

FINAL PLAT

JACKIE KELLEY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/8/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/8/91 N

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "JACKIE KELLEY ADDITION", Wichita, Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as follows: Beginning at a point 2,194.5 feet West of the Southeast Corner of the SE 1/4 of Section 6, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence West along the South line of said SE 1/4, 242.27 feet more or less to a point 200.0 feet East of the Southwest Corner of said SE 1/4; thence North parallel with the West line of said SE 1/4, a distance of 980.0 feet; thence East parallel to the South line of said SE 1/4, a distance of 243.17 feet more or less to a point 2,194.5 feet West of the East line of said SE 1/4; thence South 980.0 feet to the point of beginning, except the South 80.0 feet thereof.

This plat of "JACKIE KELLEY ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
George Sherman

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1991.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1991.

_____, Chairman
Billy Q. McCray

_____, Chairman Pro-tem
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroeder

Attest: _____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1991.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1991.

_____, County Clerk
Don Wright

Don C. Moehring II Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's ~~certificate~~ have caused the same to be surveyed and platted into a Lot and a Block, to be known as "JACKIE KELLEY ADDITION", Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from 21st Street, over and across the South line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to 21st Street at one location, to be determined by the appropriate Engineer.

Robert Gene Kelley

Cynthia Ann Kelley

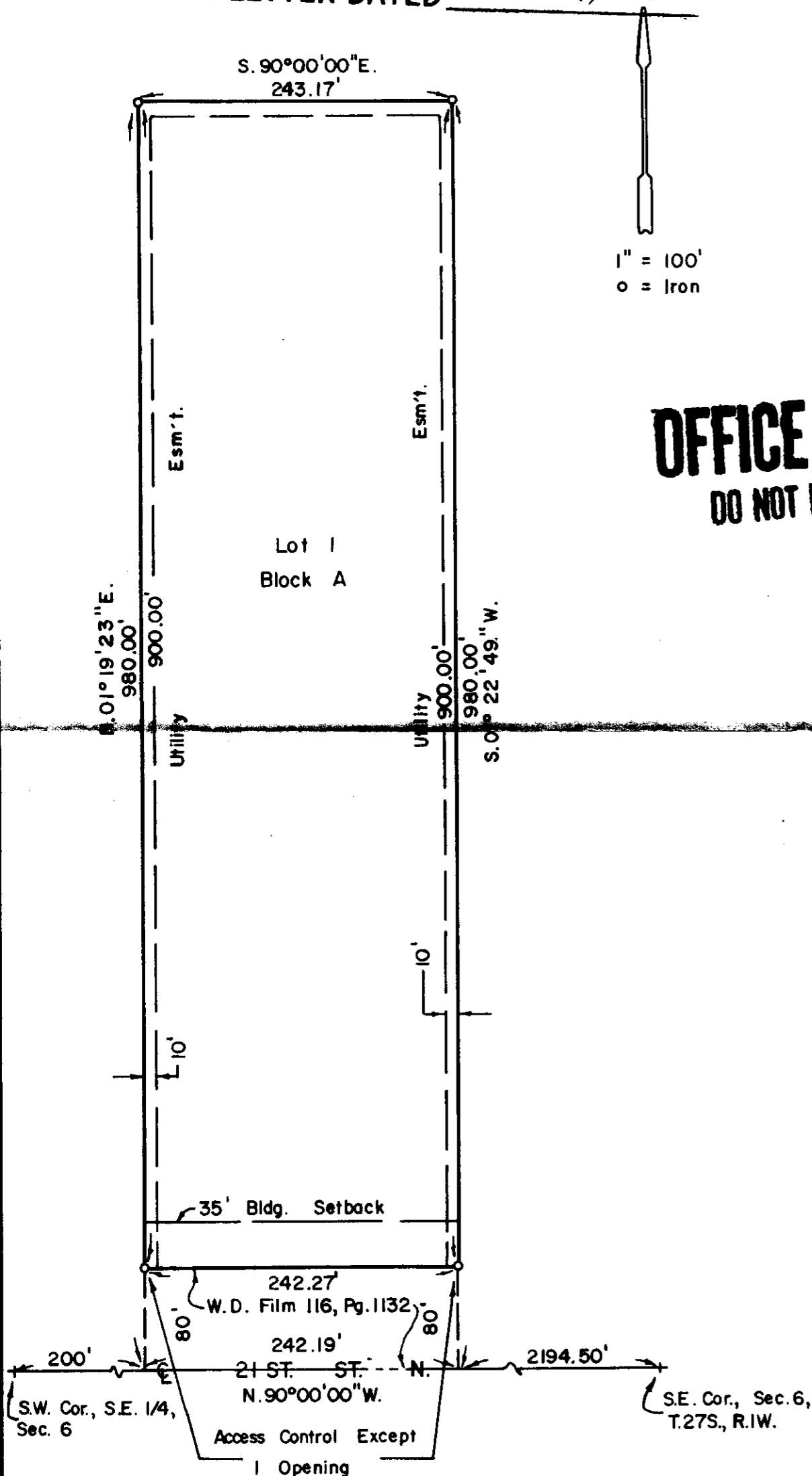
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1991, before me, a Notary Public in and for said State and County, came Robert Gene Kelley and Cynthia Ann Kelley, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires _____

**OFFICE COPY
DO NOT REMOVE**





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

August 16, 1991

Don Moehring
Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 91-31 (Final Plat) Jackie Kelley Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on August 15, 1991, 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 August 9, 1991.

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.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: Robert G. Kelley, etux, Box 322, Wichita, KS 67201
Harlan Foraker, P.E. County Engineering

FILE COPY

- 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. 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. 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.

August 15, 1991

STAFF REPORT
(Final Plat Approved 8/8/91;
Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-31 - JACKIE KELLEY ADDITION

OWNER/APPLICANT: Robert G. Kelley, etux, Box 322, Wichita, KS 67201

SURVEYOR/ENGINEER: Moehring & Associates, 433 South Hydraulic, Wichita, KS 67211

LOCATION: North side of 21st St. North and 1/2 mile west of Maize Rd.

SITE SIZE: 5.45 Acres

NUMBER OF LOTS

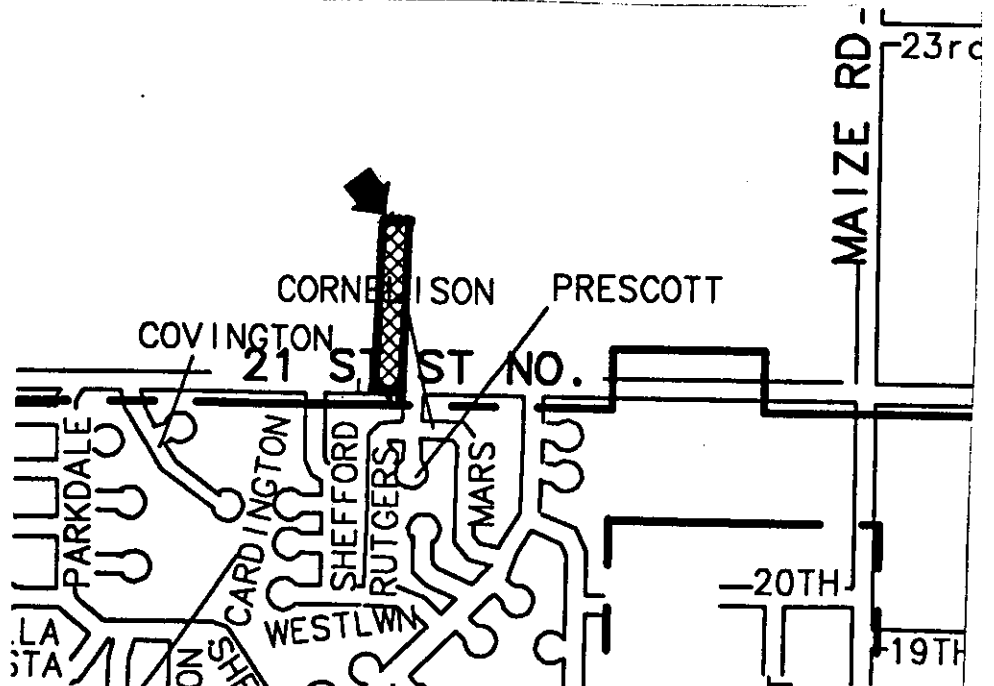
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.0039 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" Single Family

VICINITY MAP:



NOTE: This site is presently located in the County with "R-1" Suburban residential zoning. As it lies adjacent to the City limits, it will need to be annexed and subsequently rezoned to "AA" Single Family.

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. The final plat shall not be scheduled for City Council review until annexation has occurred. Upon annexation, this property will take on City "AA", one family dwelling district zoning.
- B. Since sanitary sewer is presently not available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval. The applicant is advised that the use of an on-site sanitary sewer system is only intended as a temporary facility. Also, the applicant needs to verify with the Health Department the requirements for locating any lagoon on this site adjacent to such a facility on adjacent property.
- C. The applicant shall submit a petition for the future extension of municipal sewer to this site. This petition will be held until it can be combined with other guarantees for the extension of sanitary sewer to this site. As requested by City Engineering, the final plat tracing shall also indicate a 20 foot utility easement along its south line for the future extension of sanitary sewer.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."
- F. The applicant should be advised the area of this site is in the Urban Growth Center, meaning lots in this area should be urban in nature as to configuration. In the future, special assessments will be extremely high for a lot of this configuration.
- G. As indicated by the drainage plan for this site, an off-site drainage agreement needs to be obtained. This agreement shall be submitted to Planning, for recording, with the final plat tracing.