

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4561

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 platlor.
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
Junior Planner

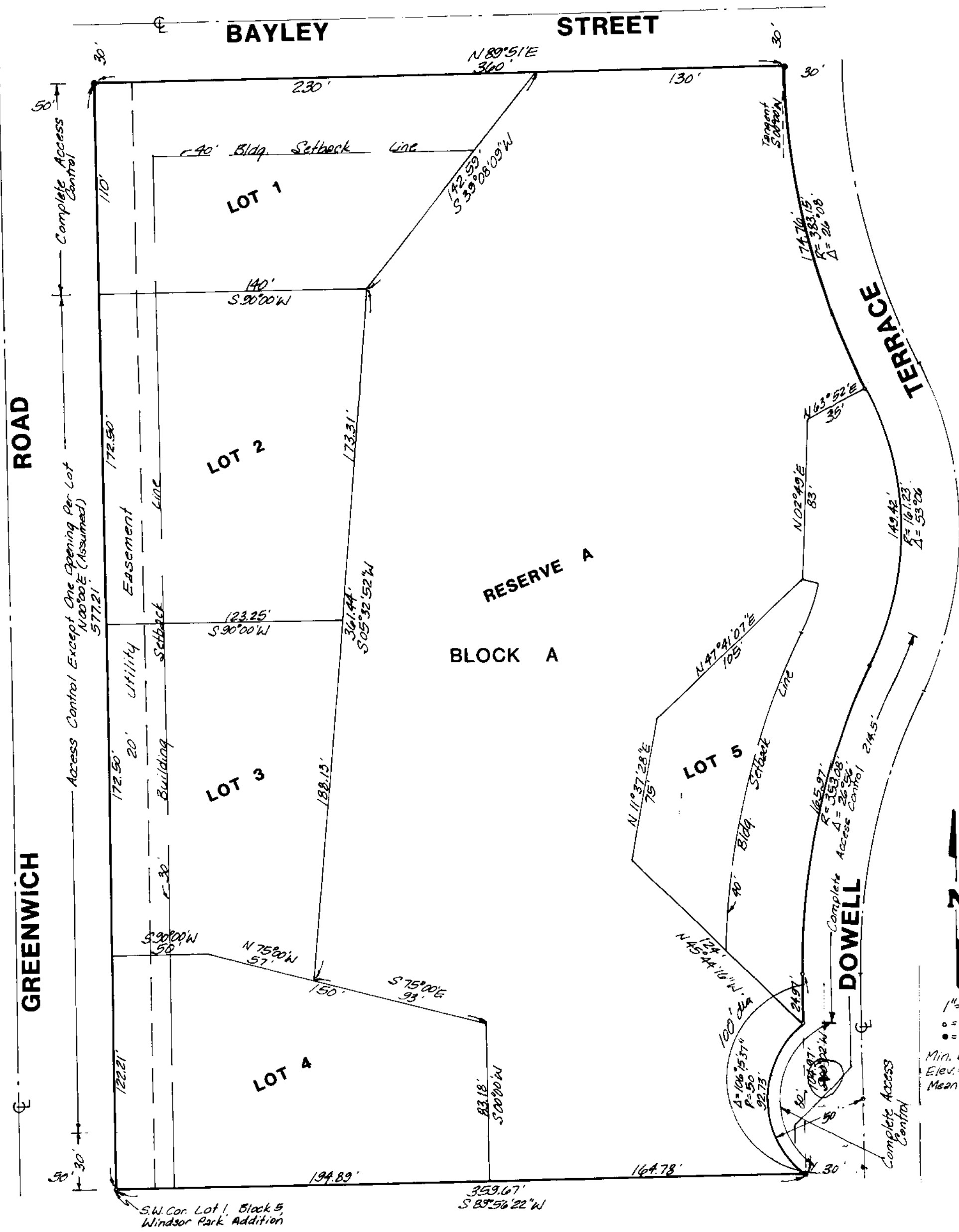
DL:dlk

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

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 4/27/88 SUBJECT
TO THE CONDITIONS OF THE PLAT OUTLIN-
ED IN OUR LETTER DATED 4/8/88

BALL ADDITION

SEDGWICK COUNTY, KANSAS
FINAL PLAT



State of Kansas }
Sedgwick County } S.S. We, Baughman Company P.A., Survey-
ors 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. 1/2 of the S.W. 1/4 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. 1/2 of said S.W. 1/4,
50 feet east of the S.W. corner of said N. 1/2 of said S.W. 1/4;
thence east on said south line of said N. 1/2, 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 145.97 feet to the point of reverse
curvature of said curve; thence northerly on a curve to
the left having a radius of 141.23 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. 1/2 of
said S.W. 1/4; thence south 57.21 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

Gregory F. Severns

Surveyor

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 ease-
ment is hereby granted as indicated for the construc-
tion 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 24.5 feet
(as measured along the east line) of the east line of Lot 5
and the south 32.73 feet (as measured along the centerline)
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 Associa-
tion Agreement. Reserve A is to be owned and maintained
by said Landowners Association.

Dwight Williams

State of _____ }
County of _____ } S.S. The foregoing instrument acknow-
ledged before me this _____ day of _____ 198____,
by Dwight Williams and _____

My Appt. Exp. _____ Notary Public

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

Kansas State Bank And Trust Company

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

My Appt. Exp. _____ Notary Public

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

Chairman,
Elton Parsons
Secretary,
Marvin S. Krouf

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 B. Knight
Deputy City Clerk
Dale E. Res

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 G. McCray
Commissioner
David Bayouth
Commissioner
Tom Scott
Commissioner
Bernard A. Hentzen
County Clerk
Don Wright

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 Resa

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:

