

- K. The applicant shall make satisfactory arrangements with Southwestern Bell and K.G.&E. regarding future abandonment of existing utility lines in street right-of-way being vacated. Once arrangements have been made, a letter from the utility companies shall be obtained for the plat file.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

MAY 19, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 5/5/88)

CASE NUMBER: S/D 88-37 - NEW WESTERN 3RD ADDITION

OWNER/APPLICANT: Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Kellogg and west of Beverly Drive.

SITE SIZE: 2.70 Acres

NUMBER OF LOTS:

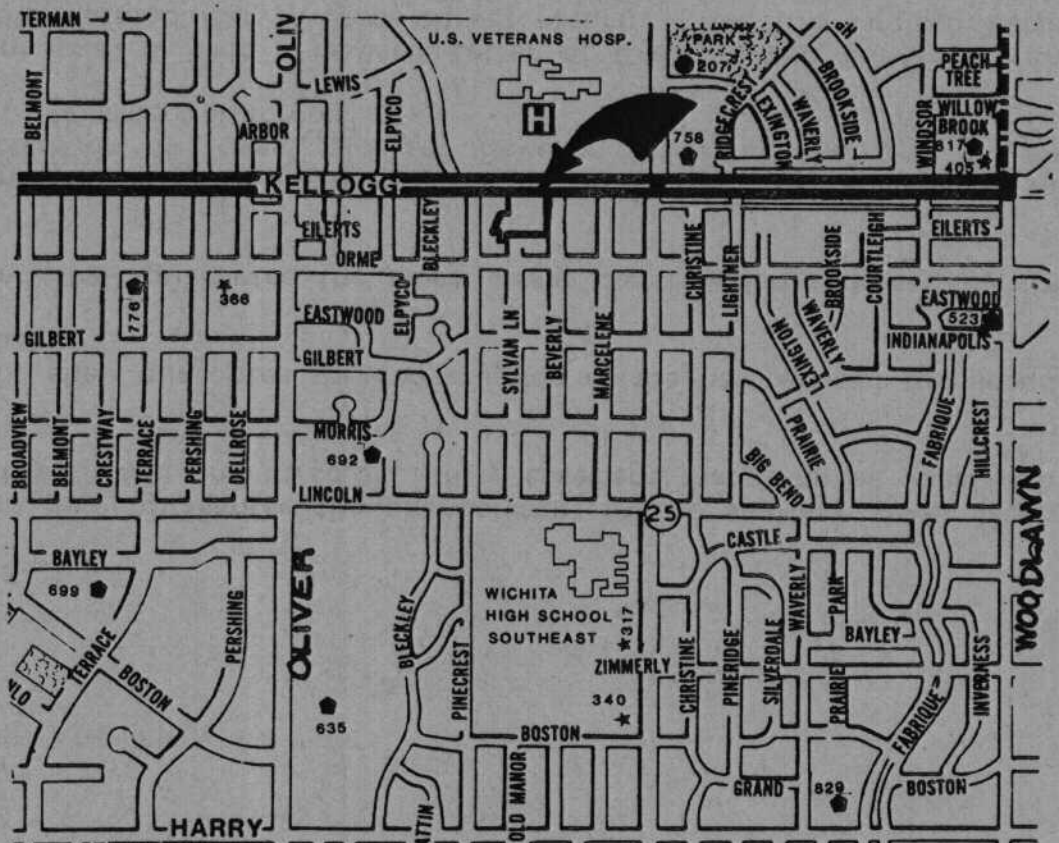
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.70 Acres

CURRENT ZONING: "LC" and "RB"

PROPOSED ZONING: "LC" (Z-2902)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral existing in the 20-foot, north/south utility easement that is to be vacated by this replat.
- B. The applicant shall guarantee the construction of the hammerhead turnaround for Sylvan Lane.
- C. The applicant shall guarantee the storm sewer construction required by this plat.
- D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on the west side of Beverly Drive at the time of site development. (commercial zoning)
- E. The applicant shall submit a revised Letter of Credit which guarantees the closure of the vacated Marvin Place Street return. After this revised Letter of Credit has been "received and filed" by the City Council, the applicant's existing Letter of Credit #87-29 from Union National Bank of Wichita will be released. This earlier Letter of Credit was obtained with the platting of New Western 2nd Addition.
- F. The applicant shall guarantee the closure of one curb cut to Kellogg and one curb cut to Beverly Drive. These guarantees are needed in order to assure that the curb cuts, in excess of the access control being platted, will be closed.

After this guarantee has been "received and filed" by the City Council, the applicant's existing Letter of Credit #85-12B from Union National Bank will be released. This previous guarantee provides for the closure of a curb cut to Kellogg and was submitted in 1985 with the original New Western Addition.

- G. The applicant shall guarantee the abandonment of the water line existing in the street right-of-way being vacated by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Unlike the plat of New Western 2nd Addition, this replat does not necessitate the removal of dwelling units from a 64-foot wide drainage and utility easement. Since this is the case, upon the recording of this new plat, staff will be able to release the applicant's existing Letter of Credit #5/87 from City Bank and Trust Company. The existing Letter of Credit guarantees the removal of two dwelling units from the 64-foot drainage and utility easement platted as part of New Western 2nd Addition. This new plat is relocating the subject easement to an area not encroached on by existing structures.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).

NEW WESTERN 3RD ADDITION

FINAL PLAT

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/19/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/2/88

State of Kansas } S.S. We, Baughman Company, P.A. Surveyors
Sedgwick County } in aforesaid county, and state do hereby certify that we have
surveyed and platted "NEW WESTERN 3RD ADDITION,"
Wichita, 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, New Western 2nd Addition,
Wichita, Kansas, together with the north 6 feet of Lot 10
and Lot 11, except the north 25 feet thereof; Replat of a portion
of Block Three of Beverley Manor an Addition in Sedgwick
County, Kansas, together with that part of Sylvan Lane be-
ginning at a point 6 feet south of the N.W. Corner of said
Lot 10; thence north along the west line of said Lots 10
and 11, 50 feet to a point 25 feet south of the N.W. Corner
of said Lot 11; thence west parallel with the south line of
said Lot 11, 75 feet; thence south parallel with the west
line of said Lot 11, 25.5 feet; thence east parallel with
the south line of said Lot 11, 15 feet; thence south parallel
with the west line of said Lots 11 and 10, 24.5 feet; thence
east parallel with the south line of said Lot 11, 60 feet
to the place of beginning, and together with that part of
Block 3, Beverley Manor, Sedgwick County, Kansas, com-
mencing at the intersection of the west line of Sylvan
Lane as platted in Replat of a portion of Block Three
of Beverley Manor an Addition in Sedgwick County,
Kansas, and the center-line of a 40 foot drainage
easement as recorded in Misc. Bk. 167, at Page 134;
thence south along the west line of said Sylvan Lane,
112.13 feet to a point 18.5 feet north of the
south line of said Lot 11, extended west to the west
line of said Sylvan Lane for a place of beginning;
thence continuing south, along the west line of
said Sylvan Lane, 24.5 feet to a point 6 feet
south of the south line of said Lot 11, extended
west to the west line of said Sylvan Lane;
thence west parallel with the south line of
said Sylvan Lane, 45.51 feet to the center-
line of said drainage easement; thence north-
easterly along said center-line, being a curve to
the left, having a radius of 483.10 feet, 27.68
feet to a point 18.5 feet north of the south line
of said Lot 11, extended west; thence east parallel
with the south line of said Lot 11, 32.61 feet to the
place of beginning.

The streets, utility easements, building set-
back lines and access control, being vacated
by virtue of K.S.A. 12-512(b).

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

Date

Baughman Company, P.A.

Surveyor

Know all men by these presents that we the
undersigned, have caused the land described in the surveyors cer-
tificate to be platted into a lot and street to be known as "NEW
WESTERN 3RD ADDITION," Wichita, Kansas. The utility ease-
ments are hereby granted as indicated for the construction
and maintenance of all public utilities. The drainage easements
are hereby granted for drainage purposes. The street is hereby
dedicated to and for the use of the public. All abutters rights of
access to or from Kellogg Street over and across the north line of
Lot 1 and to or from Beverley Drive over and across the east line
of Lot 1 and to or from Sylvan Lane over and across the south
line of Lot 1 are hereby granted to the City of Wichita, Kansas,
provided however that Lot 1 shall have access to Kellogg at two
points over the north line of Lot 1 and that Lot 1 shall have ac-
cess to Beverley Drive at two points over all except the south
60 feet of the east line of Lot 1, all as shall be determined by
the City Engineer of Wichita, Kansas. No new building shall be
constructed below a minimum building pad elevation of 1343.0
Mean Sea Level (155.6 City Datum). The floodway shall be the
responsibility of the owner of Lot 1, until such time as the ap-
propriate governing body elects to assume the responsibility
for the maintenance and improvement of the drainage. No building
shall be constructed on or within said floodway; nor shall any
fill, change of grade, creation of channel or other work be
carried on without the permission of said appropriate govern-
ing body; additional improvements and/or activities may be
permitted within said floodway, such as landscaping and
parking is permitted on said floodway.

Lindy Andeel

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____, 198____, by
Lindy Andeel, a single person

My Appt. Exp. _____ Notary Public

We, the undersigned, holders of a mort-
gage on a portion of the above described property, do hereby
consent to this plat of "NEW WESTERN 3RD ADDITION,"
Wichita, Kansas.

Bank IV Wichita, N.A. of Wichita, Kansas

City Bank and Trust Co.

Union Boulevard National Bank

This plat of "NEW WESTERN 3RD ADDITION,"
Wichita, Kansas, has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 198____.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Ellen Parsons 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 _____, 198____.

Sheldon Kamen Mayor
Dale E. Rea Deputy City Clerk

Entered on transfer record this _____
day of _____, 198____.

Don Wright County Clerk

State of Kansas } S.S. 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 _____, 198____, at _____ o'clock
_____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Rosa Deputy

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____, 198____, by
_____ of Bank IV Wichita, N.A. of Wichita,
Kansas, on behalf of the corporation.

My Appt. Exp. _____ Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____, 198____, by
_____ of City Bank and Trust Co., on behalf
of the bank.

My Appt. Exp. _____ Notary Public

State of Kansas } S.S. The foregoing instrument acknowledged
Sedgwick County } before me this _____ day of _____, 198____, by
_____ of Union Boulevard National Bank,
on behalf of the bank.

My Appt. Exp. _____ Notary Public

State of Kansas } S.S. 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 _____, 198____, at _____ o'clock _____ M.,
and is duly recorded.

Pat Kettler Register of Deeds

Ed Rosa Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 26, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-37 - NEW WESTERN 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 26, 1988, 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 May 20, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

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