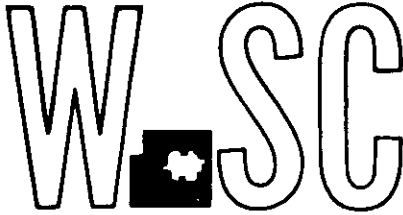


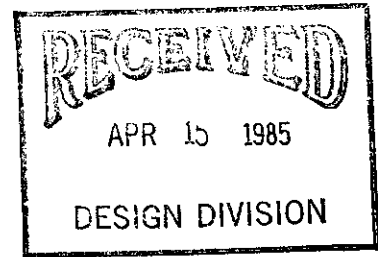
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 12, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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- 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.)
 - ROBERT C. BROWN - Mayor
 - E. The final plat tracing shall indicate a 20-foot building setback from Seneca Street.

Goedecke Engineering Company
Re: S/D 85-27 - Final Plat of Welch 2nd Addition
April 12, 1985
Page 2

- F. The applicant shall submit a lot grading plan to the City Engineer's office for review and approval. The plan needs to be approved prior to scheduling this plat before the Board of City Commissioners.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 18, 1985. If you have any questions concerning this matter, please call.

Sincerely,



Barbara R. Bonanni
Junior Planner

BRB:mlh

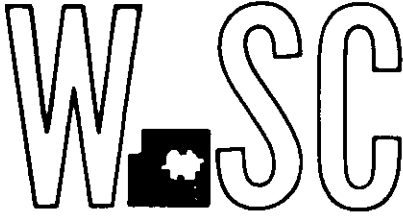
Enclosure

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

Pre-Sub Apr. 11 Carter

1. Krack's 2nd Addition. Water Line on E side of Gov. Wash. Blvd. ∴ No water problem
2. Ernie Alcorn Addition. The end of the existing 12" AC water main is located 1175' N of E Mac Arthur Road coming N. from Mac Arthur. Existing main also at Haughton from the north. Water to be extended as necessary (12"). Existing
3. Middtown 4th Addition. Water available all sides of property, ^{except highway R/W side.} No water in areas to be vacated.
4. Penstemon 3rd Addition. Existing water in Granbriar may be tapped to extend water to Granbriar Court. Item B.
5. Deer Run Addition (Formerly Deerwood, etc.). Item B. Existing 24" water main in Webb to be tapped.
6. Pawna Mesa Fourth Addition. Item G. Costs from existing water projects for the area to be transferred as necessary to this project.
7. Welch 2nd Addn. Existing 12" AC Water main on E side of Seneca. Water meter shown on sketch plot. No problem
8. Copeland Industrial Park. End of existing water main is located 1240' S of the N PL of 33rd St. N. on Hydraulic, coming from the north. 33rd St is 4 section road. Property should be served now.
9. Steve Graham Addition. Existing water available
10. Walnut Creek^{2nd} Addition. Item A. Contract underway for Walnut Creek. Water will be available for Walnut Creek 2nd.
11. Williamsburg. No Problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

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 platator.
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



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METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

July 29, 1985

Mike Roach, Chartered
Attorney-at-Law
1540 North Broadway, Suite 201
Wichita, KS 67214

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

Dear Mr. Roach:

Before we can schedule the above-referenced subdivision case before the Board of City Commissioners, two items need to be resolved. The first of these concerns the plattors' signatures on the tracing. The "Certificate of Title," provided by Security Abstract and Title, references the owners of the property in question as Harold Welch, Jr. and Frances A. Welch. Yet, the plat tracing indicates the plattors' names as Harold Welch and Frances Welch. We realize that only minor differences exist between what has been certified and how the tracing has been executed, but the discrepancy must be eliminated. We suggest that the tracing be resigned by the plattors' using their names as shown on their title to the property.

The second item needing to be resolved prior to this case being forwarded to the City Commission, involves drainage from the property. Item "F" of our April 12, 1985 letter to Goedecke Engineering Company, regarding conditions of approval for the final plat, is stated as follows:

"The applicant shall submit a lot grading plan to the City Engineer's office for review and approval. The plan needs to be approved prior to scheduling this plat before the Board of City Commissioners."

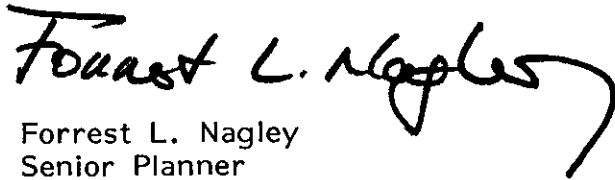


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Mike Roach, Chartered
Attorney-at-Law
Re: S/D 85-27
July 29, 1985
Page 2

To date, the required grading plan has not been submitted to City Engineering for review and approval. Once the discrepancy between the signatures is resolved and a lot grading plan has been approved by Engineering, we will be able to schedule this plat for approval by the City Commission. Should you have any questions, please call me at 268-4421.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a long, sweeping tail that loops back under the name.

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Harold Welch, Jr., P.O. Box 17083, Wichita, KS 67201
Goedecke Engineering Company, P. O. Box 629, El Dorado, KS 67042
✓ Larry Henry, Project Development Engineer