

S/D No.: 86-84 Name: LEEDY-VOYLES ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: North side of Douglas, west of Kessler.
Owner: Jerry W. Self, 3636 W. Douglas, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.576 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 24,067.875 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. 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 required?

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

FINAL PLAY

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 "LEEDY-VOYLES ADDITION" Wichita,
Kansas, and that the accompanying plat is a true and cor-
rect exhibit of the property surveyed, described as be-
ginning 466.69 feet west of the S.E. corner of the S.E. 1/4 of
Sec 7, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas;
thence West, along the south line of said SE 1/4, 102 feet;
thence North, parallel with the east line of said SE 1/4, 300
feet; thence East, parallel with the south line of said SE 1/4,
102 feet; thence South, parallel with the east line of said
SE 1/4, 300 feet to beginning, except that part taken for
street right-of-way and recorded at Miscellaneous Record
161, at Page 99.

Baughman Company, P.A.

Date

Surveyor

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 street to be known as "LEEDY-VOYLES 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. All abutters rights of access to or from Mac Arthur Road over and across the south line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Mac Arthur Road at one point as shall be approved by the City Engineer of Wichita, Kansas.

Elvin Leedy

Henry E. Voyles

Patricia C. Voyles

State of Kansas }
Sedgwick County } s.s. The foregoing instrument acknowledged
before me this _____ day of _____ 198__ by
Elvin Leedy, a single person, Henry E. Voyles and Patricia
C. Voyles his wife.

Notary Public

My Appt. Exp. _____

Entered on transfer record this
_____ 198__.

County Clerk

Don Wright

State of Kansas }
Sedgewick 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 198 ,
at o'clock M.; and is duly recorded.

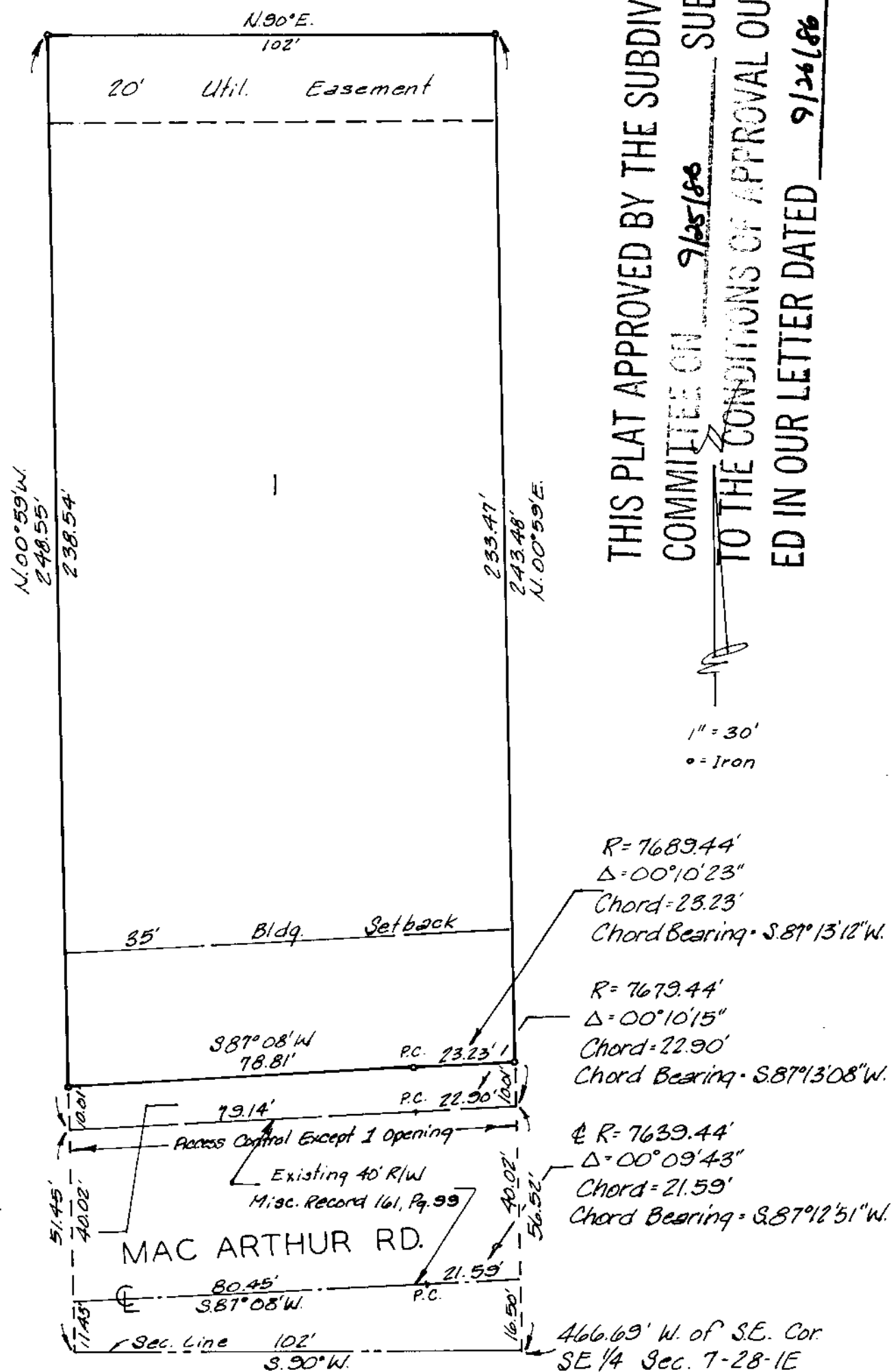
Register of Deeds

Pat Kettler

Deputy

Ed Resa

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/25/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/26/88



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

Dated this 11 day of February 1988
Wichita-Sedgwick County Metropolitan Area Planning Commission.

David Bayouth

Michael E. Lindbak

Chairman

Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 198__.

Tony Casado Mayor

Donald C. Gisick City Clerk

October 2, 1986

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

Re: Final Plat S/D 86-84 - LEEDY-VOYLES ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 2, 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 September 25, 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: Elvin Leedy, et al, 1025 W. 41st Street South, Wichita, KS 67217