

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-44 Name: NEW WESTERN 2ND ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: Southwest corner of Kellogg and Beverly.
Owner: Lindy Andeel, et al, 350 North Rock Road, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.4 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 106,000 Sq. Ft.
4. Existing Zoning: "LC" & "RB"
5. Proposed Zoning: "LC" (Z-2767)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2767) requesting "RB" to "LC" for a portion of this property has been approved subject to replatting.

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Beverly Drive at the time of site development. (Commercial Zoning)
- B. The applicant shall guarantee the closure of the vacated Marvin Place street return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated street return, the applicant is advised that the vacated street return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated street approach will be considered closed and the guarantee will be released.
- C. The applicant is advised that he should close the residential-width drive approaches to Beverly Drive and if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- D. The applicant shall guarantee the removal of street pavement and curbs within vacated street rights-of-way (Sylvan Lane and Marvin Place).
- E. The applicant shall guarantee the closure of Sylvan Lane adjacent to the south line of this replat, including construction of an appropriate turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. 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.
- I. The final plat tracing shall label Sylvan Court as Sylvan Circle.
- J. The final plat tracing shall reference the required minimum building pad elevation in City Datum as well as Mean Sea Level.
- 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.
- 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 required?

NEW WESTERN 2ND. ADDITION

WICHITA, KANSAS

State of Kansas } S.S. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "NEW WESTERN 2ND. 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, New Western Addition, Wichita, Kansas and Lots 1, 2, 3, 12 and the north 25 feet of Lot 11, Replat of a portion of Block Three of Beverley Manor an Addition in Sedgwick County, Kansas, together with all of Marvin Place lying north of and adjacent to Lots 1 and 12 and all that part of Sylvan Lane lying west of and adjacent to the north 25 feet of Lot 11 and Lot 12, in said Addition, and that part of Block 3, Beverley Manor, Sedgwick County, Kansas, described as commencing at the intersection of the north line of Marvin Place and the west line of Sylvan Lane as platted in Replat of a portion of Block Three of Beverley Manor an Addition in Sedgwick County, Kansas; thence south, along the west line of said Sylvan Lane, 63.87 feet to the intersection of the center-line of a 40 foot drainage easement as recorded in Misc. Bk. 167 at page 134 for a point of beginning (said center-line being a curve having a radius of 483.10 feet); thence continuing south, along the west line of said Sylvan Lane, 86.63 feet; thence west, parallel with the north line of said Marvin Place, 32.61 feet to the intersection of the center-line of said drainage easement; thence northeasterly, along said center-line, being a curve to the left, having a radius of 483.10 feet, 92.69 feet to the point of beginning.

The streets, utility easements and building setback lines, being vacated by virtue of K.S.A. 12-512(b).

All being situated in the NW 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th. P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

July 31, 1986
Date

John E. Lundblad
John E. Lundblad 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 "NEW WESTERN 2ND ADDITION", Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Kellogg Street, over and across the north line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Kellogg Street at 2 points as shall be determined by the City Engineer of Wichita, Kansas. No new building shall be constructed below a minimum pad elevation of 1343 Mean Sea Level. The Floodway shall be the responsibility of the owner of Lot 1 until such time as the appropriate governing body elects to assume the responsibility for the maintenance and improvement of the drainage. No building shall be constructed on or within said Floodway; nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of said appropriate governing body; additional improvements and/or activities may be permitted within said Floodway, such as landscaping and parking; parking is permitted on said Floodway.

Lindy Andeel

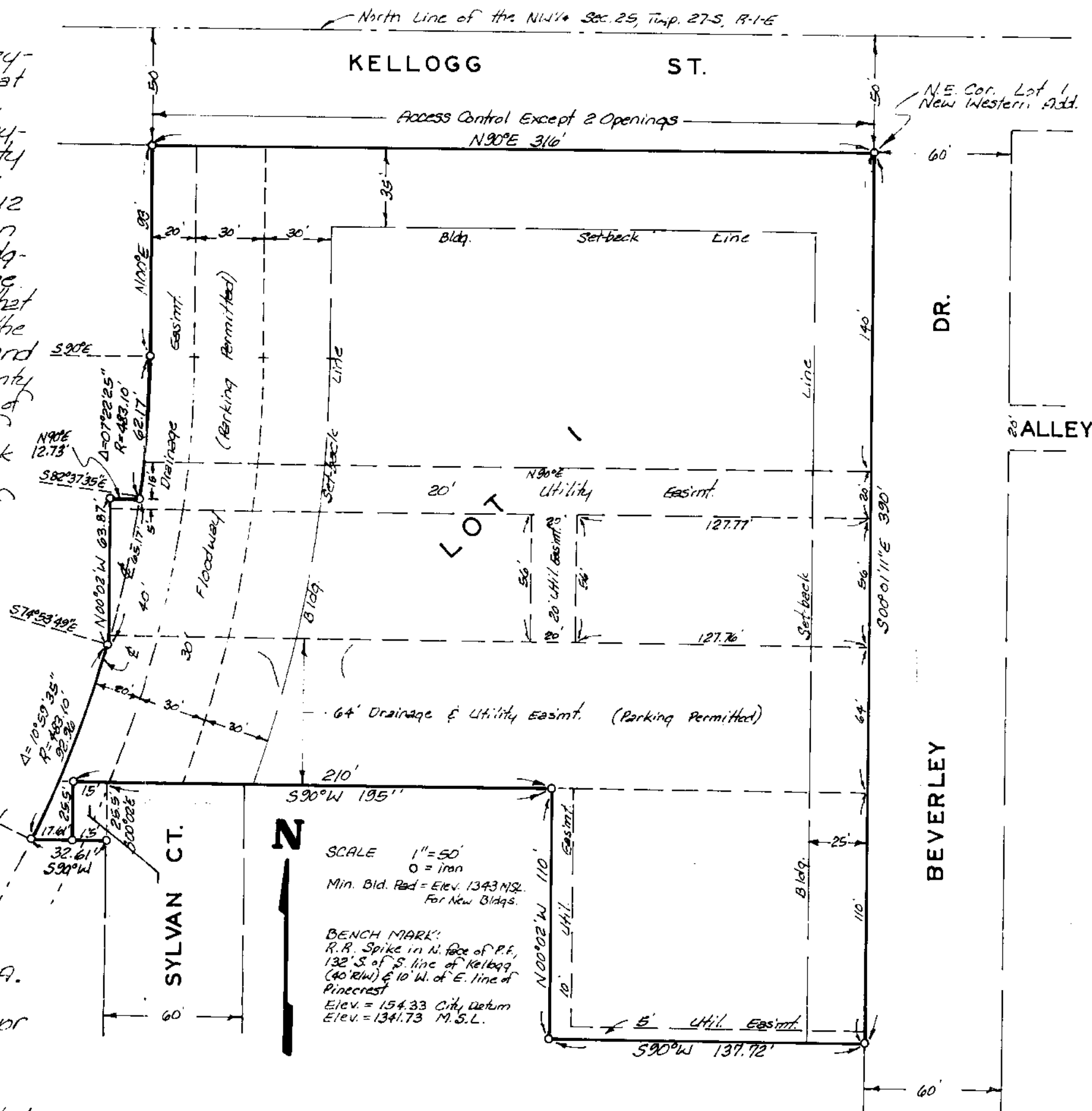
Francis Owen Doucette

Karin M. Doucette

State of Kansas } S.S. The foregoing instrument acknowledged before me this 27th day of July, 1986, by Lindy Andeel, a single person and by Francis Owen Doucette and Karin M. Doucette, his wife.

My Appt. Exp. 1/1/87

Notary Public



This plat of "NEW WESTERN 2ND ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 31st day of July, 1986.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

David Bayouth Chairman
Michael E. Lindebeck Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 31st day of July, 1986.

Tony Casado Mayor
Donald C. Eisick City Clerk

Entered on transfer record this 31st day of July, 1986.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 31st day of July, 1986, at 1:00 o'clock P.M.; and is duly recorded.

Pat Kettler Register of Deeds
Ed Rosa Deputy

November 13, 1986

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

Re: Final Plat S/D 86-44 - NEW WESTERN 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 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 November 6, 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 platfor.
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:dik

cc: Lindy Andeel & Francis Owen Doucette, 350 N. Rock Road,
Wichita, KS 67206