

BUCKHEAD 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

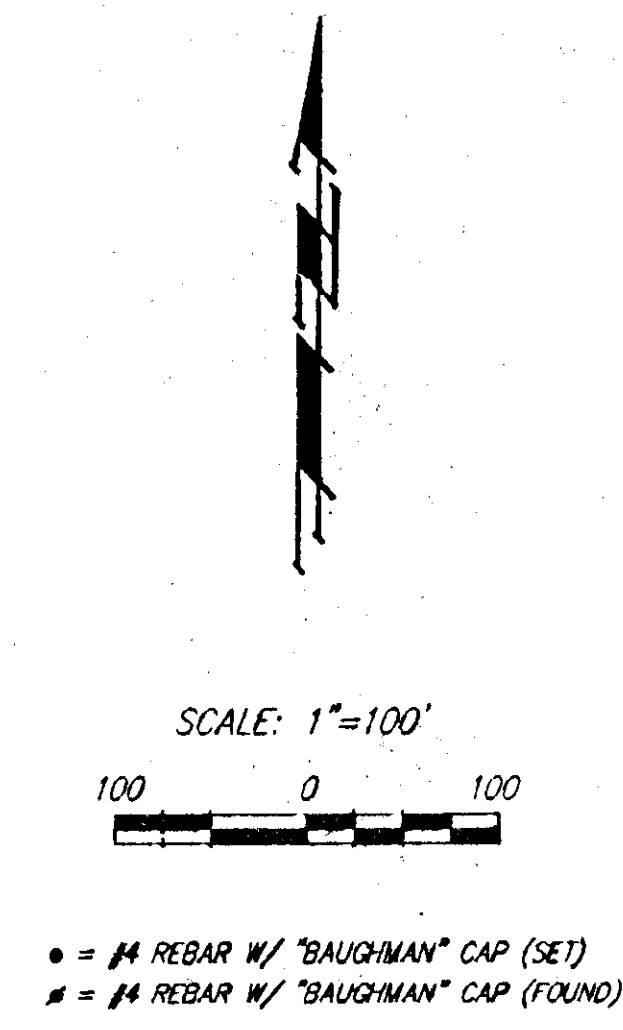
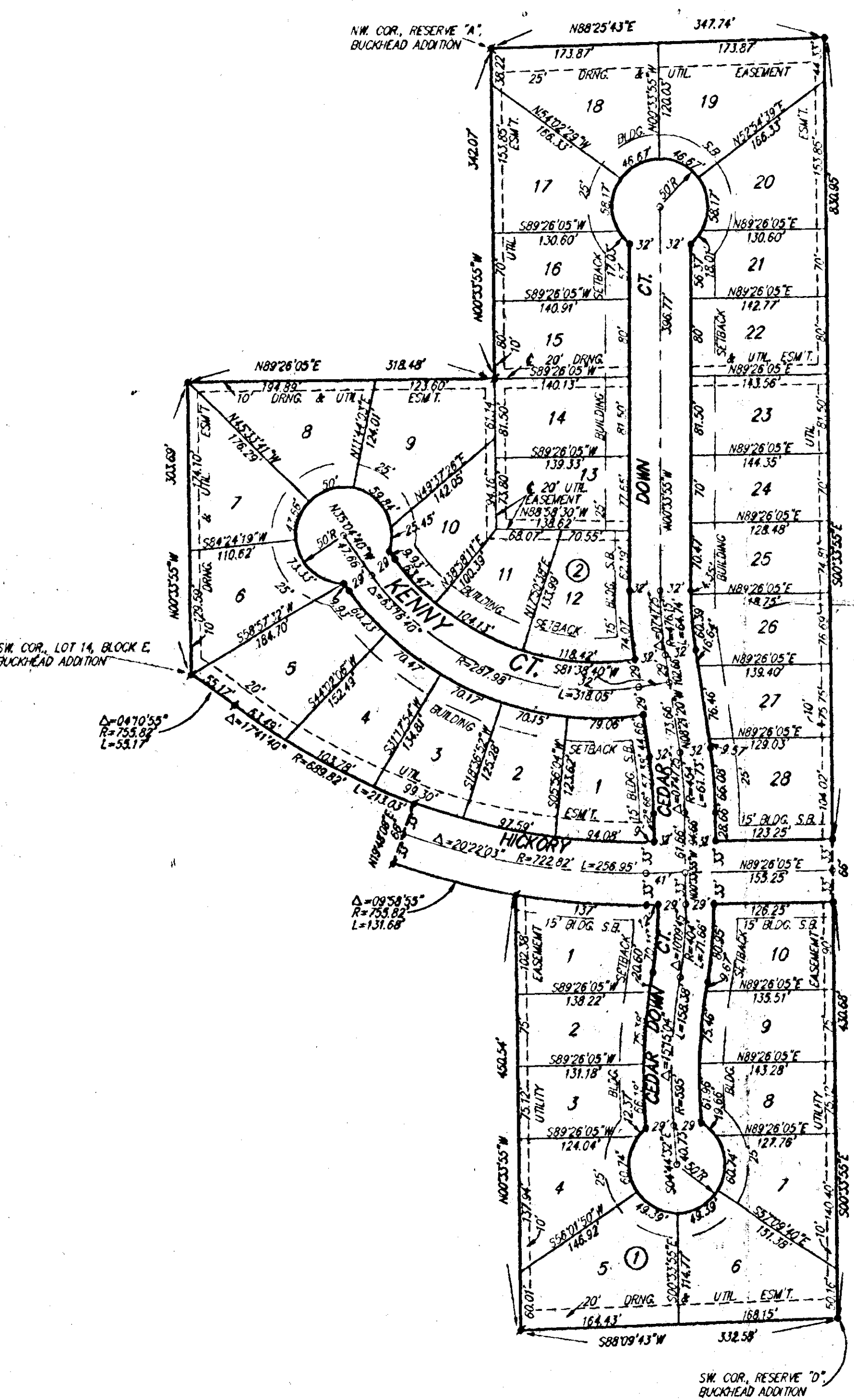


Table with 3 columns: Lots, Block, and Elevation (M.S.L. and City Datum). It lists minimum building pad elevations for the lowest opening of structures.

BENCHMARK: 119TH ST. W. & CENTRAL CITY DISC. 40' E & 46' S. OF E. BOTH. ELEV. = 158.93 CITY DATUM (1344.33 M.S.L.)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "BUCKHEAD 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block C, together with Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Block E, together with the west 347.68 feet of Reserve "A", together with Kenny Circle, that part of Cedar Down Circle lying south of Hickory, and that part of Hickory lying west of the west line of Reserve "D" as extended north, all as platted in Buckhead Addition, Wichita, Sedgwick County, Kansas.

This plat of "BUCKHEAD 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of ____, 1995. Wichita-Sedgwick County Metropolitan Area Planning Commission

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b). Baughman Company, P.A. Gregory F. Severns, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "BUCKHEAD 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The Minimum Building Pad Elevations for lowest opening to the structures shall be as shown on the face of the plat.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 1995.

Paul E. Kelsey

Bob Knight, Mayor; Pat Burnett, City Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this ____ day of ____, 1995, by Paul E. Kelsey, a single person. Notary Public

Entered on transfer record this ____ day of ____, 1995.

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "BUCKHEAD 2ND ADDITION", Wichita, Sedgwick County, Kansas. The Prairie State Bank Chris A. Anderson, President

Susan E. Crockett-Spoon, County Clerk

State of Kansas) SS The foregoing instrument acknowledged before me, this ____ day of ____, 1995, by Chris A. Anderson, President of The Prairie State Bank, on behalf of the bank. Notary Public

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of ____, 1995, at ____ o'clock ____ M., and is duly recorded.

My App't. Exp. ____

Pat Kettler, Register of Deeds; Ed Resa, Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 28, 1995

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

Re: S/D 95-72 - BUCKHEAD 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 28, 1995, 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 December 21, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Paul E. Kelsey, 11535 14th St. Circle North, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



December 21, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

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Re: S/D 95-72 - BUCKHEAD 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 21, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. The applicant shall resubmit petitions for the improvements required to serve this site.
- ☒ B. For the new guarantees (petitions) to be provided, a Certificate of Petitions shall be provided to Planning for recording.
- ☒ C. Since this site was originally involved with requirements concerning the ownership and maintenance of Reserves and if necessary the City's right to maintain any related drainage, the applicant shall resubmit covenants or provide other documentation assuring that this Addition will continue to be both responsible for but also benefit from the remaining Reserves and their associated uses originally established by the Buckhead (1st) Addition.
- ☒ D. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- ☒ E. On the final plat tracing, all three (3) cul-de-saced street segments shall be indicated as Circles rather than Courts. The Court suffix is intended to be used if the cul-de-sac street is using the same name as the street from which it originates (i.e., Hickory Court would also be appropriate for these street segments). Further, in order to correspond to an existing street name, the street name Cedar Down"s" shall be used rather than Cedar Down.
- ☒ F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- J. The final plat tracing shall indicate the utility easements requested by K.G. & E. which are indicated on the "marked" copy of the final plat provided to the applicant's agent. Also, as needed, additional 10-foot, off-site easements shall be granted by separate instrument. Such easements shall be submitted to Planning for processing with the final plat tracing.
- K. With the final plat tracing, the applicant shall submit copies of the various drainage, floodway, and right-of-way agreements noted on the platting binder. An explanation as to the nature and/or location of these features shall also be provided to Planning.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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, December 28, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Paul E. Kelsey, 11535 14th St. Circle North, Wichita, KS 67212
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

December 28, 1995

STAFF REPORT

(Final Plat Approved 12/21/95, Preliminary Plat Approved 10/19/95)

CASE NUMBER: S/D 95-72 BUCKHEAD 2ND ADDITION

OWNER/APPLICANT: Paul E. Kelsey, 11535 14th St. Circle North, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Central and west of 119th Street West

SITE SIZE: 13.53 Acres

NUMBER OF LOTS

Residential: 38

Office:

Commercial:

Industrial:

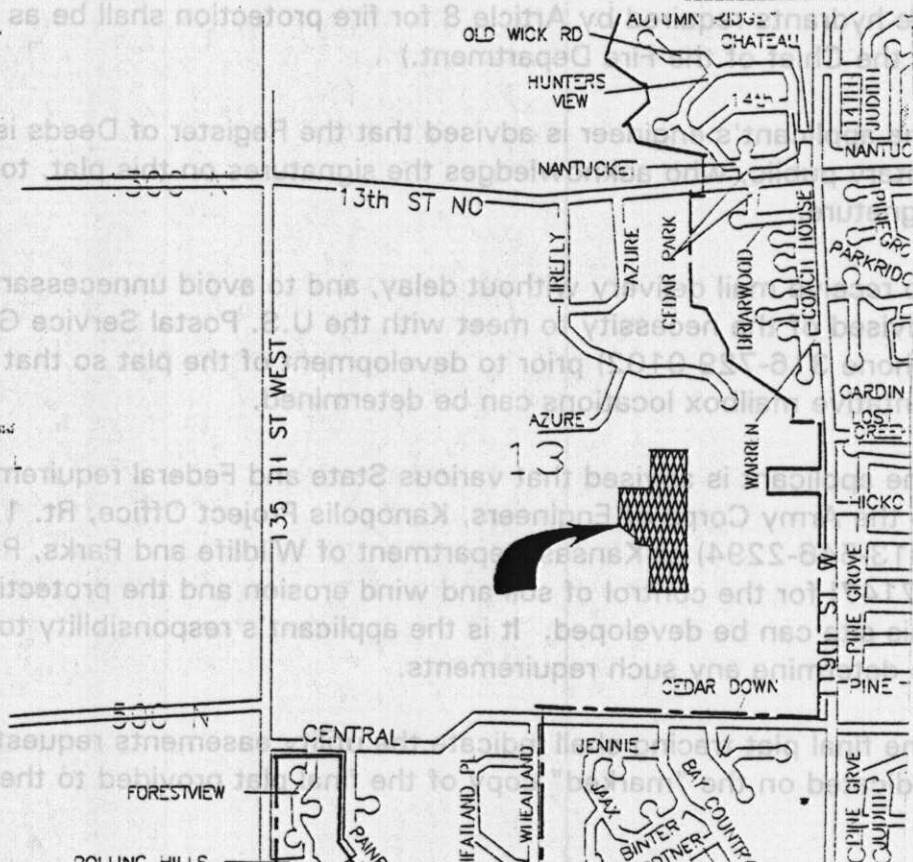
Total: 38

MINIMUM LOT AREA: 9,807 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall resubmit petitions for the improvements required to serve this site.
- B. For the new guarantees (petitions) to be provided, a Certificate of Petitions shall be provided to Planning for recording.
- C. Since this site was originally involved with requirements concerning the ownership and maintenance of Reserves and if necessary the City's right to maintain any related drainage, the applicant shall resubmit covenants or provide other documentation assuring that this Addition will continue to be both responsible for but also benefit from the remaining Reserves and their associated uses originally established by the Buckhead (1st) Addition.
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- J. The final plat tracing shall indicate the utility easements requested by K.G. & E. which are indicated on the "marked" copy of the final plat provided to the applicant's agent. Also, as

S/D 95-72 - Final Plat of BUC' AD 2ND ADDITION

December 28, 1995 - Page 3

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