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

July 8, 1988

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

Re: Final Plat S/D 88-26 - DAVIS-MOORE 5TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 7, 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 July 1, 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 half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald W Losew

Donald Losew
Junior Planner

DL:dlk
cc: D and M Investments, a partnership, c/o Everett Fettis,
120 S. Market, Wichita, KS 67202
Sam L. Mobley, 420 S. Ridge Road, Wichita, KS 67209

FILE COPY

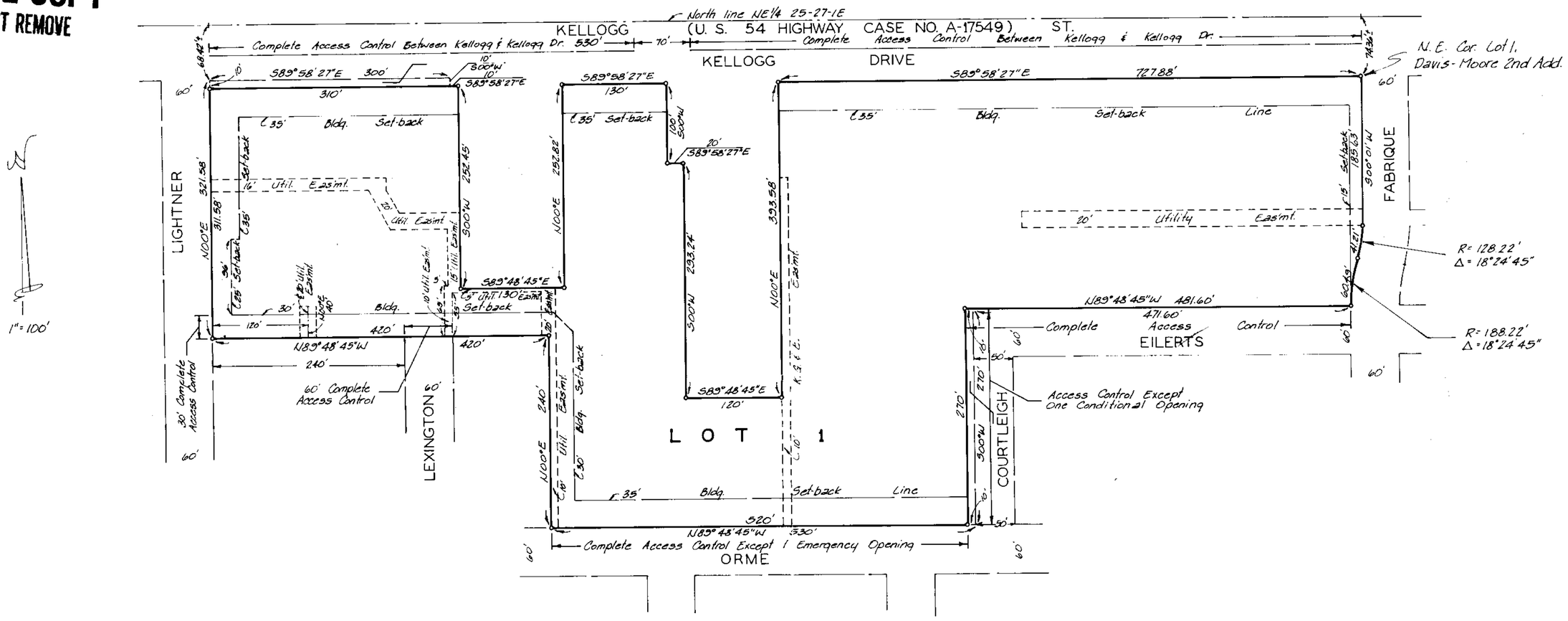
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/30/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/30/88

# DAVIS-MOORE 5TH ADDITION

**WICHITA, KANSAS**

**OFFICE COPY**
**DO NOT REMOVE**

**FINAL PLAT**




1" = 100'

State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DAVIS-MOORE 5TH 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, Low's Addition to Wichita, Sedgwick County, Kansas, Lot 1, Hudson Addition to Wichita, Sedgwick County, Kansas, the west 10 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas, the east 100 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas, the west 30 feet of Vacated Waverly, the west 20 feet of the east 30 feet of Vacated Waverly, except the north 100 feet thereof, the east 10 feet of the south 160 feet of Vacated Waverly, Lot 1, except the west 110 feet thereof, Universal First Addition to Wichita, Kansas, Lot 2, except the north 50 feet of the west 110 feet, Universal First Addition to Wichita, Kansas, Lots 1, 2, 3, 4, 5, 10, 11, and 20, Drivers Addition to Wichita, Kansas, together with Lexington Street lying between said Lots 10 and 11, Drivers Addition to Wichita, Kansas, Lot 1, Davis-Moore 2nd Addition, Wichita, Kansas, Vacated Courtleigh lying west of and adjacent to Lot 1, Davis-Moore 2nd Addition, Wichita, Kansas. Being situated in the NE1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas. Utility easements, building setbacks, and Lexington street being vacated by virtue of K.S.A. 12-512 (b).

_____ Date

Baughman Company, P.A.

_____ Surveyor

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "DAVIS-MOORE 5TH ADDITION," Wichita, Kansas.

Union National Bank of Wichita

_____, _____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 198__, by _____, _____ of Union National Bank of Wichita, on behalf of the bank.

_____ Notary Public

My Appt. Exp. _____

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 and streets to be known as "DAVIS-MOORE 5TH ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from Lightner over and across the west line of the south 30 feet of Lot 1, and to or from the terminus of Lexington, over and across the south line of Lot 1, and to or from Orme over and across the south line of Lot 1, and to or from Courtleigh over and across the east line of Lot 1, and to or from Eilerts, 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 Orme for emergency purposes only, at one location and that Lot 1 shall be permitted to have access to Courtleigh at one location until such time as a building is constructed along the subject property line, at which time no openings will be allowed, all as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access between Kellogg Street and Kellogg Drive are hereby granted to the appropriate governing body provided however, that Kellogg Drive shall have access to Kellogg Street over the east 70 feet of the west 600 feet of the north line of Kellogg Drive adjacent to Lot 1, as shall be determined by the City Engineer of the City of Wichita, Kansas.

D & M Investments, a Partnership
by all partners as follows:

_____ Partner
T.G. Davis, Jr.

_____ Partner
Robert Moore

_____ _____
T.G. Davis, Jr. a/k/a Grant Davis — Norma J. Davis

_____ _____
Robert Moore a/k/a Bob Moore

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 198__, by T. G. Davis, Jr. and Robert Moore, partners of D & M Investments, a Partnership, on behalf of the partnership, T. G. Davis, Jr. a/k/a Grant Davis and Norma J. Davis, his wife, and Robert Moore a/k/a Bob Moore and _____, his wife.

_____ Notary Public

My Appt. Exp. _____

This plat of "DAVIS-MOORE 5TH 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.

_____ Chairman
Elton Parsons

_____ 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 _____ 198__.

_____ Mayor
Sheldon Kamen

_____ Deputy City Clerk
Dale E. Rea

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

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 198__, at ____ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 14

APRIL 7, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-26 - DAVIS-MOORE 5TH ADDITION

OWNER/APPLICANT: D and M Investments, A Partnership, c/o Everett Fettis, 120 S. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Kellogg Drive, in an area between Lightner and Fabrique.

SITE SIZE: 11 Acres

NUMBER OF LOTS:

| | |
|---|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |

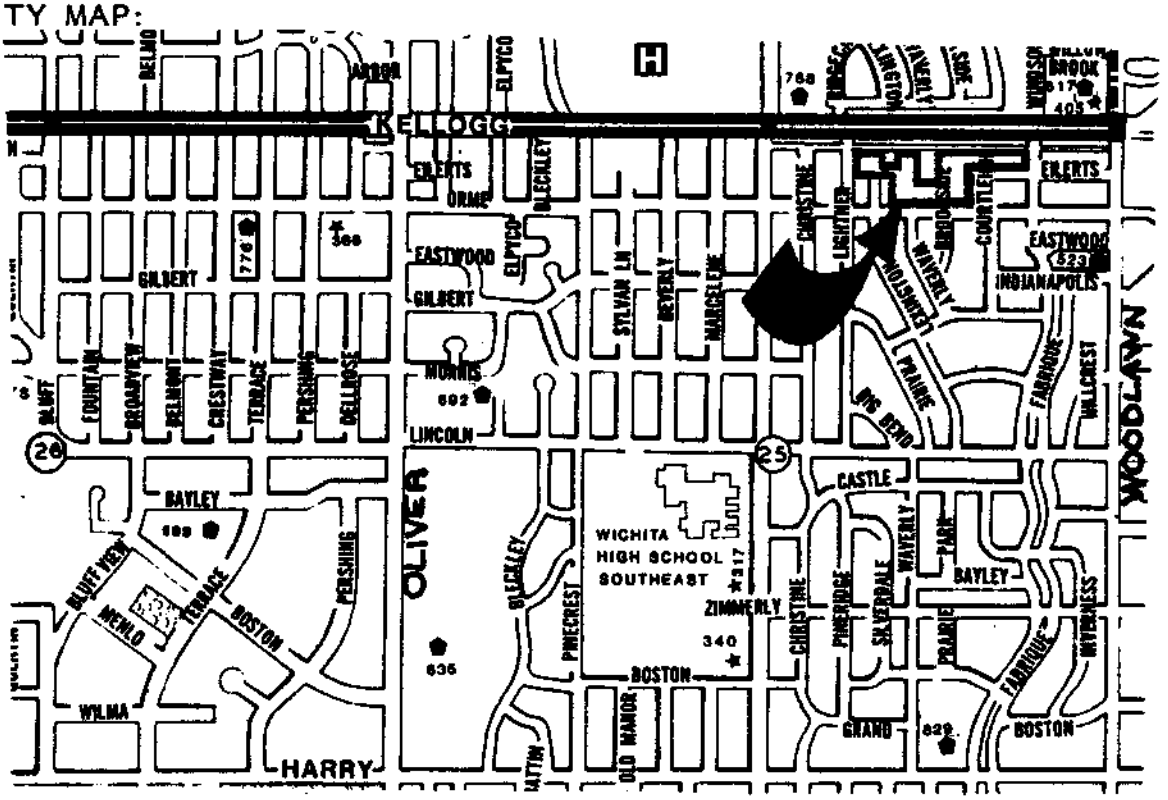
MINIMUM LOT AREA: 477,063 Sq. Ft.

CURRENT ZONING: "A", "LC" and "C"

PROPOSED ZONING: "LC" and "C" (Z-2904) with DP-183

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VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone change request for "A" to "LC" (Z-2904) was considered by the City Council on March 29, 1988. This property is subject to the provisions of the Davis-Moore Commercial Community Unit Plan (DP-183).

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. The applicant shall guarantee the closure of the driveway to Lightner Street that violates the access control being platted.

C. The applicant shall guarantee the abandonment of the sanitary lateral that is not being covered by a utility easement.

D. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Kellogg Drive at the time of site redevelopment (commercial zoning). A sidewalk exists adjacent to this property on Lightner Street. A sidewalk is not required on Orme, Courtleigh or Eilerts because of the "complete access control" being dedicated. A sidewalk is not required on Fabrique since there is not a sidewalk system to the south.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. On the final plat, the access control being platted to Courtleigh Street shall be clarified. In this regard, a note shall be added which reiterates the requirement of the Community Unit Plan, that one opening is permitted until such time as a building is constructed along the subject property line.

G. On the final plat, the width and recording information for the private sewer service line easement on this property shall be indicated.

H. Since utility easements and street right-of-way are being vacated by this replat, the final plat shall make proper reference to K.S.A. 12-512(b).

I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

J. 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.

K. 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.

L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

M. Prior to, or at the time of submitting the final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review and approval.

N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.