

December 11, 1986

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

Re: Final Plat S/D 86-108 - KELLEY-SHAW ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 1986, 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 December 5, 1986.

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 platlor.
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,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Stephen R. Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223

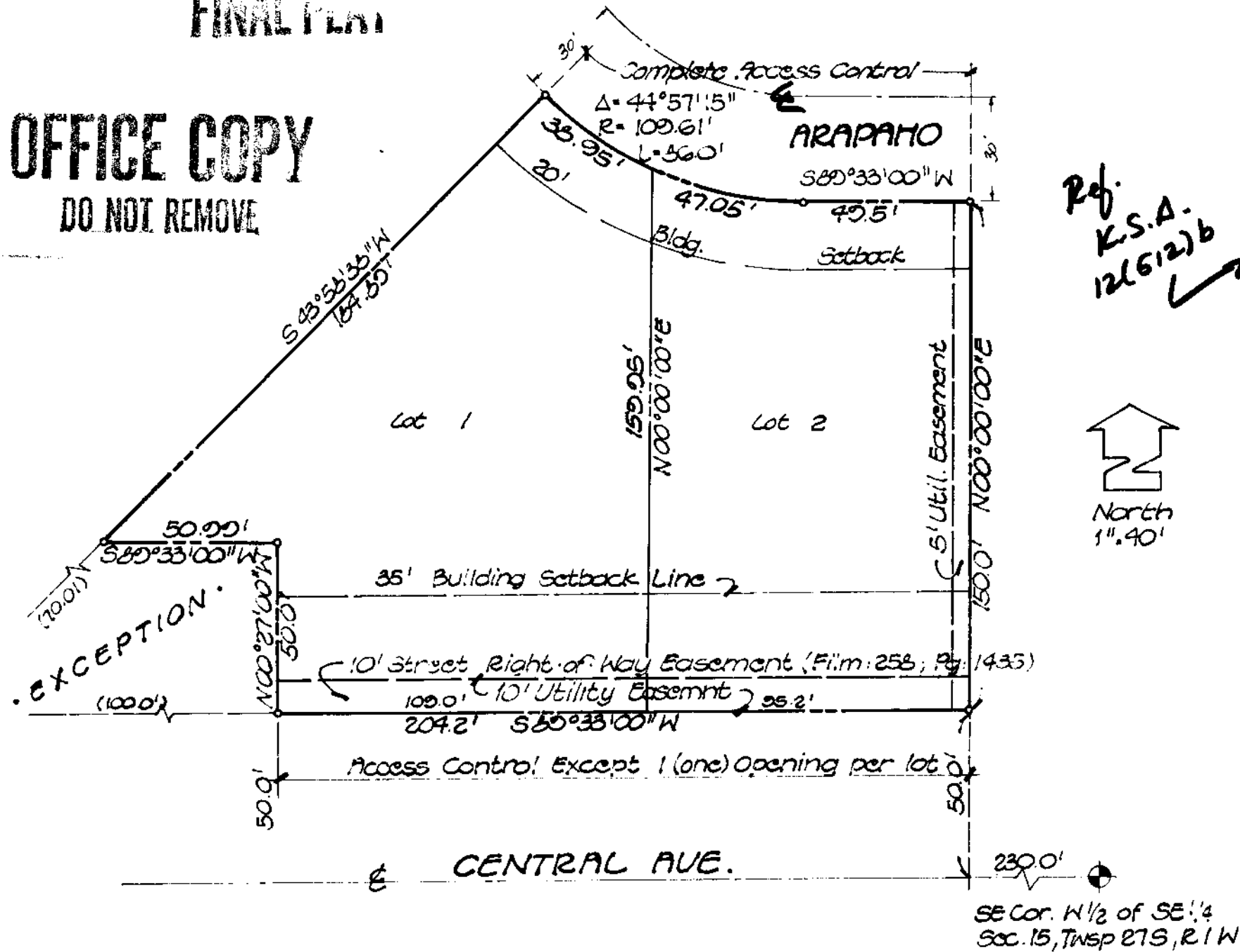
KELLEY ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 12/4/86 SUBJECT
TO THE STANDARDS SET FORTH OUTLIN-
ED IN OUR LETTER DATED 12/5/86

WICHITA, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE



State of Kansas } ss.
Sedgwick County } We, Baughman Company, P.A.
Surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "KELLEY
ADDITION" Wichita, Kansas, and that the accompany-
ing plat is a true and correct exhibit of the property
surveyed, described as and being a replat of lots
3 and 4, Block A, West Central Gardens Third Addi-
tion, Sedgwick County, Kansas, except the West 100 feet
of the South 50 feet of said Lot 4. Being situated in
the SE 1/4 of Section 15, Twp. 27 S., Rng. 1 W of the
6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

Know all men by these presents
that we, the undersigned, have caused the land de-
scribed in the surveyors certificate to be platted
into lots to be known as "KELLEY ADDITION"
Wichita, Kansas. The utility easements are here-
by granted as indicated for the construction
and maintenance of all public utilities. All
abutters rights of access to or from Central
Avenue over and across the south line of Lots
1 and 2 and, to or from Arapaho over and across the
north 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 Avenue at 1 (one)
point per lot as shall be determined by the City
Engineer of Wichita, Kansas.

Brent L. Farney
Kelley and Shaw Partnership

Robert G. Farney

Stephen R. Kelley Partner

Stephen R. Shaw Partner

State of Kansas } ss.
Sedgwick County } The foregoing instrument
acknowledged before me this _____ day of _____
1986 by Brent L. Farney, Robert G. Farney; Stephen
R. Kelley and Stephen R. Shaw.

Notary Public

My appointment expires: _____

Entered on transfer record this _____
day of _____ 1986.

County Clerk
Dan Wright

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

Dated this _____ day of _____ 1986
Wichita-Sedgwick County Metropolitan Area Planning
Commission.

John Terry Moore Chairman

Michael E. Lindbak Secretary

This plat approved and all dedica-
tions shown hereon accepted by the Board of
Commissioners of the City of Wichita, Kansas, this
_____ day of _____ 1986.

Tony Casado Mayor

Donald C. Giesick City Clerk

State of Kansas } ss.
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 _____ 1986,
at _____ o'clock _____ M.; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

SUBDIVISION REPORT

Final Plat S/D 86-108 - KELLEY ADDITION

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- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or easements required with this plat?
- N. The applicant's agent shall be prepared to address the issue of the driveway on this property that serves the home to the west of this plat. It is suggested that either the driveway be closed and a new driveway built on the property to the west, or perhaps, the applicant deed off a small portion of his property to the property owner to the west. This plat is dedicating complete access control to Arapaho Street.

NOTE: This plat has been submitted in final form only.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-108 Name: KELLEY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of Central Avenue, in an area west of Boyd Street.
Owner: Stephen R. Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.74
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 14,428.34 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC" (Z-2813)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2813) requesting "AA" (single-family) to "LC" (light commercial) will be considered by the City Commission on December 9, 1986.

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2813).
- B. The applicant shall guarantee the closure of the driveway(s) to Arapaho Street from this property. Complete access control, to this residential street, is being granted from this commercially zoned property.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall reimburse the City for the special assessments not levied against proposed Lot 2, because of the existence of the "complete access control" which this plat proposes to vacate.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. Since the existing access control to Central Avenue from Lot 2 is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- H. 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.
- I. On the final plat tracing, the centerline of Arapaho Street shall be labeled.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.