

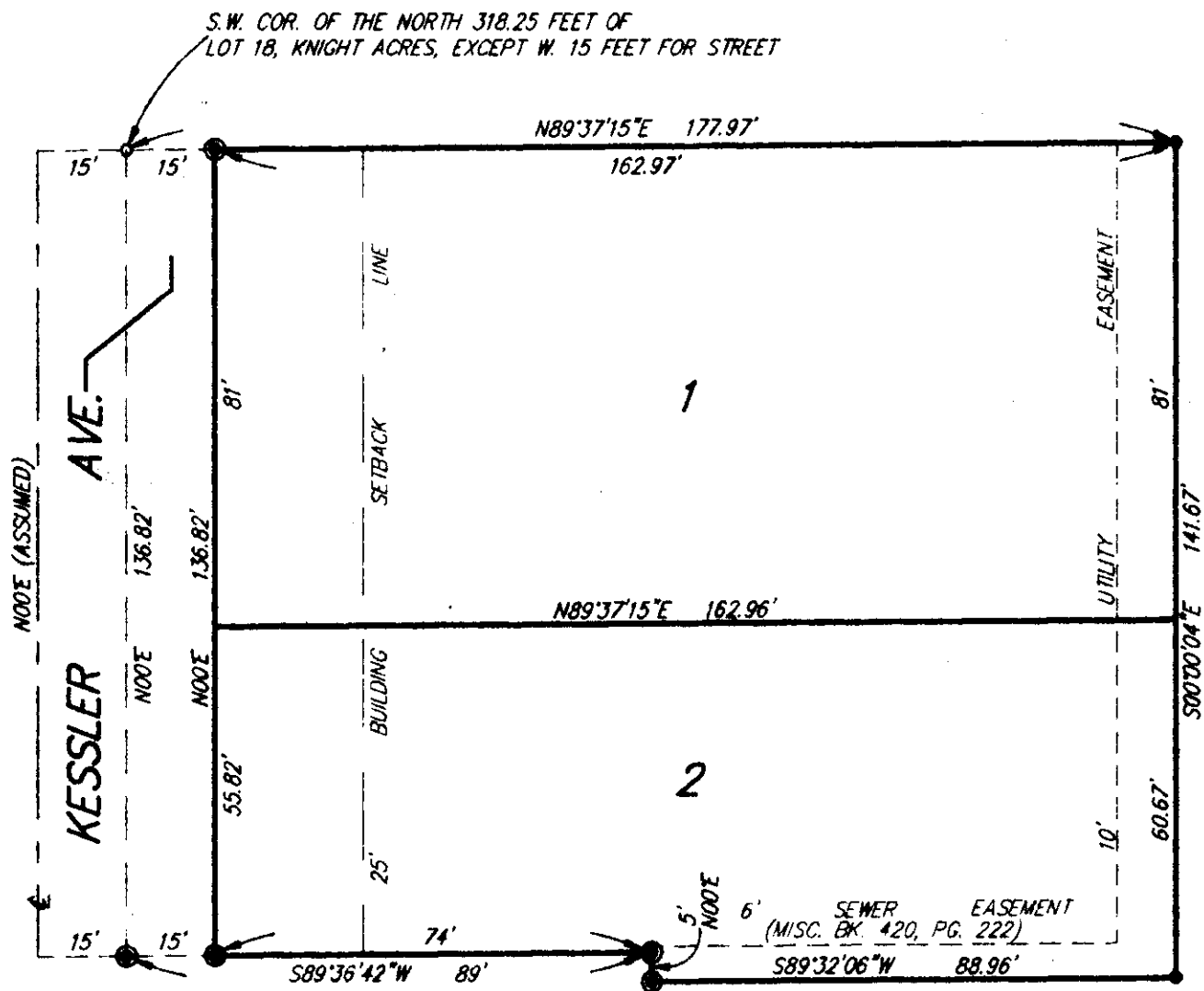
FINAL PLAT

STEVE KELLEY 2ND ADDITION

OFFICE COPY

DO NOT REMOVE

WICHITA, SEDGWICK COUNTY, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1/21/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-21-93

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "STEVE KELLEY 2ND 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 the
following: Lot 18, Knight Acres Addition, Wichita, Sedgwick County,
Kansas, except the north 318.25 feet thereof and except the east
89 feet of the south 150 feet thereof and except the east 89 feet
of the west 104 feet of the south 155 feet thereof, and except the
west 15 feet thereof for street.

All being situated in the NW1/4 of Sec. 24, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.

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

should specify note sent 1/21/93
with 420 to 222 is included and
being reflected by virtue of KSA 12-512(b)
and

Date _____ Surveyor
Gregory F. Severns
can be as if other existing easements
are still available.

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots and a street to be known as
"STEVE KELLEY 2ND ADDITION", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated for the con-
struction and maintenance of all public utilities. The street is
hereby dedicated to and for the use of the public.

Steve Kelley Construction, Inc.

Steve Kelley President

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 1993, by Steve
Kelley, President of Steve Kelley Construction, Inc., on behalf of the
corporation.

Notary Public
My App't. Exp. _____

We, the undersigned, holders of a mortgage
on the above described property do hereby consent to this plat of
"STEVE KELLEY 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Suburban West State Bank

(Title)

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 1993, by _____
of Suburban West State Bank, on behalf of the bank.
(Title)

Notary Public
My App't. Exp. _____

This plat of "STEVE KELLEY 2ND 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 _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
L. O. Breckenridge, Jr.

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 _____, 1993.

Mayor
Frank M. Ojile

Deputy City Clerk
Pat Burnett

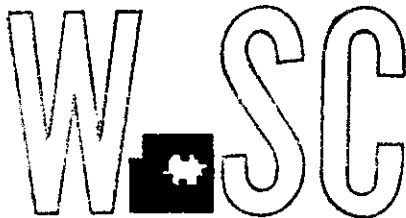
Entered on transfer record this _____ day
of _____, 1993.

County Clerk
Susan Crockett-Spoon

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1993, 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 67202-1688
(316) 268-4421

January 29, 1993

Mr. Brent Wooten
Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 93-1 STEVE KELLEY 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 28, 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 January 21, 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. 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.

FILE

Sincerely,

Don Losew
Senior Planner

FILE COPY

DL:rh

cc: Steve Kelley Construction, 2301 Cedar Crest Drive, Wichita,
KS 67223
Mike Lindebak, City Engineer

not being shown on this final plat.

- 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. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

January 28, 1993

STAFF REPORT
(Final Plat Approved 1/21/93)

CASE NUMBER: S/D 93-1 STEVE KELLEY 2ND ADDITION

OWNER/APPLICANT: Steve Kelley Construction, Inc., 2301 Cedar Crest Drive, Wichita, KS 67223

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

LOCATION: East of West Street and south of Central

SITE SIZE: 24,788 square feet

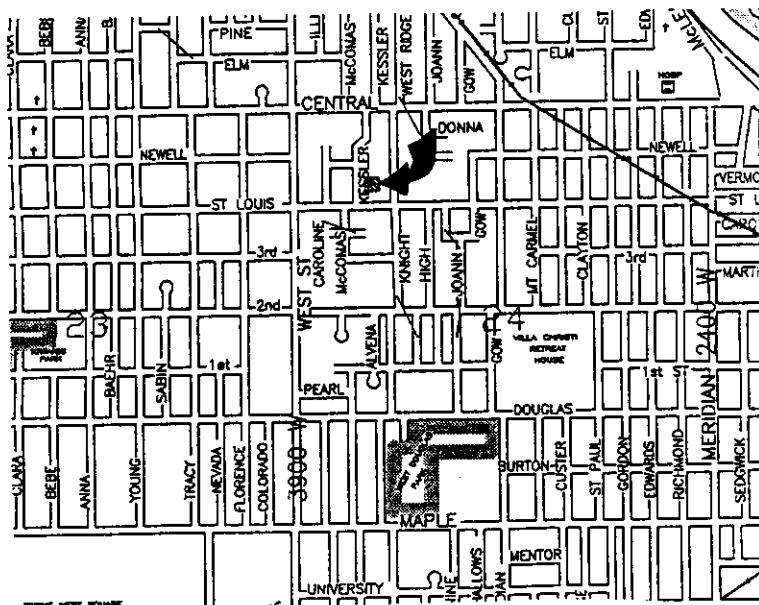
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 9,534 sq. ft.

CURRENT ZONING: "AA" One-family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall attempt to obtain sufficient right-of-way from the north line of this addition, southward to St. Louis or from the south line of this plat northward to Newell so as to provide total right-of-way of 60 feet for Kessler. If such right-of-way cannot be obtained, this plat's approval shall be subject to the waiver of such right-of-way requirements by both the Planning Commission and City Council.
- B. Urban subdivisions also require that adjacent streets be paved. For this site, that should either require that Kessler be paved out to St. Louis and St. Louis westward to the existing paving. Alternatively Kessler could be paved northward to the existing paved section north of Newell. Waiver of an improvement standard such as paving must be obtained from the City Council. This plat shall either be subject to the guaranteeing of a paved street or will be subject to the waiver of such a requirement by the City Council. That is, the applicant shall attempt to obtain a valid paving petition for Kessler from St. Louis to Newell.

If the applicant is unable to obtain a valid petition and chooses to seek a waiver, the applicant shall submit an affidavit for recording, indicating that these properties will be willing and subject to any future paving requests.

- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As indicated on the sketch plat, an existing sanitary sewer line along the south line of Lot 2 is being covered by a six (6) foot utility easement. As requested by City Engineering, a 15-foot easement needs to be provided at this location. Also, the plat's text is indicating the vacation of such easements while the face of the plat is implying that this easement is still being retained as originally granted (i.e., film and page numbers shown).

The final plat tracing should clearly indicate that this easement is being vacated and replatted by noting this in the plat's text and by the face of the plat simply depicting an appropriate easement (as requested by City Engineering) along the south line of Lot 2 (i.e., without reference to a film and page number).

- F. Prior to this plat being scheduled for City Council review, the applicant shall indicate that they are the only owners of this property and may sign as such on the plat tracing. The present platting binder for this site indicates other owners which are