

August, 7, 1986

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-65 - SCHOLFIELD-HATCHETT ADDITION

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on August 7, 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 July 31, 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:dlk

cc: Scholfield-Hatchett Partnership, c/o Mark Ayesh, 11212 E. Kellogg,
Wichita, KS 67207
Larry Krier, Jeff Krehbiel and Associates, 1300 E. Lewis,
Wichita, KS 67211

FINAL PLAT

SCHOLFIELD-HATCHETT ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION

COMMITTEE ON 7-31-86 SUBJECT *WICHITA, SEDGWICK COUNTY, KANSAS*

TO THE CONDITIONS OF APPROVAL OUTLIN-

ED IN OUR LETTER DATED 7-31-86

OFFICE COPY

DO NOT REPLY

STATE OF KANSAS)
COUNTY OF SEDGWICK)SS
)

1. R. W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1986, I HAVE CAUSED TO BE SURVEYED AND PLATTED SCHOLFIELD-HATCHETT ADDITION TO, WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING A TRACT OF LAND IN THE S.E. 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M. AND DESCRIBED AS: COMMENCING AT THE N.E. CORNER OF LOT 1, SODERBERG ADDITION, WICHITA, KANSAS, SAID CORNER BEING 729.24 FEET WEST OF THE EAST LINE OF SAID S.E. 1/4 AND ON THE SOUTH R/W LINE OF CARP ROAD; THENCE ALONG SAID SOUTH R/W BEARING N90°00'00" E PARALLEL TO THE SOUTH LINE OF SAID S.E. 1/4 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUING ALONG THE SOUTH R/W OF CARP ROAD BEARING N89°00'00" E A DISTANCE OF 132.00 FEET TO THE INTERSECTION OF THE SOUTH R/W LINE OF CARP ROAD WITH THE WEST R/W LINE OF BROADWAY (U.S. 81 HIGHWAY); THENCE SOUTHEASTERLY ALONG SAID WEST R/W LINE ON A CURVE TO THE LEFT HAVING A CHORD OF 188.65 FEET BEARING S4°57'42" E AND A RADIUS OF 1959.859 FEET THROUGH A CENTRAL ANGLE OF 5°31'02" AN ARC DISTANCE OF 188.72 FEET; THENCE BEARING N90°00'00" W ALONG THE NORTH LINE OF STANBERRY ADDITION, WICHITA, KANSAS A DISTANCE OF 147.86 FEET; THENCE BEARING N0°08'15" W A DISTANCE OF 187.94 FEET TO THE POINT OF BEGINNING.

R. W. LINN P.E. 3684

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS SCHOLFIELD-HATCHETT ADDITION WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED, FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM BROADWAY (U.S. 81 HIGHWAY) OVER AND ACROSS THE EAST LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO BROADWAY (U.S. 81 HIGHWAY) AT 2 (TWO) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: SCHOLFIELD-HATCHETT PARTNERSHIP
BY ALL PARTNERS

VICTOR H. SCHOLFIELD

STEVEN A. HATCHETT.

[illegible]

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
VICTOR H. SCHOLFIELD, PARTNER, AND STEVEN A. HATCHETT, PARTNER, ALL
OF THE PARTNERS OF SCHOLFIELD-HATCHETT PARTNERSHIP, TO ME PERSONALLY
KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT
OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON
BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, IN
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1986.

_____, VICE-CHAIRMAN
DAVID BAYOUTH

_____, SECRETARY
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
_____ DAY OF _____, 1986.

_____, MAYOR
TONY CASADO

_____, CITY CLERK
DONALD C. GISICK

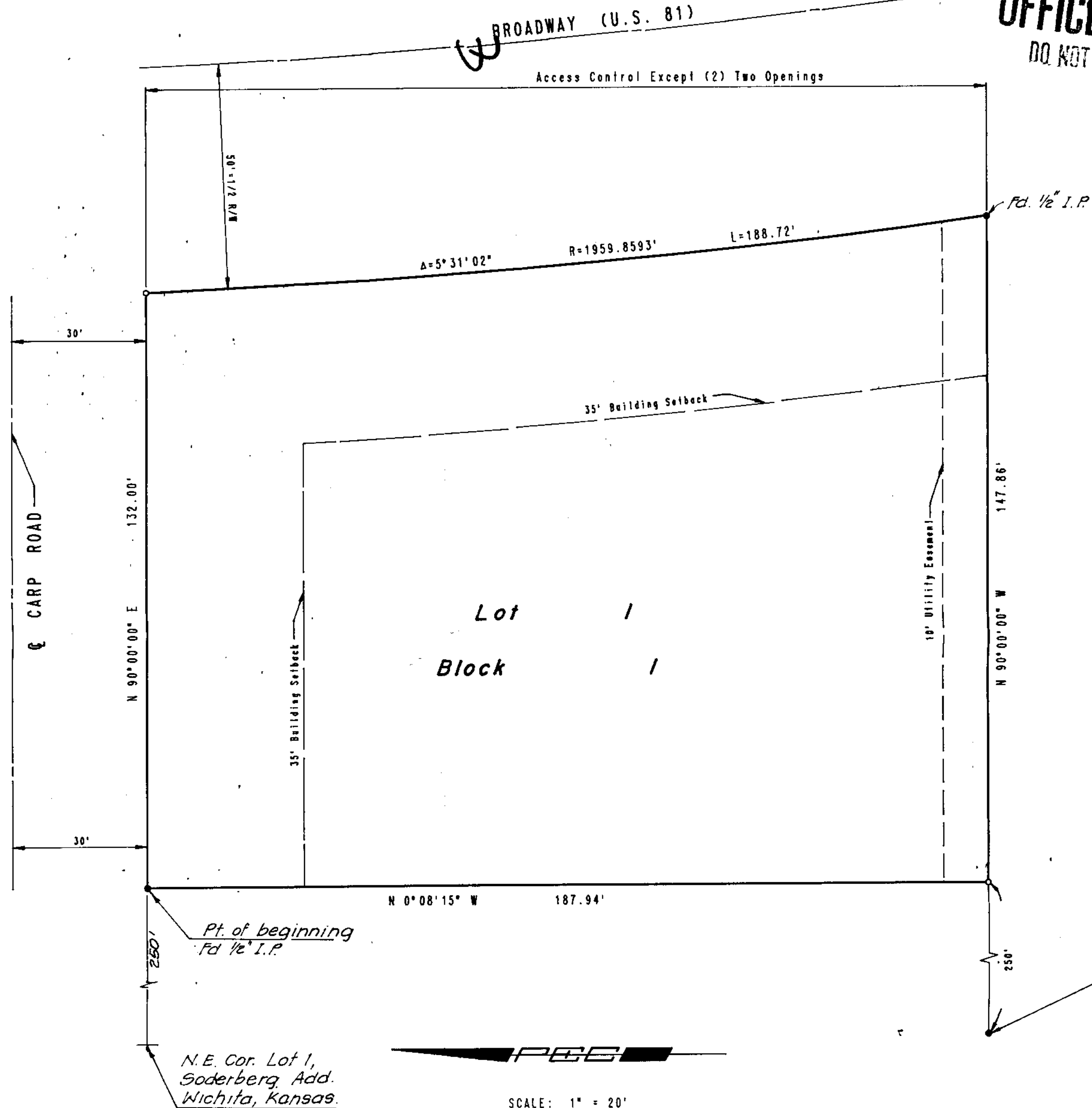
ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1986.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED'S OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1986.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY



SCALE: 1" = 20'

O = IRON SET

B.M. - BENCH MARK DISC 32' N. & 44' W.
FROM CENTERLINES INTERSECTION OF
CARP & BROADWAY
ELEV.=102.884 CITY DATUM

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-65 Name: SCHOLFIELD-HATCHETT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/31/86

DESCRIPTION

General Location: On the southwest corner of Carp and Broadway.
Owner: Scholfield-Hatchett Partnership, c/o Mark Ayesh, 11212 E. Kellogg,
Wichita, KS 67207
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 0.6 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 0.6 Acre
 4. Existing Zoning: "C"
 5. Proposed Zoning: "C"
-
-

STAFF COMMENTS:

- A. Since there is already a plat by this name, (southwest corner of Gouverneur and Kellogg) the final plat tracing shall reference this as Scholfield-Hatchett 2nd Addition.
- B. Since a sidewalk system does not exist to the west, it is recommended that the sidewalk required on Carp, by this lot's commercial zoning, be waived.
- C. The final plat tracing shall label the centerline of Broadway adjacent to this plat.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.