

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. On the final plat tracing, the dimensions for the existing 30 feet of half street right-of-way for Central shall be indicated.
- B. In order to continue using the garages which encroach into the east-west utility easement along the north line of this plat, the applicant shall execute a Hold Harmless Agreement with the City which protects the City from future liability because of this easement encroachment. The applicant should contact the City Engineer's Office for the standard wording that needs to appear on this agreement.
- C. The applicant shall make satisfactory arrangements for installation of new water meters or relocation of existing meters made necessary by this replat.
- D. The platator's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- E. The platator's text shall be amended to state that the location of the permitted openings to Central "shall be determined by the City Engineer."
- F. The applicant is advised that in terms of the indicated 25-foot building setback passing through the existing structures on this plat, according to Central Inspection this does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and if the building is removed, any new building construction must observe the platted building setback.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

AUGUST 4, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-58 - ~~K~~ATHERINE BOYD ADDITION

OWNER/APPLICANT: Mike Boyd

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Central in an area west of Edgemoor

SITE SIZE: .8 acres

NUMBER OF LOTS:

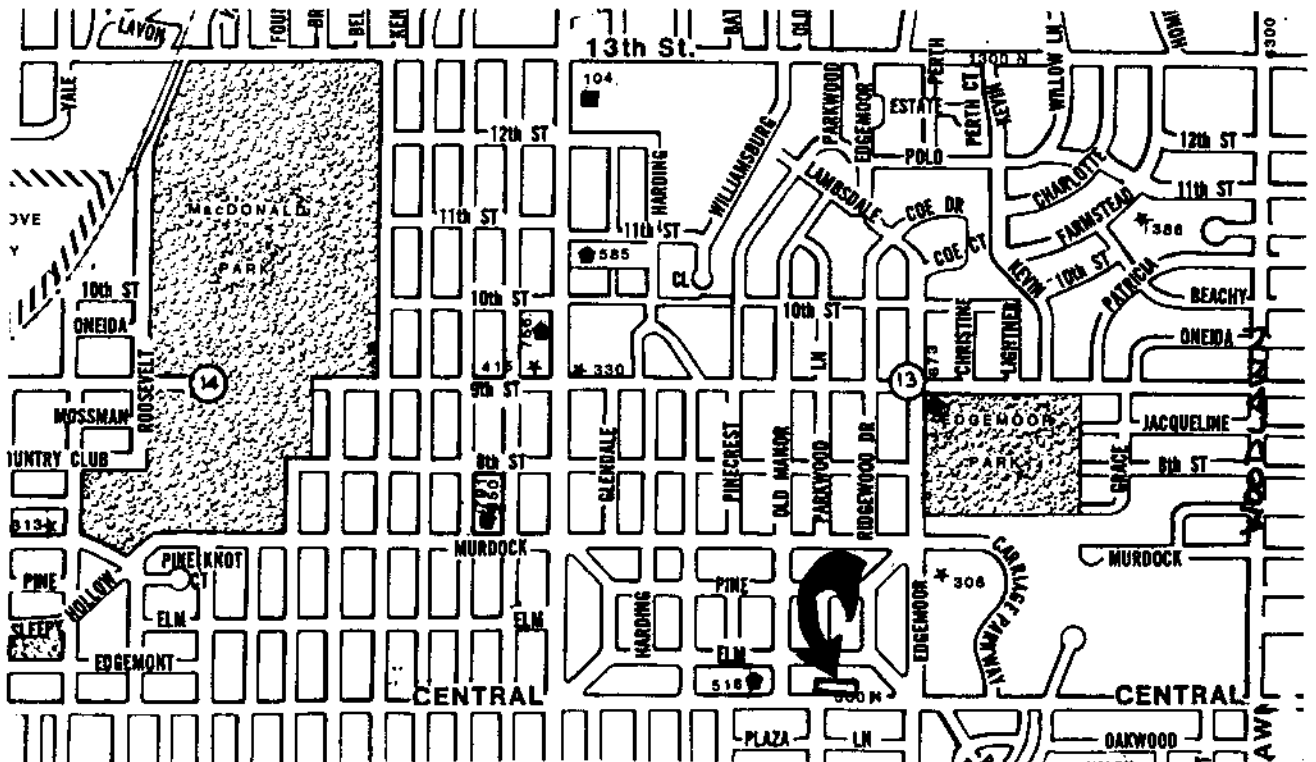
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,608 sq. ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "OC" (Z-2872)

VICINITY MAP:



# KATHERINE BOYD ADDITION

WICHITA, KANSAS

State of Kansas }  
Sedgwick County } S.S. We, Baughman Company, P.A. Surveyors  
in aforesaid county and state do hereby certify that we have  
surveyed and platted "KATHERINE BOYD ADDITION," Wichita,  
Kansas, and that the accompanying plat is a true and cor-  
rect exhibit of the property surveyed, described as and being  
a replat of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block  
12, East Highlands, Sedgwick County, Kansas. Being situated in  
the SW 1/4 of Sec. 13, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick  
County, Kansas.

5 Aug 1988

Baughman Company, P.A.



Mark A. Savoy 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 and street to be known as "KATHERINE BOYD ADDITION," Wichita, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. The contingent street dedication is hereby dedicated to the public contingent upon the removal or destruction of those portions of the existing buildings which exist within and adjacent to the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of a portion of the existing buildings. All abutters rights of access to or from Central Ave. over and across the south line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lots 1 and 2 shall have access to Central Ave. at one point each as shall be determined by the City Engineer of the City of Wichita, Kansas.

Michael J. Boyd Linda Glascock Boyd

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowledged  
before me this 11<sup>th</sup> day of August, 1988, by  
Michael J. Boyd and Linda Glascock Boyd, his wife

William A. Bell Notary Public  
My Appt. Exp. Jan 3, 1992

We, the undersigned, holders of a mortgage  
on portions of the above described property do hereby consent  
to the plat of "KATHERINE BOYD ADDITION," Wichita, Kansas.

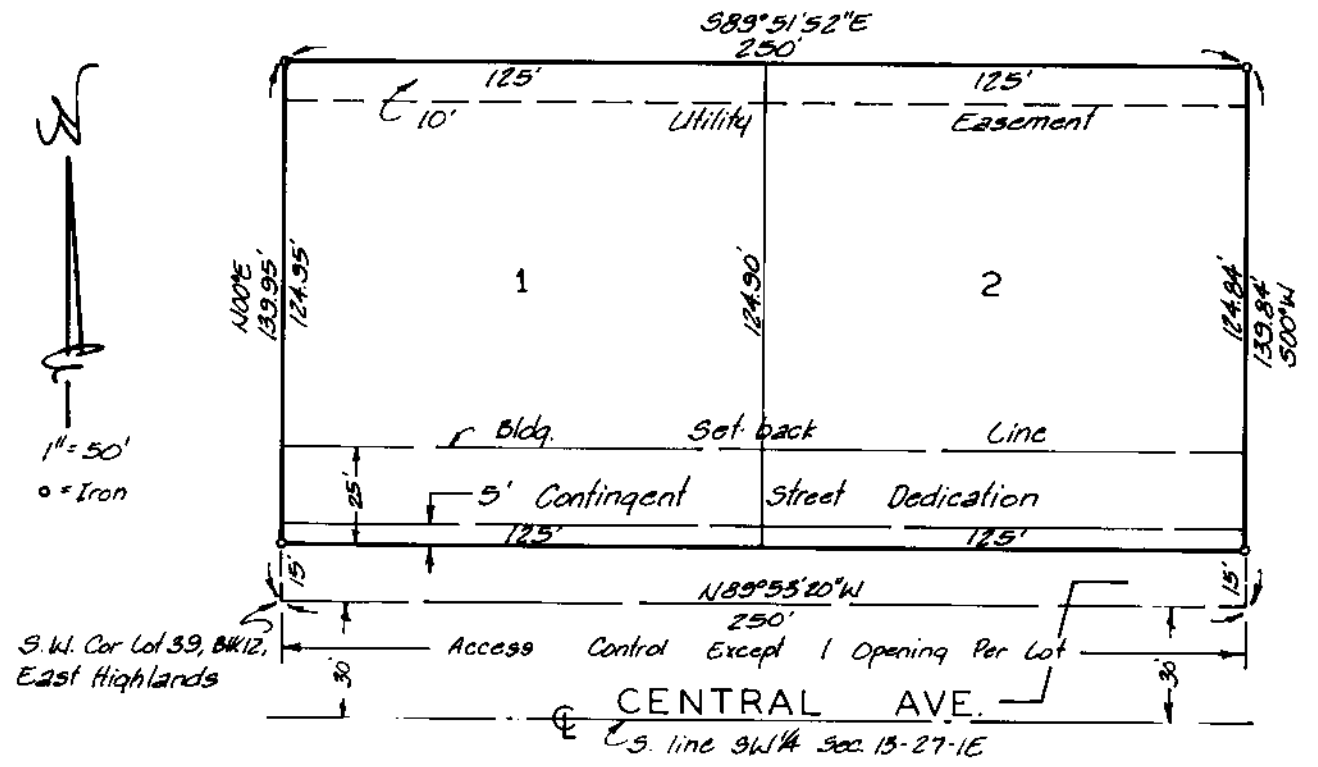
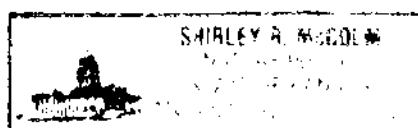
L. O. Herbert V. Valoise Herbert  
L. O. Herbert V. Valoise Herbert  
Hobart C. Stalker  
Hobart C. Stalker

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowledged  
before me this 11<sup>th</sup> day of August, 1988, by  
L. O. Herbert and V. Valoise Herbert, his wife.

William A. Bell Notary Public  
My Appt. Exp. Jan 3, 1992

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument acknowledged  
before me this 11<sup>th</sup> day of August, 1988, by  
Hobart C. Stalker.

My Appt. Exp. \_\_\_\_\_ Notary Public



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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1988  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Elton 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 \_\_\_\_\_, 1988

Sheldon Kamen Mayor

Dale E. Rea Deputy City Clerk

Entered on transfer record this \_\_\_\_\_  
day of \_\_\_\_\_, 1988

Don Wright County Clerk

State of Kansas }  
Sedgwick County } S.S. This is to certify that this plat has been  
filed for record in the office of the Register of Deeds this  
\_\_\_\_\_ day of \_\_\_\_\_, 1988, at \_\_\_\_\_ o'clock  
\_\_\_\_\_ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

August 5, 1988

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

Re: S/D 88-58 Catherine Boyd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 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 29, 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 Board of City Commissioners 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Planner

DL/pb

cc: Mike Boyd, 1285 Dellrose, Wichita, Kansas 67218

Mike Lindebak, City Engineer