

October 16, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-86 - JEFF & JAY THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 16, 1986, 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 October 10, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Woodlawn Development Company, a partnership, 151 N. Main,
Wichita, KS 67201

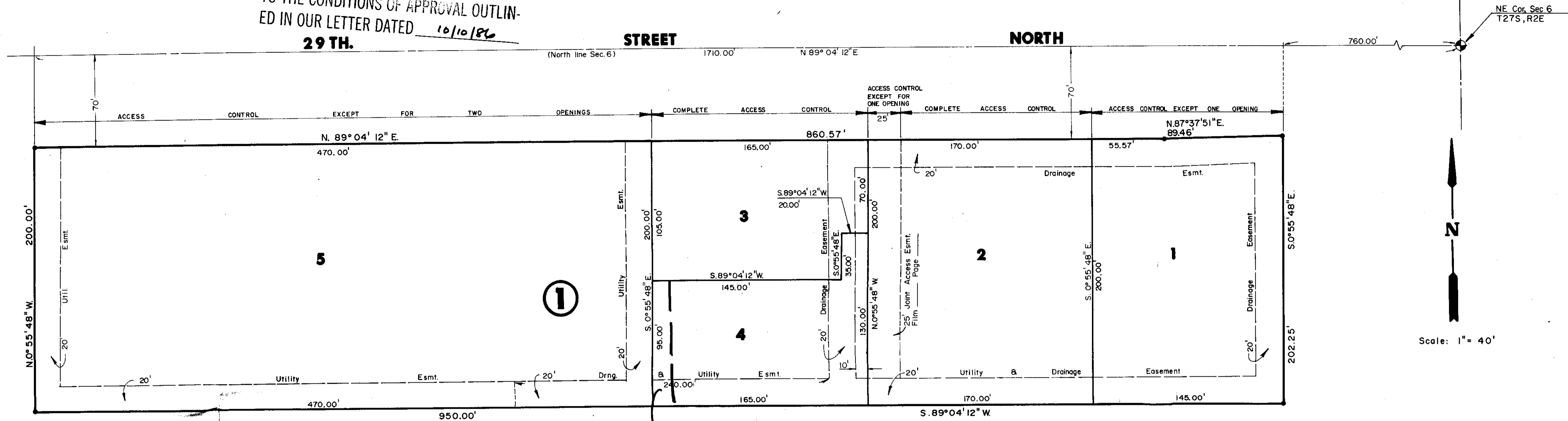
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DO NOT REMOVE

FINAL PLAT

FINAL PLAT OF

JEFF AND JAY THIRD ADDITION

THIS PLAT APPROVED BY THE SUBMISSION COMMITTEE ON 10/9/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/10/86



NE Cor. Sec 6
T27S, R2E

Scale: 1" = 40'

*Marking
KSS 12-512161*

*Note access opening
from lot 1.*

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and plitting of "JEFF & JAY THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A replat of Lot 1, Block 1, Jeff & Jay Second Addition, an addition to Wichita, Sedgwick County, Kansas, lying in the Northeast Quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1986.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 W. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers certificate, have caused the same to be surveyed and platted into Lots and a Block, the same to be known as "JEFF & JAY THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage as indicated on the accompanying plat, are hereby granted to the City of Wichita. All abutters rights of access to or from the South right-of-way line of 29th Street North are hereby granted to the City of Wichita, provided, however, that Lot 4 shall have access to 29th Street North at one location, this being a joint Access Easement for Lots 2, 3, and 4; also, that Lot 5 shall have access to 29th Street North at two locations. Locations to be determined by the Engineer of the City of Wichita. Building setbacks are per the ABKO 18 and 18A Community Unit Plan (DP-108) on file at the Wichita-Sedgwick County Planning Department Office, 10th Floor, 455 N. Main, Wichita, Kansas, 67202.

WOODLAWN DEVELOPMENT COMPANY,
a partnership
By: Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company
Harold M. Scheer
Ruth E. Scheer

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY
Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company, and Harold M. Scheer and Ruth E. Scheer, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

This plat of "JEFF & JAY THIRD ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
_____, Vice-Chairman
John Terry Moore
_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
Tony Casado
_____, City Clerk
Donald C. Gistick
Entered on transfer record this _____ day of _____, 1986.
_____, County Clerk
Don Wright

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY
This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1986.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa

We, Wichita State Bank, mortgagees on the above described property, do hereby consent to the plat of "JEFF & JAY THIRD ADDITION".

WICHITA STATE BANK
By: _____
Larry Burns, Senior Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Larry Burns, Senior Vice President on behalf of Wichita State Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

We, Bank IV, Wichita, National Association, mortgagees on the above described property, do hereby consent to the plat of "JEFF & JAY THIRD ADDITION".

BANK IV, WICHITA, NATIONAL ASSOCIATION
By: _____
J.D. Newman, Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came J.D. Newman, Vice President on behalf of Bank IV, Wichita, National Association, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

SUBDIVISION REPORT

Final Plat S/D 86-86 - JEFF & JAY THIRD ADDITION

Page 2

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and are any additional drainage easements needed?

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

S/D No.: 86-86 Name: JEFF & JAY THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/9/86

DESCRIPTION

General Location: On the south side of 29th Street North, west of Longfellow, if extended.
Owner: Woodlawn Development Company, a partnership, 151 N. Main, Suite 300, Wichita, KS 67201
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 4.36 Acres
2. Number of Lots:
 - Residential:
 - Office: 4
 - Commercial:
 - Industrial:
 - Total: 4
3. Minimum Lot Area: 16,625 Sq. Ft.
4. Existing Zoning: "BB"
5. Proposed Zoning: "BB"

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the ABKO 18 and 18A Community Unit Plan (DP-108).

- 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. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. The text of the instrument will need to include language to release the previously established private access easement required when Jeff and Jay Second Addition was platted (Film 0766, Page 0441).
- E. Since the existing access control to 29th Street North and utility easements are being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- F. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- G. On the final plat tracing, the platator's text shall be amended to reference the platting of "access control except for one opening" to 29th Street North across the north line of Lot 1.
- H. Since this plat represents a minor replat of a recent subdivision, it is recommended that the Subdivision Committee consider this plat in final form only as provided for in Article 4-502 of the Subdivision Regulations.
- 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.