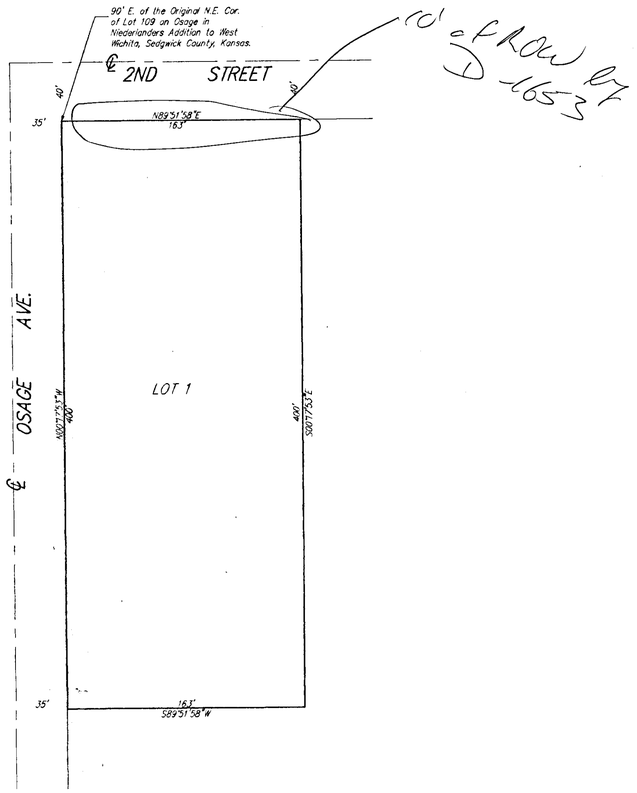
OFFICE COPY
DO NOT REMOVE

FINAL PLAT

KEY CONSTRUCTION ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- St. RD. W for 2nd - Text + Face
- AC for 2nd - Face + Text
- BSL 35 + 20 (Storage)
- 95 Plat of Parks, Lundell ~ 6900 Inc

- Attns. = any as in it - new lang

1" = 50'

Property Corners as shown on face of Plat.

BENCH MARK:
N. Rim of Manhole
12" NE of NE Corner of Lot 1
Elev. = 110.52 (City of Wichita, Datum)
Elev. = 1297.92 (MSL)

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/4/96 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-4-96

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "KEY CONSTRUCTION ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That Part of Reserve C, in Niederlander's Addition to West Wichita, Sedgwick County, Kansas, described as:

Beginning at the intersection of the South Line of Second Street extended east, and the East Line of Osage as platted in Niederlander's Addition; thence east along said South Line of Second Street, 153 feet; thence south parallel with the East Line of said Osage Street, 400 feet; thence west 153 feet to the East Line of Osage Street as platted in Niederlander's Addition to West Wichita; thence north along, said East Line of Osage Street, 400 feet to the place of beginning, together with the vacated east 10 feet of Osage Street adjacent of the west.

All being situated in the SW1/4 Sec. 20, Twp. 27-S, R-1-E, of the 6th P.M. Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date _____

_____ Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, to be known as "KEY CONSTRUCTION ADDITION", Wichita, Sedgwick County, Kansas.

_____ Kenneth A. Wells

_____ Paige Wells

_____ David E. Wells

_____ Robyn Wells

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1996, by Kenneth A. Wells and Paige Wells, hubsand and wife, and David E. Wells and Robyn Wells, hubsand and wife.

_____ Notary Public

My App't. Exp. _____

This plat of "KEY CONSTRUCTION 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 _____, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairperson
Susan Osborne-Howes

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1996.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1996

_____ County Clerk
Susan E. Crockett-Spoon

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 _____ 1996, at _____ o'clock__ M: and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4521
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 00396PF-R.C.
PROJECT NO. 95L00396P

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 11, 1996

Savoy, Ruggles, & Bohm, P.A. S/D 95-88
c/o Mark Savoy
924 N. Main
WICHITA, KS 67203

Re: S/D 95-88 - Final Plat of the KEY CONSTRUCTION ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 11, 1996, 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 January 4, 1996.

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: David E. Wells, 741 West 2nd, WICHITA, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNT

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX (316) 268-4390

January 4, 1996

Savoy, Ruggles, & Bohm, P.A. S/D 95-88
c/o Mark Savoy
924 N. Main
WICHITA, KS 67203

Re: S/D 95-88 - Final Plat of the KEY CONSTRUCTION ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 4, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As indicated above, ten (10) feet of right-of-way was originally obtained from this site for 2nd Street right-of-way. The legal description in the platting binder also notes such dedication. The plat, however is not acknowledging that dedication but even appears to be implying its intention to reclaim this right-of-way. On the transportation plan, 2nd Street, west to Seneca, is shown as a four-lane arterial and is already constructed with four lanes. The requirement under the Subdivision Regulations is for 50 feet of half-street right-of-way. The final plat tracing shall therefore show on the face of the plat the existing 50-feet of right-of-way and/or properly rededicate this right-of-way and note such in the plattor's text. That is, the reference to KSA 12-512(b) should also note that items are being not just vacated, but replatted, with the face of the plat showing the dedication of right-of-way for 2nd Street and the plattor's text also indicating such.

B. On the final plat tracing, a 35-foot building setback shall be platted to 2nd Street and a 20-foot building setback platted to Osage. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback areas. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.

C. Prior to this plat being released for recording, the applicant shall provide proof that 1995 property taxes have been paid. The platting binder presently indicates that over $6,400 of taxes are outstanding.

D. 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.)

E. 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.

F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

G. Recording of the plat within 30 days after approval by the City Council.

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, January 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: David E. Wells, 741 West 2nd, WICHITA, KS 67203
Mike Lindebak, City Engineer

AGENDA ITEM NO. 3-7

METROPOLITAN AREA PLANNING COMMISSION

January 11, 1996

STAFF REPORT
(Final Plat Approved 1/4/96)

CASE NUMBER: S/D 95-88 KEY CONSTRUCTION ADDITION

OWNER/APPLICANT: David E. Wells, 741 West 2nd, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: South of 2nd Street and east of Seneca

SITE SIZE: 1.5 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 65,200 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

A. As indicated above, ten (10) feet of right-of-way was originally obtained from this site for 2nd Street right-of-way. The legal description in the platting binder also notes such dedication. The plat, however is not acknowledging that dedication but even appears to be implying its intention to reclaim this right-of-way. On the transportation plan, 2nd Street, west to Seneca, is shown as a four-lane arterial and is already constructed with four lanes. The requirement under the Subdivision Regulations is for 50 feet of half-street right-of-way. The final plat tracing shall therefore show on the face of the plat the existing 50-feet of right-of-way and/or properly rededicate this right-of-way and note such in the plattor's text. That is, the reference to KSA 12-512(b) should also note that items are being not just vacated, but replatted, with the face of the plat showing the dedication of right-of-way for 2nd Street and the plattor's text also indicating such.

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