

May 30, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-16 - Final plat of Westway Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 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 May 23, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Senior Planner

BRB:mlh

cc: Phil Ruffin, Attn: Gary Snyder, P.O. Box 17087, Wichita, KS 67217
Mike Lindebak, City Engineer

FINAL PLAT

S. E. Cor. N. E. 1,
Sec. 6, T28S, R1E
of the 6th P.M.

DO NOT REMOVE

R. W. LINN P.E. NO. 3684

OWNER:
UNITED STATES POSTAL SERVICE

BY: _____

OWNER:

PHIL G. RUFFIN

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME

OF THE UNITED STATES POSTAL SERVICE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME, FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF THE UNITED STATES POSTAL SERVICE IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
1986, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
PHIL G. RUFFIN, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE
THE EXECUTION OF SAME, AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY
WHEREOF I HAVE HERUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE
DAY AND YEAR ABOVE WRITTEN.

____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE THE TRAVELERS INSURANCE HOLDER OF A MORTGAGE ON THE ABOVE
DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF WESTWAY
ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____,
1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME

OF THE TRAVELERS INSURANCE COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID TRAVELERS INSURANCE, 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.

_____, CHAIRMAN
WILLIAM J. GOEBEL

MICHAEL E. LINDEBAK, SECRETAR

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

DONALD C. GISICK, CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____

_____, COUNTY CLERK
DON WRIGHT

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

_____, REGISTER OF DEEDS
PAT KETTLER

ED RESA, DEPUTY

S/D No.: 86-16 Name: WESTWAY ADDITION

Preliminary Approved: 2/13/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: At the southwest corner of Pawnee and Seneca.
Owner: Phil Ruffin, Attn: Gary Snyder, P.O. Box 17087, Wichita, KS 67217
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 37.1 Acres +
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 2.4 Acres +
4. Existing Zoning: "LC" & "BB" (DP-21)
5. Proposed Zoning: "LC" & "BB" (DP-21)

STAFF COMMENTS:

NOTE: The applicant's associated zone change, requesting "BB" (office) to "LC" (light commercial) has been approved for a portion of Lot 1, Block 1 subject to replatting. This plat is subject to the provisions of the Westway Shopping Center Community Unit Plan (DP-21).

- A. A requirement of preliminary plat approval was the contingent dedication of the major street intersection right-of-way needed for Seneca and Pawnee at the northeast corners of Lot 1, Block 1. The final plat tracing shall indicate the contingent dedication of this additional right-of-way.
- B. On the final plat tracing, the platlor's text shall reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for a future street widening project.
- C. On the final plat tracing, the existing half-street rights-of-way for Elizabeth Street to the west and Crawford Street to the south shall be indicated.
- 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.
- F. 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 with the replatting of this property.