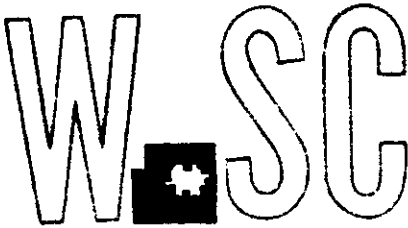


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 15, 1991

Greg Severance
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-8 - Davis Moore 7th Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1991, 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 February 8, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS
67218
Mike Lindebak, City Engineer

FILE COPY

S/D 91-8 - DAVIS-MOORE 7TH ADDITION

Page 3

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 2-2

February 14, 1991

STAFF REPORT
(Final Plat Approved 2/7/91)

CASE NUMBER: S/D 91-8 - DAVIS-MOORE 7th ADDITION

OWNER/APPLICANT: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS 67218

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

LOCATION: South side of Kellogg Between Elpyco & Bleckley

SITE SIZE: 2.1 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

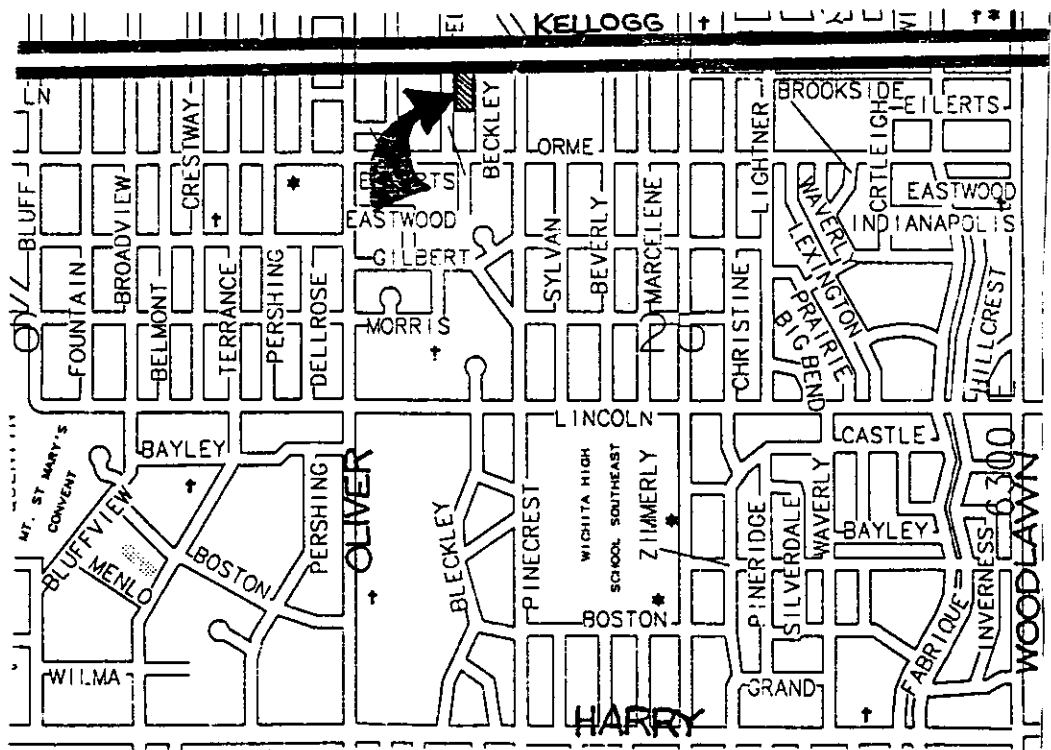
Total: 1

MINIMUM LOT AREA: 92,298 sq. ft.

CURRENT ZONING: "LC" Light Commercial and "RB" Four Family

PROPOSED ZONING: "LC" Light Commercial (Z-3016)

VICINITY MAP:



STAFF COMMENTS:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant needs to guarantee the closure of two drives to Elpyco. Both are located in an area of complete access control.
- C. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement in the south third of the plat. If the sanitary sewer line is abandoned prior to going to City Council, no guarantee will be needed.
- D. On the final plat tracing, the center line of Kellogg shall be indicated.
- E. The final plat tracing shall indicate the platting of the 35 feet building setback from Kellogg through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The north/south easement at the south end of the plat shall more clearly indicate a 20 foot utility easement. The dimensions are confusing as indicated
- G. The final plat tracing shall indicate "complete access control" to Elpyco along the south 120 feet of the west property line in order to comply with the conditions of the rezoning (Z-3016) which was recommended for approval by the MAPC on January 17, 1991. The platting's text shall be amended to reference the access control to Elpyco.
- H. 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.
- I. 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.
- J. The applicant should be advised, if there are any utilities in the abandoned sanitary sewer and utility easement, that will need to be relocated, letters from those utilities involved will need to be submitted to the Planning Department indicating the relocation has been satisfied.

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DO NOT REMOVE

DAVIS-MOORE 7TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/7/91 SUBJECT WICHITA, SEDGWICK COUNTY, KANSAS

TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/8/91

FINAL PLAT

FINAL PLAT

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and plotted "DAVIS-MOORE 7TH 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 Lot 1,
Davis-Moore 6th Addition, Wichita, Sedgwick County, Kansas and Lots
10 and 11, Block B, Nashville Park Addition to Wichita, Kansas.
Existing public easements being vacated by virtue of K.S.A.
12-512(b).
All being situated in the NW1/4 of Sec. 25, Twp. 27-S, R-1-E of
the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into a Lot to be known as "DAVIS-MOORE
7TH ADDITION", Wichita, Sedgwick County, Kansas. The utility ease-
ments are hereby granted as indicated for the construction and
maintenance of all public utilities. All abutters rights of access to
or from Kellogg over and across the north line of Lot 1 and to or
from Bleckley over and across the south 125 feet of the east line
of Lot 1 are hereby granted to the City of Wichita, provided however
that Lot 1 shall have access to Kellogg at one location over all ex-
cept the west 40 feet and the east 40 feet of the north line of Lot
1, as shall be determined by the City Engineer of the City of Wichita,
Kansas.

T. G. Davis, Jr.

Norma J. Davis

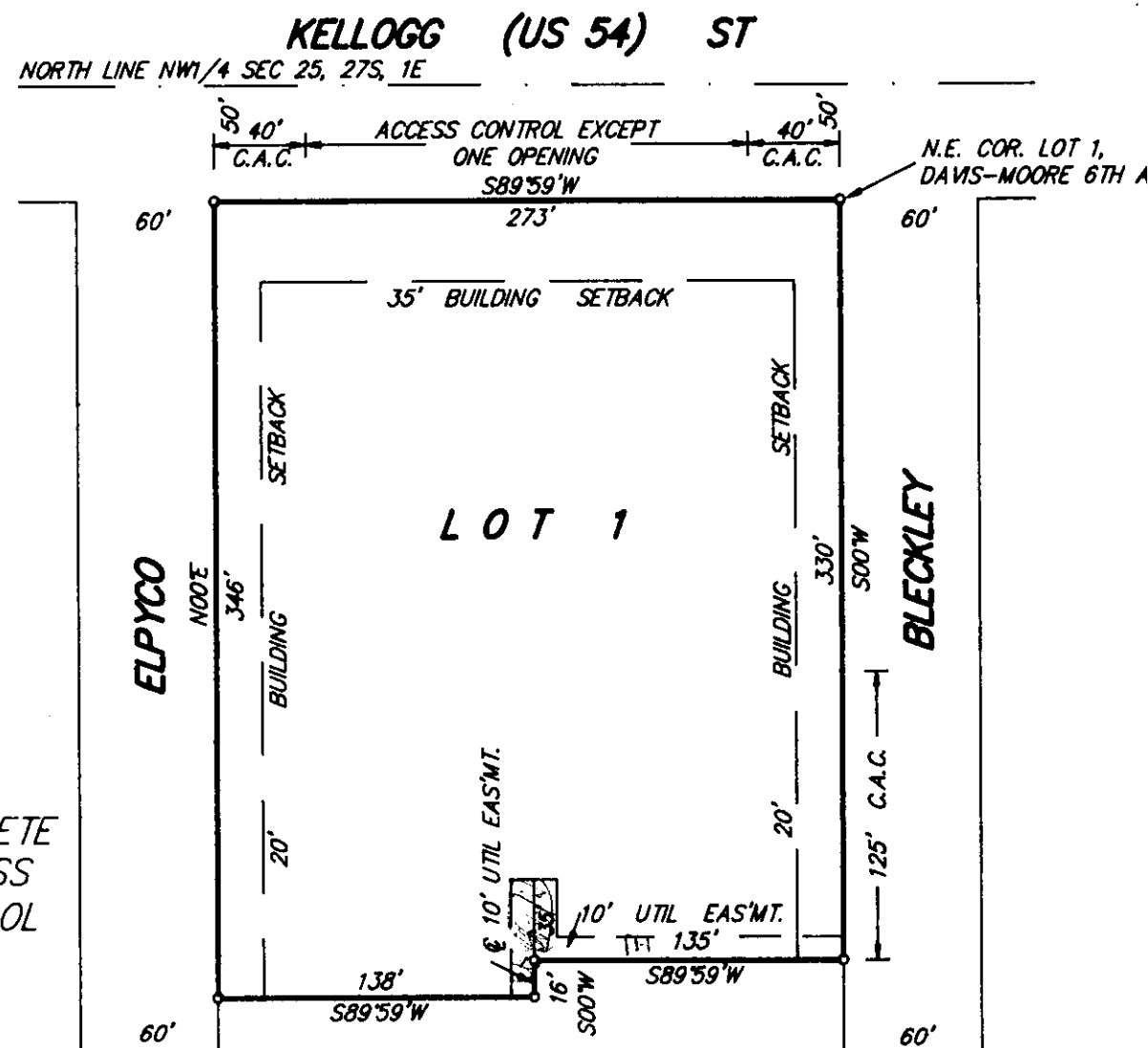
State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____ 1991, by T. G. Davis,
Jr. and Norma J. Davis, husband and wife.

My App't. Exp. _____ Notary Public

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1991, at _____ o'clock _____ M; and is duly record-
ed.

Register of Deeds
Pat Kettler

Deputy
Ed Resa



This plat of "DAVIS-MOORE 7TH ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approv-
ed by the Wichita-Sedgwick County Metropolitan Area Planning Com-
mission, Wichita, Kansas.

Dated this _____ day of _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
George D. Sherman

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____ 1991.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____ 1991.

County Clerk
Don Wright