SEDGWICK COUNTY

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

April 14, 1988

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

Re: Final Plat S/D 88-12 - BALL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 1988, 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 8, 1988.

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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Junior Planner

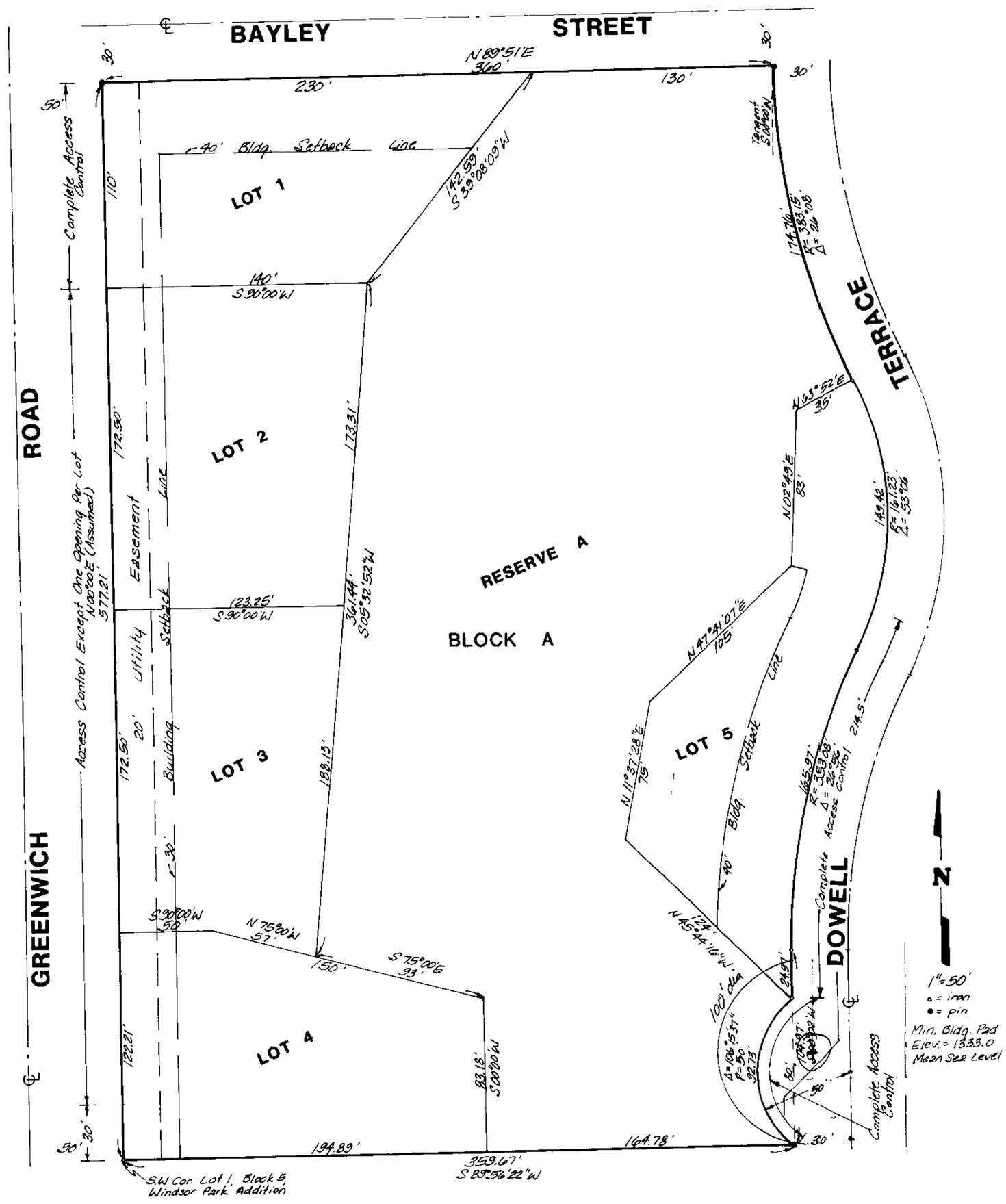
DL:dlk
cc: Dwight J. Williams, P.O. Box 6873, Lincoln, NE 68506
Mike Ball, Contract Purchaser, P.O. Box 3027, Wichita, KS 67201
Wendell Parks, 1050 S. Dowell, Wichita, KS 67207

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/7/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/8/88

BALL ADDITION

FINAL PLAT SEDGWICK COUNTY, KANSAS



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BALL ADDITION," Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a tract in the N.½ of the S.W.¼ of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, beginning at a point on the south line of said N.½ of said S.W.¼, 50 feet east of the S.W. Corner of said N.½ of said S.W.¼; thence east on said south line of said N.½, 359.67 feet to the west line of Dowell Terrace; thence north along the west line of said Dowell Terrace, 104.97 feet to the P.C. of a curve; thence northeasterly on a curve to the right having a radius of 353.08 feet and a deflection angle of 26°56', a distance of 165.97 feet to the point of reverse curvature of said curve; thence northerly on a curve to the left having a radius of 161.23 feet and a deflection angle of 53°06', a distance of 149.42 feet to the point of reverse curvature of said curve; thence northwesterly on a curve to the right having a radius of 383.15 feet and a deflection angle of 26°08', a distance of 174.76 feet to the south line of Bayley Street; thence west along the south line of said Bayley Street, 360 feet to a point 90 feet east of the west line of said N.½ of said S.W.¼; thence south 577.21 feet more or less to the point of beginning; a part of which is platted as Lot 1, Block 5, Windsor Park and a portion formerly platted as Dedicated Dowell, as shown on Recorded Plat of Windsor Park, Sedgwick County, Kansas. Previously platted easements are hereby vacated by virtue of K.S.A. 12-512(b).

Baughman Company P.A.

Date

Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, a block, a reserve, and a street to be known as "BALL ADDITION," Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Greenwich Road over and across the west line of Lots 1, 2, 3, and 4 except the south 30 feet of Lot 4, and to or from Dowell Terrace over and across the south 214.5 feet (as measured along the east line) of the east line of Lot 5 and the south 92.73 feet (as measured along the culde-sac) of the east line of Reserve A, are hereby granted to the appropriate governing body, provided however that Lots 2, 3, and 4 shall have access to Greenwich Road at one opening per lot as shall be determined by the appropriate engineer. The minimum building pad elevation for all lots shall be 1333.0 Mean Sea Level. Reserve A, as indicated, is hereby established for the owners of Lots 1, 2, 3, 4, and 5, Ball Addition, for open space and drainage purposes in accordance with the restrictive covenants established by the Declaration of Landowners Association Agreement. Reserve A is to be owned and maintained by said Landowners Association.

Dwight Williams

This plat of "BALL ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____ 198__.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
Elton Parsons

Secretary
Marvin S. Krout

State of _____ }
County of _____ } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__, by Dwight Williams and

Notary Public

My Appt. Exp. _____

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

Mayor
Robert G. Knight

Deputy City Clerk
Dale E. Rea

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "BALL ADDITION," Sedgwick County, Kansas.

Kansas State Bank And Trust Company

_____, _____
title

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgwick County, Kansas, this _____ day of _____ 198__.

Chairman
Mark F. Schroeder

Chairman Pro Tem
Billy Q. McCray

Commissioner
David Boyouth

Commissioner
Tom Scott

Commissioner
Bernard A. Hentgen

County Clerk
Don Wright

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledged before me this _____ day of _____ 198__, by _____ of Kansas State Bank And Trust Company, on behalf of the bank.

Notary Public

My Appt. Exp. _____

Entered on transfer record this day of _____ 198__.

County Clerk
Don Wright

State of Kansas }
Sedgwick County } S.S. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____ 198__, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Rosa

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. Since this property will utilize a City of Wichita water supply line in Greenwich Road, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

E. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.

F. In order to provide Lot 5 with additional buildable area, the final plat tracing may include a note which states that a rear yard setback, from Reserve A, is not required on Lot 5.

G. As required by the drainage plan for this property, the applicant shall submit, for recording, a restrictive covenant that prevents the development of Lots 4 and 5 until the spillway located at the southerly end of the existing lake is improved.

H. On the final plat tracing, the amount of right-of-way being dedicated for the Dowell Street cul-de-sac shall be increased to a street/property line diameter of 100 feet. The right-of-way shall be offset.

I. 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.

J. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

K. 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.

L. At the time of preliminary plat review, a requirement was made for the submitting of a sanitary sewer layout plan. The City Engineer's representative should be prepared to comment on the status of the applicant's sewer layout plan.

M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

N. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 10

APRIL 7, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 3/24/88)

CASE NUMBER: S/D 88-12 - BALL ADDITION

OWNER/APPLICANT: Dwight J. Williams, P.O. Box 6873, Lincoln, NE 68506

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Greenwich Road, in an area north of Harry.

SITE SIZE: 5.0 Acres

NUMBER OF LOTS:

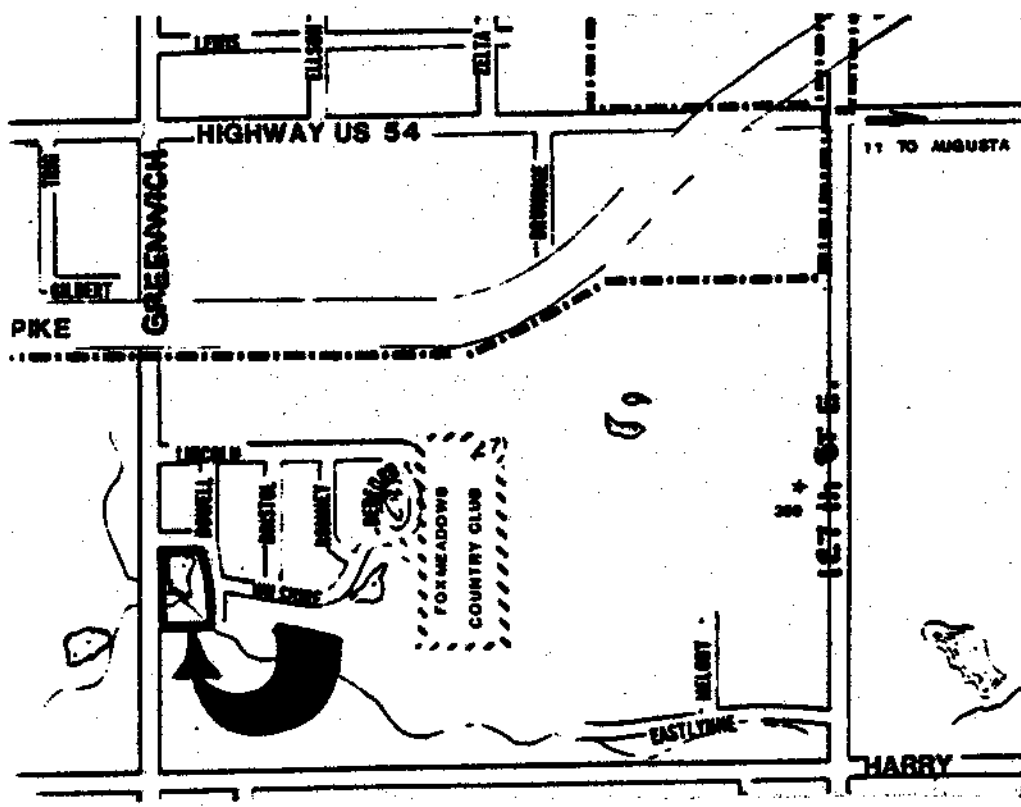
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 20,231 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



Harlan