

# DAVIS MOORE 12TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

*Copied from Tracing*  
5/7/96

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County and state do hereby certify that we have surveyed and platted "DAVIS MOORE 12TH ADDITION", to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A replat of Lots 1 & 2, Block 1, Miles Lakewood Village, Sedgwick County, Kansas, except that part platted as Miles Lakewood Village Second Addition, Wichita, Sedgwick County, Kansas, together with Lot 1, Block 2, Miles Lakewood Village, Sedgwick County, Kansas, together with Lot 3, Block H, Westport Addition, Sedgwick County, Kansas, and part of the Highway Borrow Easement in said Block H, said Highway Borrow Easement being in the Southeast Quarter of Section 29, Township 27 South, Range 1 West of the Sixth P.M., Sedgwick County, Kansas, and as condemned in Case A-38302 in District Court, Sedgwick County, Kansas, and except the following described tract: Beginning at the southeast corner of said Lot 3, Block H; thence southwesterly along the south line of said Block H, and along the north line of said Highway 196.48 feet; thence north parallel to the east line of said Lot 3, Block H, 250 feet to the north line of said Lot 3, Block H; thence northeasterly along the north line of said Lot 3, Block H, 196.48 feet to the northeast corner of said Lot 3, Block H; thence south on the east line of said Lot 3, Block H, 250 feet to the Point of Beginning; together with Seville Avenue from the south line of Dubon to the north line of U.S. Highway 54 as platted in said Miles Lakewood Village.

All existing easements and street right-of-ways are hereby vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

*Gregory F. Severns*  
1-31-96 Surveyor  
Gregory F. Severns  
KANSAS LAND SURVEYOR  
18-876

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and a Reserve to be known as "DAVIS MOORE 12TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for floodway and drainage purposes and no buildings shall be constructed on or within said Reserve "A", nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer of the City of Wichita, Kansas. Reserve "A" shall be owned and maintained by the owner of Lot 1, Block 1 until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvement of the drainage. The streets are hereby dedicated to and for the use of the public. Access controls shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. Kellogg Drive contingent street dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. The Minimum Building Pad Elevations for lowest opening to the structures shall be as shown on the face of the plat.

State of Kansas) SS  
Sedgwick County)

The foregoing instrument acknowledged before me, this 15<sup>th</sup> day of February, 1996, by T. G. Davis, Jr., President of K-DA, Inc., on behalf of the corporation.

*M. Michele Jonas*  
M. MICHELE JONAS Notary Public  
My App't. Exp. 11/1/99

M. MICHELE JONAS  
Notary Public - State of Kansas  
My Appl. Expires Nov. 1, 1999

K-DA, Inc.  
*T. G. Davis, Jr.*  
T. G. Davis, Jr., President

This plat of "DAVIS MOORE 12TH ADDITION", an addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
Dated this 14<sup>th</sup> day of May, 1995.  
Wichita-Sedgwick County Metropolitan Area Planning Commission



Chairman  
John W. McKay, Jr.

Secretary  
Marvin S. Krout

Mayor  
Bob Knight

City Clerk  
Pat Burnett

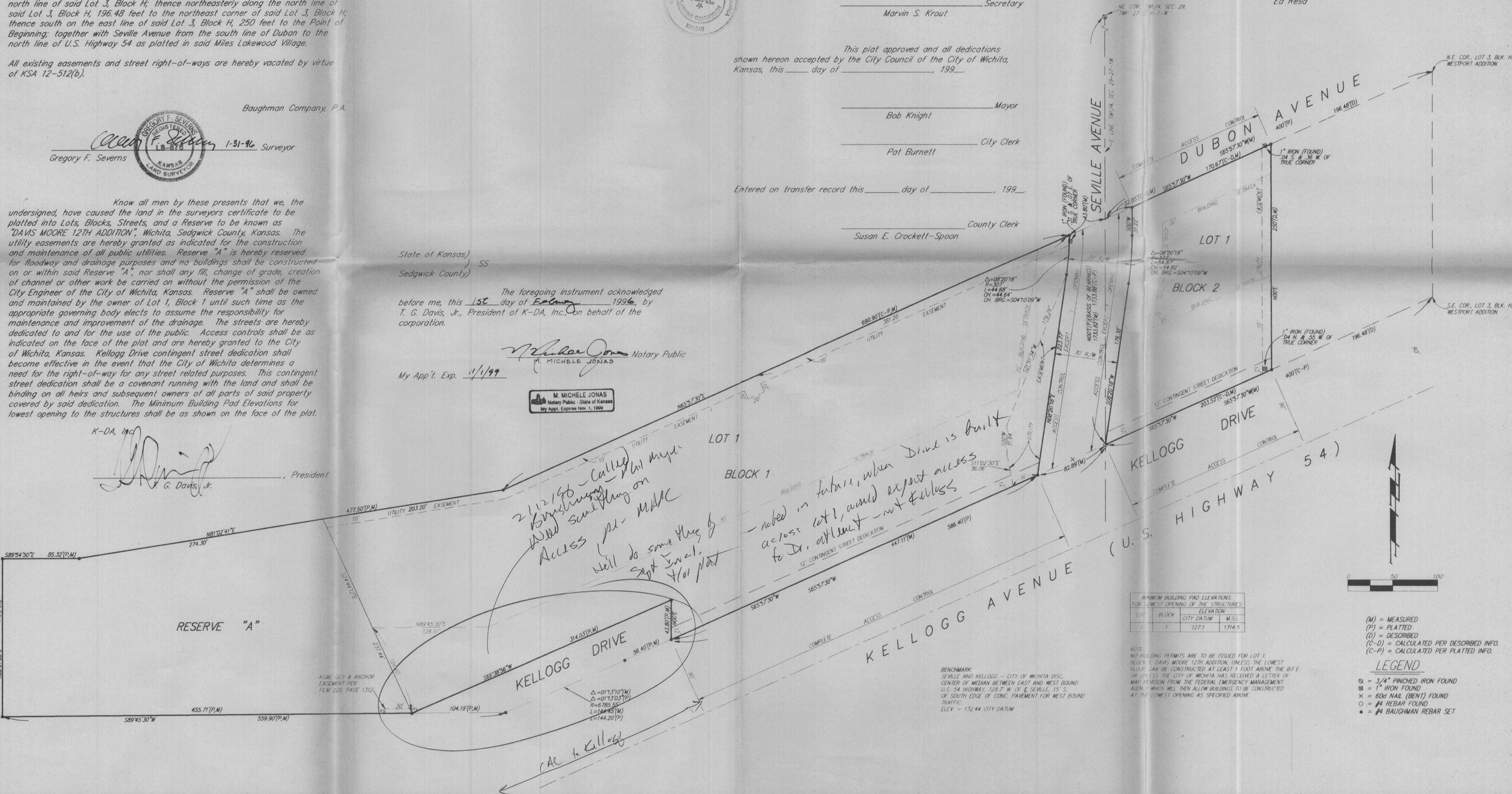
County Clerk  
Susan E. Crockett-Spoon

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

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 \_\_\_\_\_, 199\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

Register of Deeds  
Pat Kettler

Deputy  
Ed Resa







METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1538  
PHONE (316) 268-4421  
FAX (316) 268-4390

May 11, 1995

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

Re: S/D 94-87 DAVIS MOORE 12TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 11, 1995, 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 May 4, 1995 plus one additional condition. Those conditions are shown below.

A. If required, this plat will be subject to any conditions established by the BZA.

B. *Have a paving provision*  
The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.

C. The applicant shall guarantee any drainage improvements required by the platting of this property. Any private drainage improvements will be completed at the time of site development.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. On the final plat tracing, the note concerning the BFE shall be amended to note any construction will be at least 1-foot above the BFE.

F. The final plat tracing shall indicate sufficient easement to cover the water line adjacent to Seville as now being platting.

G. The final plat tracing shall indicate complete access control to Kellogg including from this site to Kellogg Drive.

H. The applicant shall submit an avigational easement covering all of 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.

I. 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.

J. 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.

- K. The final plat tracing shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- M. On the final plat tracing, the Mayor's signature block shall be amended to indicate Bob Knight.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Based on discussions the applicant has had with the Office of Central Inspection, a covenant shall be provided concerning development on this site and the fill material that has been placed on this site. This covenant needs to be reviewed and approved by Central Inspection and subsequently submitted to Planning for recording with this plat.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,



Don Losew  
Senior Planner

DL:rh

cc: Miles Development, 10711 W. Kellogg, Wichita, KS 67209  
Davis Moore, Inc., P. O. Box 780047, Wichita, KS 67278  
Everett Fettis, 120 S. Market, Wichita, KS 67202  
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

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

May 4, 1995

Re: S/D 94-87 DAVIS MOORE 12TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 4, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If required, this plat will be subject to any conditions established by the BZA.
- B. The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Any private drainage improvements will be completed at the time of site development.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the note concerning the BFE shall be amended to note any construction will be at least 1-foot above the BFE.
- F. The final plat tracing shall indicate sufficient easement to cover the water line adjacent to Seville as now being platted.
- G. The final plat tracing shall indicate complete access control to Kellogg, including from Kellogg Drive except for the area of the existing opening.
- H. The applicant shall submit an avigational easement covering all of 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.
- I. 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.

- J. 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.
- K. The final plat tracing shall indicate the utility easements requested by Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- M. On the final plat tracing, the Mayor's signature block shall be amended to indicate Bob Knight.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Based on discussions the applicant has had with the Office of Central Inspection, a covenant shall be provided concerning development on this site and the fill material that has been placed on this site. This covenant needs to be reviewed and approved by Central Inspection and subsequently submitted to Planning for recording with this plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, May 11, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Miles Development, 10711 W. Kellogg, Wichita, KS 67209  
Davis Moore, Inc., P. O. Box 780047, Wichita, KS 67278  
Everett Fettis, 120 S. Market, Wichita, KS 67202  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

**May 11, 1995**

**STAFF REPORT**

**(Final Plat Approved 5/4/95, Preliminary Plat approved 1/5/95)**

**CASE NUMBER:** S/D 94-87 DAVIS MOORE 12th ADDITION

**OWNER/APPLICANT:** Miles Development, 10711 W. Kellogg, Wichita, KS 67209

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

**OWNER/APPLICANT:** Davis Moore, Inc., P. O. Box 780047, Wichita, KS 67278

**SURVEYOR/ENGINEER:** Everett Fettis, 120 S. Market, Wichita, KS 67202

**LOCATION:** North of Kellogg and east of Maize Road

**SITE SIZE:** 7.01 Acres

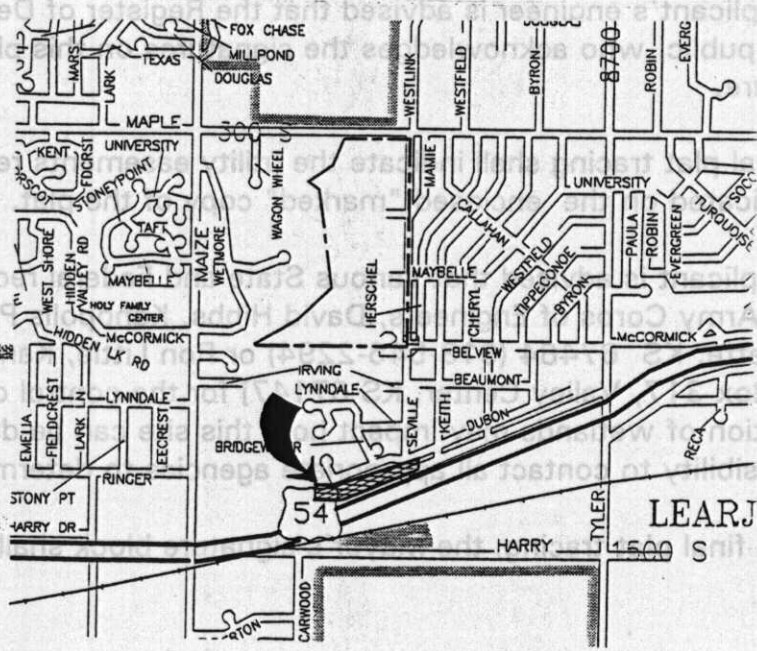
**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 41,890 sq. ft.

**CURRENT ZONING:** "LC" and "AA"

**VICINITY MAP:**



STAFF COMMENTS:

- A. If required, this plat will be subject to any conditions established by the BZA.
- B. The applicant shall guarantee the paving of Kellogg Drive adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Any private drainage improvements will be completed at the time of site development.
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- I. 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.
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- M. On the final plat tracing, the Mayor's signature block shall be amended to indicate Bob Knight.

S/D 94-87 - DAVIS MOORI 2TH ADDITION Final Plat

May 11, 1995 - Page 3

- N Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Based on discussions the applicant has had with the Office of Central Inspection, a covenant shall be provided concerning development on this site and the fill material that has been placed on this site. This covenant needs to be reviewed and approved by Central Inspection and subsequently submitted to Planning for recording with this plat.