



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1609  
(913) 268-4561

January 21, 1988

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

Re: Final Plat S/D 87-123 - CRESTVIEW VILLAGE CENTER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 21, 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 December 31, 1987.

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,

A handwritten signature in dark ink, appearing to read "Forrest L. Nagley".

Forrest L. Nagley  
Senior Planner

FLN:dlk

cc: CVC, a Kansas General Partnership, c/o Mike Boyd, 128 S. Dellrose,  
Wichita, KS 67218

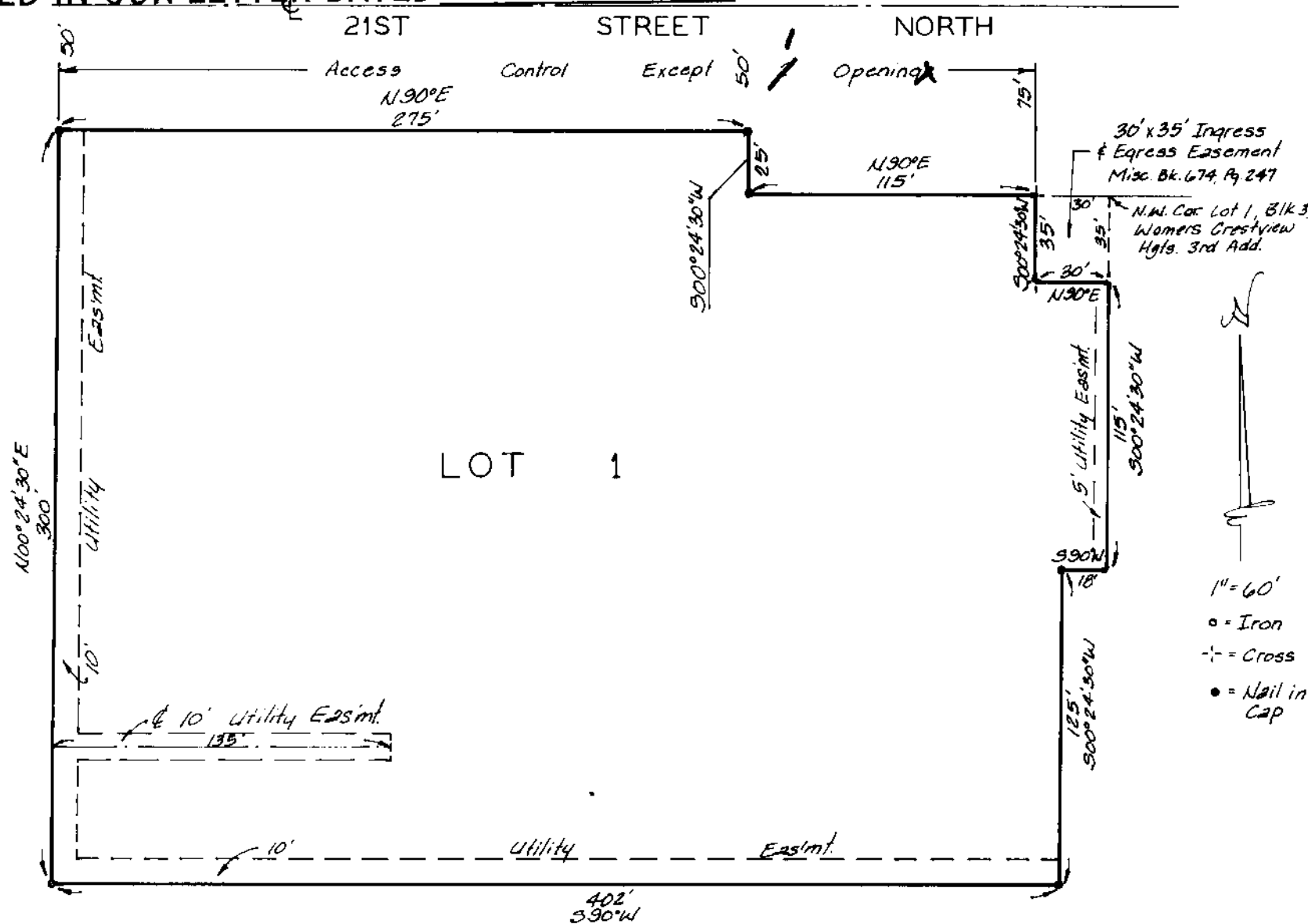
**FILE COPY**

DO NOT REMOVE

# CRESTVIEW VILLAGE CENTER ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 12/3/87 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 12/2/87

WICHITA, KANSAS



State of Kansas } ss. We, Baughman Company, P.A.,  
Sedgwick County } Surveyors in aforesaid county and state do  
hereby certify that we have surveyed and platted  
"CRESTVIEW VILLAGE CENTER ADDITION,"  
Wichita, Kansas, and that the accompanying plat  
is a true and correct exhibit of the property  
surveyed, described as and being a replat of  
that part of Lot 2, Block 3, Womers Crestview  
Heights Third Addition, Wichita, Sedgwick County,  
Kansas, described as beginning at a point on the  
north line of said Lot 2, said point being 30 feet  
west of the N.W. corner of Lot 1, Block 3, Womers  
Crestview Heights Third Addition, Wichita, Sedgwick  
County, Kansas; thence west along the north line  
of said Lot 2, 115 feet; thence north 25 feet; thence  
west along the north line of said Lot 2, 275 feet;  
thence south parallel with the east line of said  
Lot 2, 300 feet; thence east parallel with the  
north line of said Lot 2, 402 feet; thence north  
parallel with the east line of said Lot 2, 125  
feet; thence east parallel with the north line of  
said Lot 2, 18 feet to the S.W. corner of Lot 1 in  
said Block 3; thence north along the line com-  
mon to said Lots 1 and 2, 115 feet; thence west  
parallel with the north line of said Lot 2, 30  
feet; thence north 35 feet to the point of be-  
ginning. All being situated in the NE 1/4 of Sec.  
12, Twp 27-S, R-1-E of the 6th P.M., Sedgwick  
County, Kansas.

This plat of "CRESTVIEW VILLAGE  
CENTER ADDITION," Wichita, 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

Date

Baughman Company, P.A.

Surveyor

\_\_\_\_\_  
Elton Parsons Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

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

\_\_\_\_\_  
Robert G. Knight Mayor  
\_\_\_\_\_  
Dale E. Rea Deputy City Clerk

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 "CRESTVIEW VILLAGE CENTER ADDITION," Wichita,  
Kansas. The utility easements are hereby granted as  
indicated for the construction and maintenance of all  
public utilities. All abutters rights of access to or from  
21st Street No. over and across the north line of Lot 1 are  
hereby granted to the City of Wichita, provided however that  
Lot 1, shall have access to 21st Street No. at ~~the~~ <sup>one</sup> point as  
shall be determined by the City Engineer of Wichita,  
Kansas.

C.V.C., a Kansas General Partnership

\_\_\_\_\_  
Michael J. Boyd Partner

Entered on transfer record this  
\_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_  
\_\_\_\_\_  
Don Wright County Clerk

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

\_\_\_\_\_  
Pat Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

State of Kansas } ss. The foregoing instrument acknowledged  
Sedgwick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_ by  
Michael J. Boyd, Partner of C.V.C., a Kansas General  
Partnership, on behalf of the Partnership.

\_\_\_\_\_  
My Appt. Exp. \_\_\_\_\_ Notary Public

State of Kansas } ss. The foregoing instrument acknowledged  
Sedgwick County } before me this \_\_\_\_\_ day of \_\_\_\_\_ 198\_\_\_\_ by  
\_\_\_\_\_ of Fidelity Savings Association  
of Kansas, on behalf of the Association.

\_\_\_\_\_  
My Appt. Exp. \_\_\_\_\_ Notary Public

We the undersigned holders of a mort-  
gage on the above described property do hereby consent  
to the plat of "CRESTVIEW VILLAGE CENTER ADDITION,"  
Wichita, Kansas.

Fidelity Savings Association of Kansas

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Womer's Crestview Village Community Unit Plan (DP-35).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. In order to be consistent, with the access control to 21st Street that is indicated on the associated Community Unit Plan, the final plat tracing shall indicate "access control except for one opening" to 21st Street across the north line of the proposed lot. The plat's text shall be amended.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

NOTE: This plat has been submitted in final form only.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING  
COMMISSION

AGENDA ITEM # \_\_\_\_\_

DECEMBER 31, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-123 - CRESTVIEW VILLAGE CENTER ADDITION

OWNER/APPLICANT: CVC, a Kansas General Partnership

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of 21st Street North, in an area west of Woodlawn.

SITE SIZE: 2.7 Acres

NUMBER OF LOTS:

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 1 |

MINIMUM LOT AREA: 119,072 Sq. Ft.

CURRENT ZONING: "LC" with DP-35

PROPOSED ZONING: "LC" with DP-35

VICINITY MAP:

