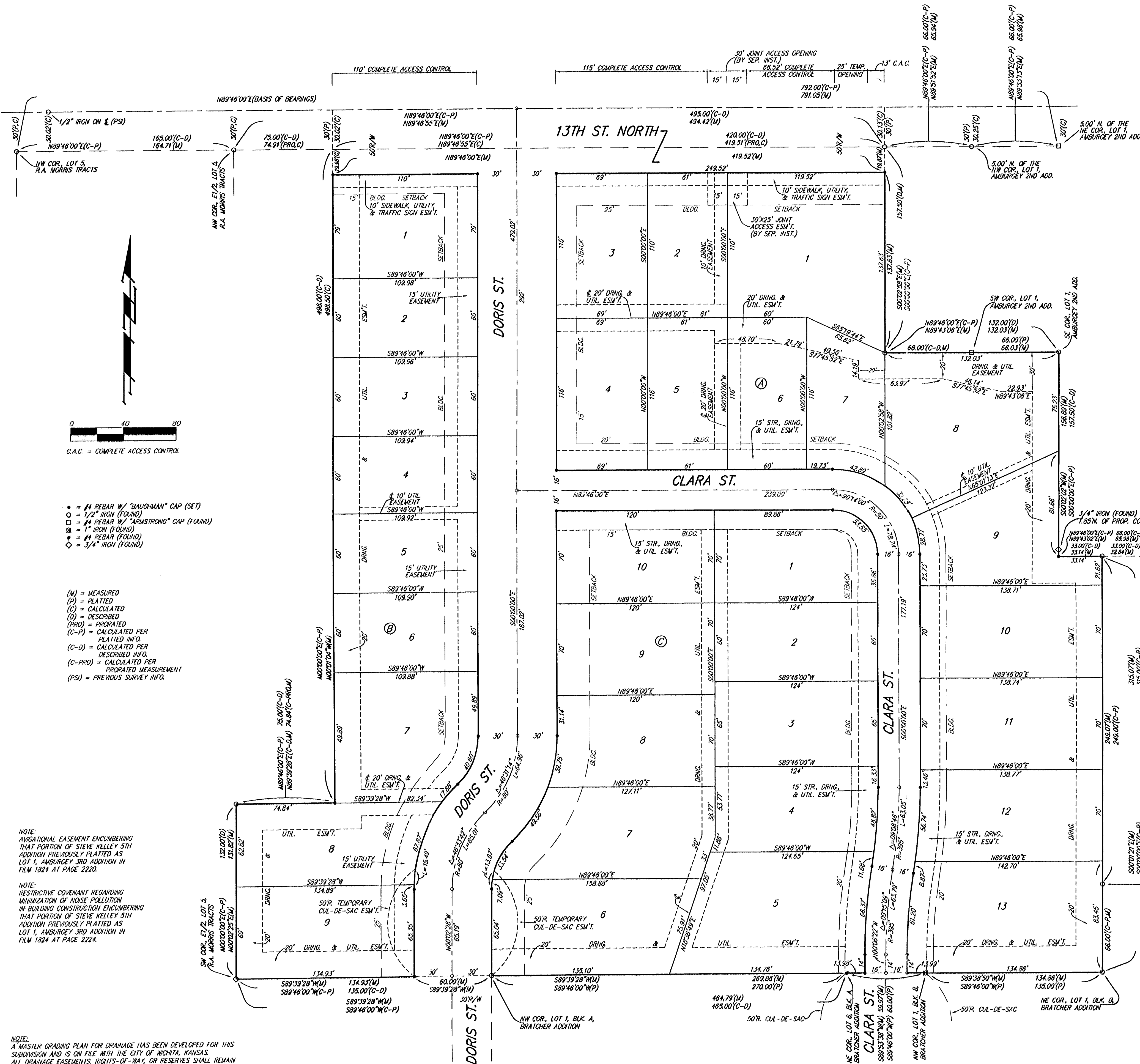
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 26th day of MARCH, 2004, by Patricia A. Amburgey and
Jack R. Amburgey, Trustees under the Patricia A. Amburgey Revocable
Trust dated April 10, 2000, on behalf of the trust.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-7-2005

My App't. Exp. 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-292-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\STEVE KELLEY 5TH ADD\DWG\KELLEY.DWG-MOC



- #1 REBAR W/ "BAUGHMAN" CAP (SET)
- #1 REBAR W/ "ARMSTRONG" CAP (FOUND)
- #1 REBAR W/ "ARMSTRONG" CAP (FOUND)
- #1 REBAR (FOUND)
- #1 REBAR (FOUND)
- #1 REBAR (FOUND)

(M) = MEASURED
(P) = PLATTED
(C) = CALCULATED
(D) = DESCRIBED
(PRO) = PROPORTION
(C-P) = CALCULATED PER
PLATTED INFO.
(C-D) = CALCULATED PER
DESCRIBED INFO.
(C-PRO) = CALCULATED PER
PROPORTIONED MEASUREMENT
(PS) = PREVIOUS SURVEY INFO.

NOTE:
AVIATION EASEMENT ENCUMBERING
THAT PORTION OF STEVE KELLEY 5TH
ADDITION PREVIOUSLY PLATTED AS
LOT 1, AMBURGEY 3RD ADDITION IN
FILM 1824 AT PAGE 2220.

NOTE:
RESTRICTIVE COVENANT REGARDING
MINIMIZATION OF NOISE POLLUTION
IN BUILDING CONSTRUCTION ENCUMBERING
THAT PORTION OF STEVE KELLEY 5TH
ADDITION PREVIOUSLY PLATTED AS
LOT 1, AMBURGEY 3RD ADDITION IN
FILM 1824 AT PAGE 2224.

NOTE:
A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS
SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS.
ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN
AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE
CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

November 6, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-93 -- Final Plat of Steve Kelley Fifth Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 6, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 31, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

October 31, 2003

Baughman Company
315 Ellis
Wichita KS 67211

RE: SUB 2003-93 -- Final Plat of Steve Kelley Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 31 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved. An off-site drainage easement is needed in the event the applicant does not obtain an off-site dedication of street right-of-way for the west half of Doris south of the plat.***
- E. Traffic Engineering needs to comment on the need for additional right-of-way along 13th Street. ***A 10-ft sidewalk, utility and traffic sign easement is requested.***
- F. ***The Subdivision Committee approved a joint access opening for Lots 1 and 2, Block A. A temporary opening is permitted for Lot 1 which shall be closed upon removal of the house.***
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The Applicant shall guarantee the paving of the proposed streets.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org

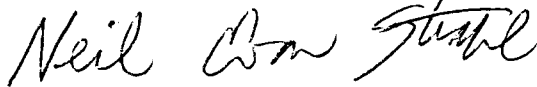
- I. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Doris at the plat's south line or in the alternative the applicant shall obtain an off-site dedication of street right-of-way for the west half of Doris south of the plat. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. GIS needs to comment on the plat's street names. Whitehall needs revised to Clara.
- O. Several lot dimensions need to be corrected
- P. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, November 6, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Steve Kelley, 1218 Northshore Ct., Wichita, KS 67212
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA ITEM NO. 2-3
NOVEMBER 6, 2003**

STAFF REPORT

(Final Plat Approved 10/30/03; Preliminary Plat Approved 8/28/03)

CASE NUMBER: SUB 2003-93 -- STEVE KELLEY FIFTH ADDITION

OWNER/APPLICANT: Steve Kelley, 1250 N. Clara, Wichita, KS 67212; Jack Amburgey, 1325 Smith, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South side of 13th St. North, East of Hoover

SITE SIZE: 7.78 Acres

NUMBER OF LOTS

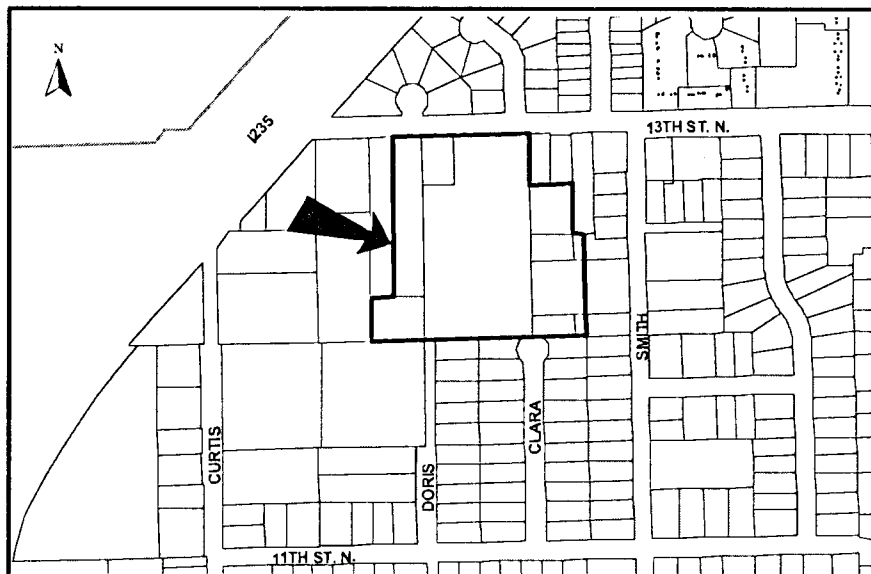
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	<u>32</u>

MINIMUM LOT AREA: 7,440 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-93 -- Final Plat of STEVE KELLEY FIFTH ADDITION
November 6, 2003 - Page 2

NOTE: This is a replat of a portion of the R.A. Morris Tracts and the Amburgey Third Addition.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. An off-site drainage easement is needed in the event the applicant does not obtain an off-site dedication of street right-of-way for the west half of Doris south of the plat.**
- E. **Traffic Engineering** needs to comment on the need for additional right-of-way along 13th Street. **A 10-ft sidewalk, utility and traffic sign easement is requested.**
- F. **The Subdivision Committee approved a joint access opening for Lots 1 and 2, Block A. A temporary opening is permitted for Lot 1 which shall be closed upon removal of the house.**
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The Applicant shall guarantee the paving of the proposed streets.
- I. **The paving guarantee shall include the installation of a temporary turnaround at the terminus of Doris at the plat's south line or in the alternative the applicant shall obtain an off-site dedication of street right-of-way for the west half of Doris south of the plat.** The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

SUB 2003-93 -- Final Plat of STEVE KELLEY FIFTH ADDITION
November 6, 2003 - Page 3

- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. GIS needs to comment on the plat's street names. *Whitehall needs revised to Clara.*
- O. Several lot dimensions need to be corrected
- P. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- Q. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- T. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- U. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

SUB 2003-93 -- Final Plat of STEVE KELLEY FIFTH ADDITION
November 6, 2003 - Page 4

- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.