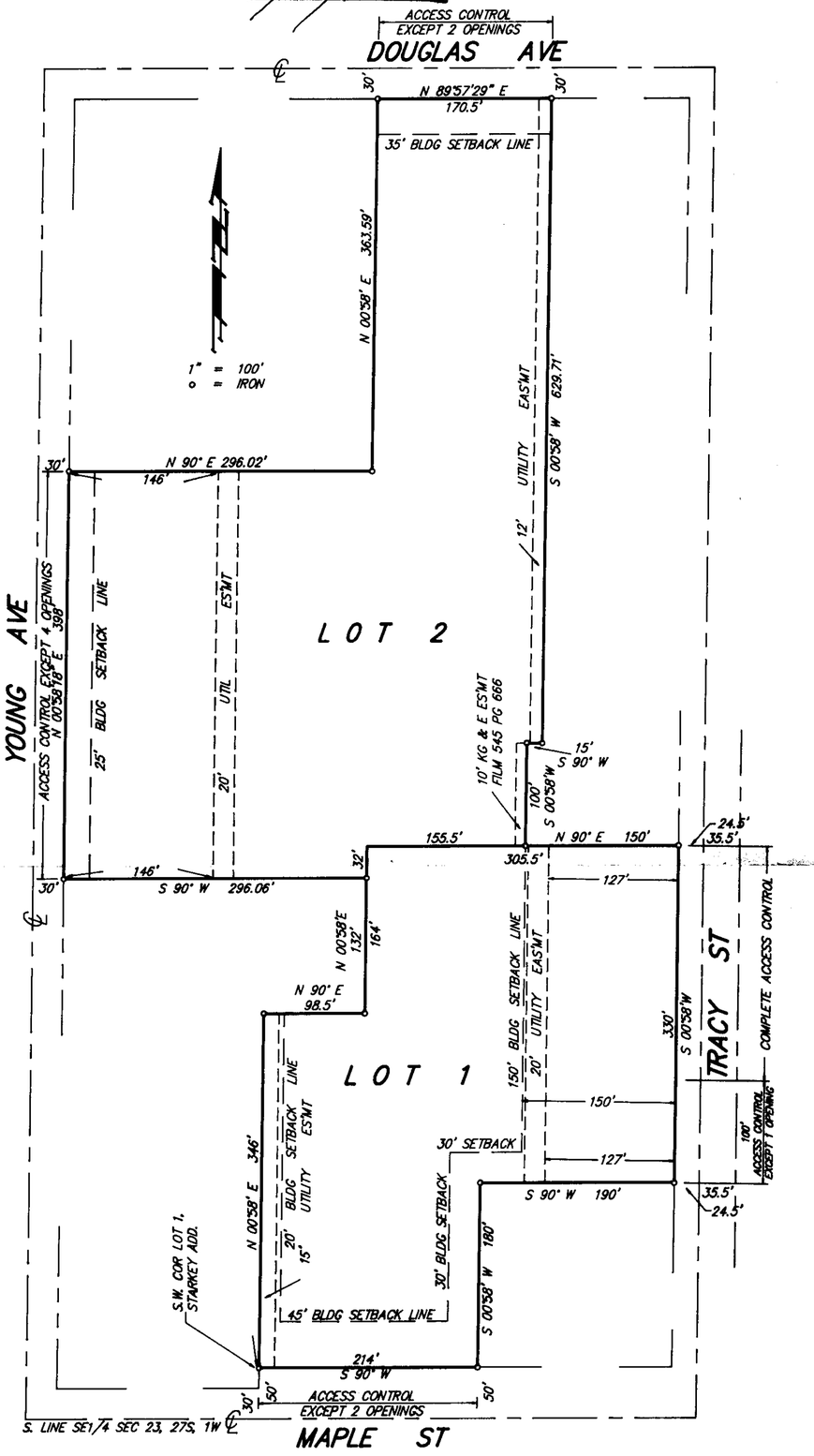
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

STARKEY DEVELOPMENT CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/25/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/26/91



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that have surveyed and platted "STARKEY DEVELOPMENT CENTER", an Addition to 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 west 170.5 feet of Lots 1, 2, 3, 4, and 5 and Lot 6, except the east 150 feet of the north 100 feet thereof and except the south 200 feet thereof, and the east 98.5 feet of Lot 7, except the south 200 feet thereof, and the N1/2 of Lot 8 and all of Lot 9, McComas Acres, Sedgwick County, Kansas, and all of Lot 1, Starkey Addition, Wichita, Kansas.

All being situated in the SE1/4 of Sec. 23, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Dated _____

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Maple St., over and across the south line of Lot 1 and to or from Tracy St., over and across the east line of Lot 1 and to or from Douglas Ave., over and across the north line of Lot 2 and to or from Young Ave., over and across the west line of Lot 2 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Maple St. at two locations and that Lot 1 shall have access to Tracy St. at one location over the south 100 feet of the east line thereof and that Lot 2 shall have access to Douglas Ave. at two locations and that Lot 2 shall have access to Young Ave. at four locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Starkey Developmental Center, Inc.

_____ Executive Director
William E. Brotton

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1991, by William E. Brotton, Executive Director of Starkey Developmental Center, Inc., on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

This plat of "STARKEY DEVELOPMENT CENTER", an Addition to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
George D. Sherman

_____ 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 _____ 1991.

_____ Mayor
Bob Knight

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____ 1991.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in ths office of the Register of Deeds, this _____ day of _____ 1991, at _____ o'clock ___M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 1, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-30 (Preliminary Plat) Starkey Development Center

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on August 1, 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 July 26, 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

Don Losew
Senior Planner

DL:sm
cc: Starkey Development Center, Inc., 144 S. Young, Wichita, KS 67209
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

A. This plat shall be subject to any conditions required with the approval of the associated C.U.P. and zone case.

B. As requested by City Engineering, the walk way crossing the easement on lot 2 shall either be removed or a hold harmless agreement submitted.

C. The applicant shall provide proof that the mortgage listed in the title binder has been released by the State Bank of Colwich.

D. The applicant is advised that K.G.& E. has underground utilities in the area of Lot 2.

E. 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.

F. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5

August 1, 1991

STAFF REPORT
(Final Plat Approved 7/25/91,
Preliminary Plat Approved 7/11/91)

CASE NUMBER:	S/D 91-30 - STARKEY DEVELOPMENT CENTER ADDITION
OWNER/APPLICANT:	Starkey Development Center, Inc.
SURVEYOR/ENGINEER:	Baughman Company, 315 Ellis, Wichita, KS 67211
LOCATION:	North of Maple between Tracy and Young.
SITE SIZE:	9.1 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	155,581.2 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling and "LC" Light Commercial
PROPOSED ZONING:	"B" Multiple Family Dwelling and "C" Commercial (Z-3027)

VICINITY MAP:

