

FINAL PLAT

# DAVIS-MOORE 11TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) Sedgwick County) ss We, Baughman Company, P.A. Surveyors in  
aforesaid county and state do hereby certify that we have surveyed  
and plotted "DAVIS-MOORE 11TH ADDITION", Wichita, Sedgwick County,  
Kansas and that the accompanying plat is a true and correct exhibit  
of the property surveyed, described as and being a replat of Lot 1,  
Davis-Moore 7th Addition, Wichita, Sedgwick County, Kansas together  
with the south 10 feet of Lot 1 and the north 50 feet of Lot 2, the  
south 10 feet of Lot 2 and the north 50 feet of Lot 3, Lot 8, and  
Lot 9 all in Block B, Nashville Park Addition, Wichita, Sedgwick County,  
Kansas

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

All being situated in the NW1/4 of Sec. 25, Twp. 27-S, R-1-E of  
the 6th P.M., Sedgwick County, Kansas

Date \_\_\_\_\_ Baughman Company, P.A.

\_\_\_\_\_  
Gregory F. Sevrens Surveyor

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 "DAVIS-MOORE  
11TH ADDITION", Wichita, Sedgwick County, Kansas. The utility ease-  
ments are hereby granted as indicated for the construction and  
maintenance of all public utilities. All abutters rights of access to  
or from Kellogg over and across the north line of Lot 1 and to or  
from Bleckley Drive over and across the south 245 feet of the east  
line of Lot 1 and to or from Elpyco Avenue over and across the  
south 236 feet of the west line of Lot 1 are granted to the City  
of Wichita provided however that Lot 1 shall have access to Kellogg  
at one location over all except the west 40 feet and the east 40 feet  
of the north line of Lot 1, as shall be determined by the City Engineer  
of the City of Wichita, Kansas.

T. G. Davis, Jr. Norma J. Davis

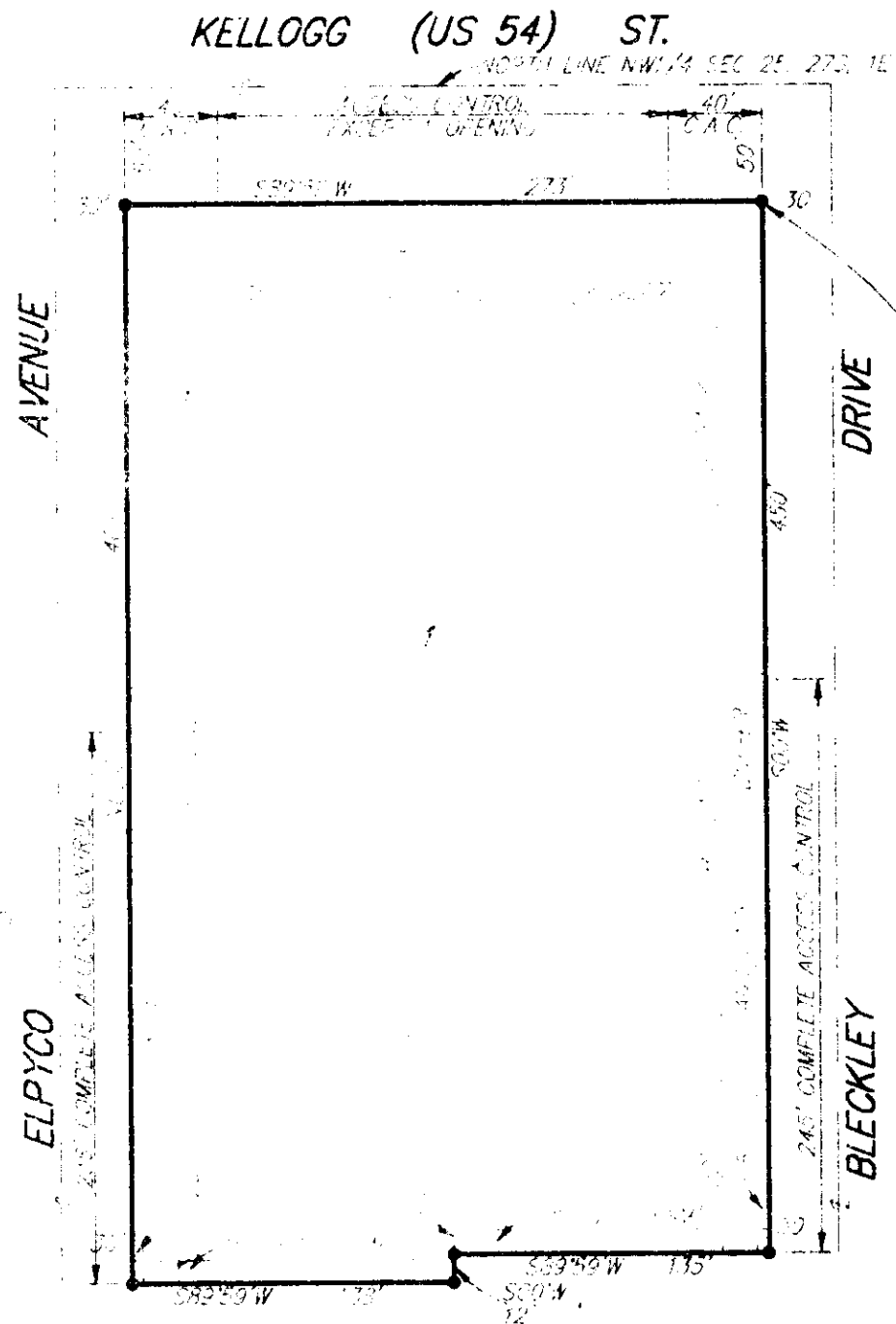
State of Kansas) Sedgwick County) ss The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by T. G. Davis,  
Jr. and Norma J. Davis, husband and wife

\_\_\_\_\_  
Notary Public  
My Exp. \_\_\_\_\_

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 \_\_\_\_\_, 1993, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and is duly  
recorded.

\_\_\_\_\_  
Pat Kettler Register of Deeds

\_\_\_\_\_  
Ed Resa Deputy



This plat of "DAVIS-MOORE 11TH ADDITION",  
Wichita, Sedgwick County, Kansas, has been submitted to and approved  
by the Wichita-Sedgwick County Metropolitan Area Planning Com-  
mission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1993.  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
I. O. Breckenridge, Jr. Chairman

\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

\_\_\_\_\_  
Frank M. Ojile Mayor

\_\_\_\_\_  
Pat Burnett City Clerk

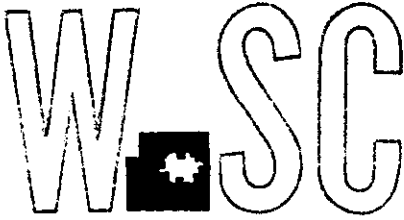
Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1993

\_\_\_\_\_  
Susan E. Crockett-Spoon County Clerk

OFFICE COPY  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 3/18/93 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 3-19-93

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 25, 1993

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 93-10 DAVIS MOORE 11th ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1993, 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 March 18, 1993.

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:

- 1/18/94
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 developers.

Please call if you have any questions.

Sincerely,

DL / BGP

Don Losew  
Senior Planner

DL:rh

cc: T. G. Davis, Jr., P. O. Box 780047, Wichita, KS 67278  
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the driveways to Elpyco and Bleckley (4-driveways) located in the areas of complete access control.
- B. Prior to this plat being scheduled for City Council review, the structures (homes) located in the southern portion of the plat shall be removed. Adequate access will no longer be available to these structures, and two are indicated as encroaching easements. A letter shall be submitted for the plat file indicating that these structures have been removed.
- C. The applicant shall submit a sidewalk certificate which indicates that sidewalk will be installed adjacent to this site, along Bleckley in those areas where sidewalk is presently missing. This sidewalk will be required to be installed at the time of site development.
- D. The final plat shall indicate the platting of the 35-foot building setback from Kellogg through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. To better describe the 20-foot north-south utility easement in the southern portion of the plat, a dimension shall be provided which indicates the length of the easement from the plat's southern line.
- F. Prior to this plat being scheduled for City Council review, the applicant shall resolve the following items noted in the platting binder. 1. Ownership of a portion of this site is vested in a D. C. Jinks but is not being shown on the plat; 2. Unpaid taxes must be paid before the plat will be released for recording, and 3. a mortgage is noted for a portion of the site but no signature block has been provided for the mortgage holder.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

March 25, 1993

**STAFF REPORT**  
(Final Plat Approved 3/18/93)

**CASE NUMBER:** S/D 93-10 - DAVIS-MOORE 11TH ADDITION

**OWNER/APPLICANT:** T. G. Davis, Jr., P. O. Box 780047, Wichita, KS 67278

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

**LOCATION:** Southeast corner of Kellogg and Elpyco (East of Oliver)

**SITE SIZE:** 2.86 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** sq. ft.

**CURRENT ZONING:** "LC" and "A"

**PROPOSED ZONING:** "LC" (Z-3072)

**VICINITY MAP:**

*119 E. 00007*

