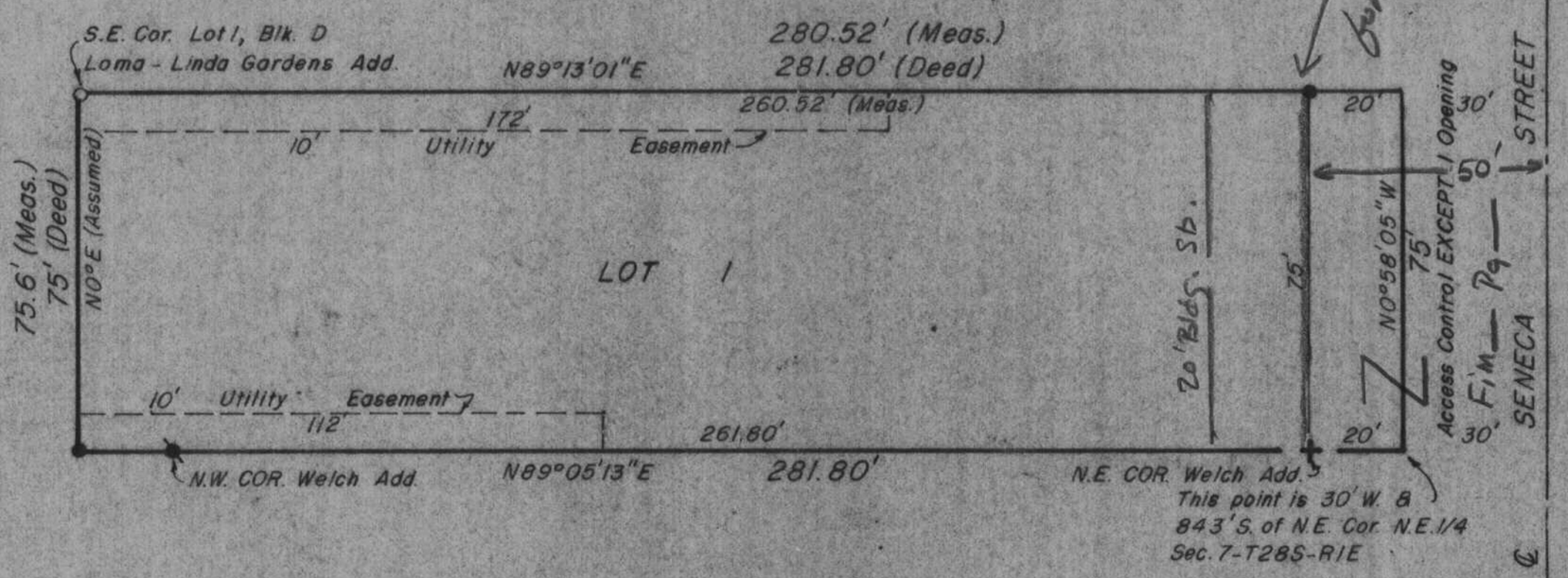
OFFICE COPY
DO NOT REMOVE
FINAL PLAT

5343A

WELCH'S SECOND ADDITION

WICHITA, KANSAS

presently zoned "AA"
proposed '88 (Z-2525)
subj. to platting



SCALE 1" = 30'

● = 5/8" BAR W/CAP (set)
○ = 1" IRON PIPE (fd.)
+ = CUT PLUS IN CONC. (set)
● = 1/2" IRON PIPE (fd.)

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/11/85 SUBJECT TO THE CONDITIONS CONTAINED OUTLINED IN OUR LETTER DATED 4/12/85

Certificate of Survey

I, Martin H. Goedecke, a Licensed Professional Engineer in the State of Kansas, do hereby certify that this is a true and correct plat of survey made by me described as follows: Beginning at a point 30 feet West and 843 feet South of the Northeast Corner of the Northeast Quarter (N.E.1/4) of Section 7-T28S-R1E of the 6th P.M. in Sedgwick County, Kansas; thence West 281.8 feet; thence North 75 feet, thence East 281.8 feet; thence South 75 feet to the point of beginning.

August 29, 1984

Martin H. Goedecke
Martin H. Goedecke P.E.

Know all men by these presents that we, Harold Welch and Francis Welch, his wife, have caused the land described in the engineer's certificate to be platted into a lot to be known as WELCH'S SECOND ADDITION in Wichita, Kansas. The street is hereby dedicated to and for the use of the public. The easements are hereby granted for the construction and maintenance of all public utilities. All abutters rights of access to or from Seneca Street over and across the East line of Lot One, are hereby granted to the City of Wichita, provided however that Lot One shall have access at one point as shall be determined by the City Engineer of Wichita, Kansas.

Harold Welch

Francis Welch

State of Kansas)
Sedgwick County) ss

Be it remembered that on this ____ day of _____, 1984, before me a notary public in aforesaid county and state came Harold Welch and Francis Welch, his wife, to me known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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 of WELCH'S SECOND ADDITION, Wichita, Kansas, has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, ~~1984~~ 85

Wichita - Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
~~Robert K. Chisholm~~
JAMES C. KILSON

_____ Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, ~~1984~~ 85

_____ Mayor
Robert G. Knight

_____ City Clerk
Donald C. Gisick

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1984

_____ Chairman
~~Jack Spratt~~

_____ Commissioner
~~Don Gragg~~

_____ Commissioner
~~Tom Scott~~

_____ County Clerk
~~Mike Sawyer~~

Entered on transfer record this _____ day of _____, ~~1984~~ 85

_____ County Clerk
~~Mike Sawyer~~
DON KNIGHT

State of Kansas
Sedgwick County) This is to certify that this plat was filed for record in the office of the Register of Deeds this ____ day of _____ ~~1984~~ 85 at _____ O'clock ___ M.; and is duly recorded.

_____ Register of Deeds
~~Betty McCart~~
PAT KETTLER

_____ Deputy
~~Pat Kettler~~
ED RESA

April 19, 1985

Goedecke Engineering Company
P. O. Box 629
El Dorado, KS 67042

Re: S/D 85-27 - Final Plat of Welch 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 1985, 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 April 12, 1985.

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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Harold Welch, Jr., P.O. Box 17083, Wichita, KS 67201
Mike Lindebak, City Engineer

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-27 Name: WELCH SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 4/11/85

DESCRIPTION

General Location: On the west side of Seneca between Patterson and 32nd Street South.
Owner: Harold Welch, Jr., P.O. Box 17083, Wichita, KS 67201
Surveyor/Engineer: Goedecke Engineering Co., El Dorado, KS.

1. Gross Acreage of Plat: .2 Acres
2. Number of Lots:
   - Residential:
   - Office: 1
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 21,075 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "BB" (Z-2525)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2525) requesting "AA" to "BB" has been approved subject to this plat.

A. On the final plat tracing, the plattor's text shall be amended to reference that the street is dedicated to and for the use of the public.

B. The face of the plat shall indicate that 20 feet of additional right-of-way is being dedicated for Seneca Street and shall also indicate the recording information for the existing 30 feet of half-street right-of-way adjacent to this plat.

C. On the final plat tracing, the signature and approval block for the Board of County Commissioners should be omitted since the County Commission no longer accepts dedications for plats located within the City of Wichita.

D. The final plat tracing shall indicate the following name changes:

DON WRIGHT - County Clerk
PAT KETTLER - Register of Deeds
ED RESA - Deputy (Register of Deeds)
JAMES C. WILSON - Chairman (M.A.P.C.)
(Leave Blank) - Mayor

E. The final plat tracing shall indicate a 20-foot building setback from Seneca Street.

F. Closure computations shall be submitted with the final plat tracing.

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.

C/U: 0729/M