CATHERINE BOYD ADDN. pg. 2

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 applciant 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 plattor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.

E. The plattor'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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #2-10

AUGUST 4, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-58 - KATHERINE 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:

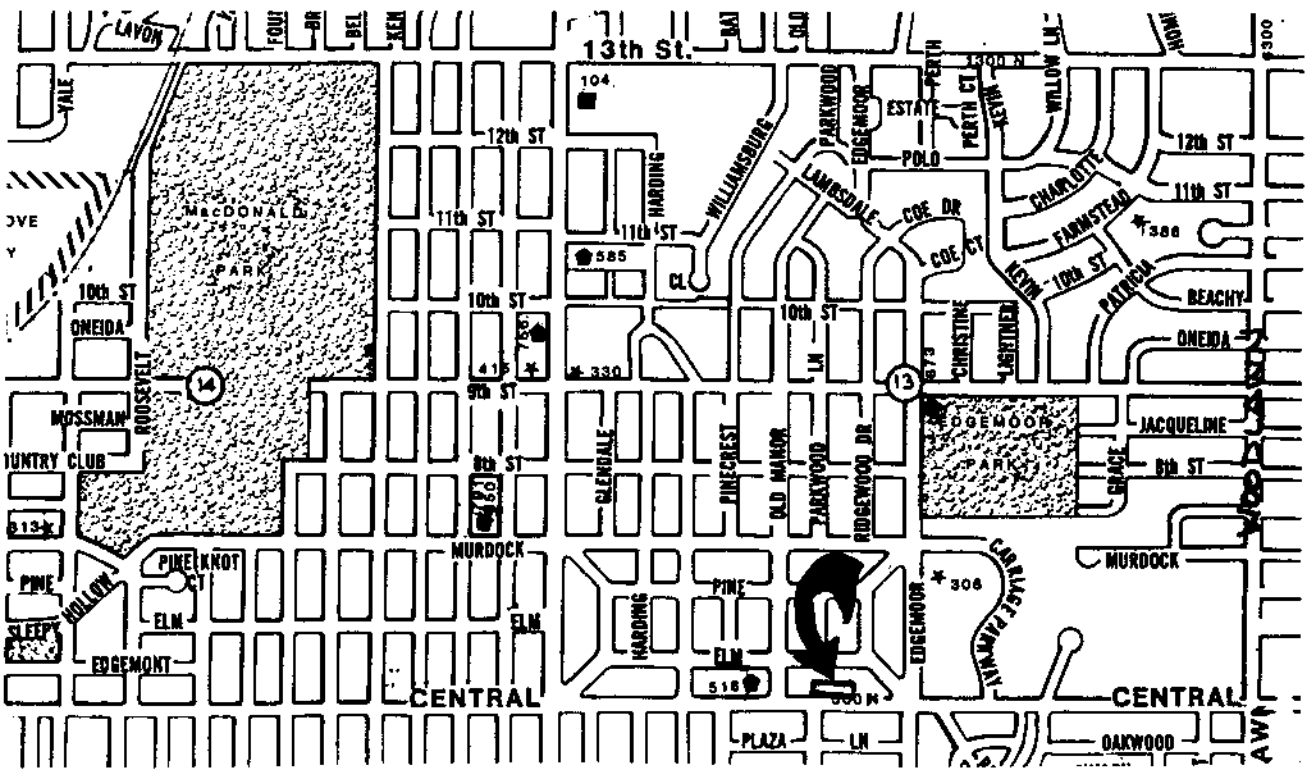
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,608 sq. ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "OC" (Z-2872)

VICINITY MAP:

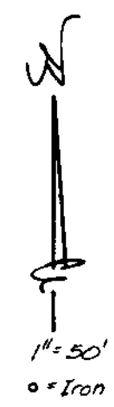


KATHERINE BOYD ADDITION

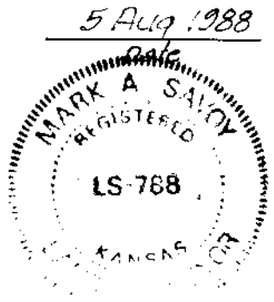
WICHITA, KANSAS

State of Kansas } S.S.
Sedgwick County }

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 correct 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 SW1/4 of Sec. 13, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.



5 Aug. 1988
Date



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 } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this 12th day of August 1988, by Michael J. Boyd and Linda Glascock Boyd, his wife

William A. Bell
Notary Public

My Appt. Exp. Dec. 3, 1988

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

Hobart C. Stalker

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this 11th day of August 1988, by L. O. Herbert and V. Valoise Herbert, his wife.

William A. Bell
Notary Public

My Appt. Exp. Dec. 3, 1988

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Hobart C. Stalker.

_____
Notary Public

My Appt. Exp. _____

SHIRLEY R. McCOLM

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 _____ 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

WICHITA — SEDGWICK COUNTY
W-SC
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

Donald Losew
Planner

DL/pb
cc: Mike Boyd, 1285 Dellrose, Wichita, Kansas 67218
Mike Lindebak, City Engineer