

October 2, 1986

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

Re: Final Plat S/D 86-85 - KEAGAN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 2, 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 September 26, 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 platfor.
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: Jerry W. Self, 3636 W. Douglas, Wichita, KS 67203

WICHITA, KANSAS

Date

Surveyor

Jerry W. Self

Sharon A. Self

Notary Public

My Appt. Exp. _____

Entered on transfer record this
 _____ day of _____ 198__.

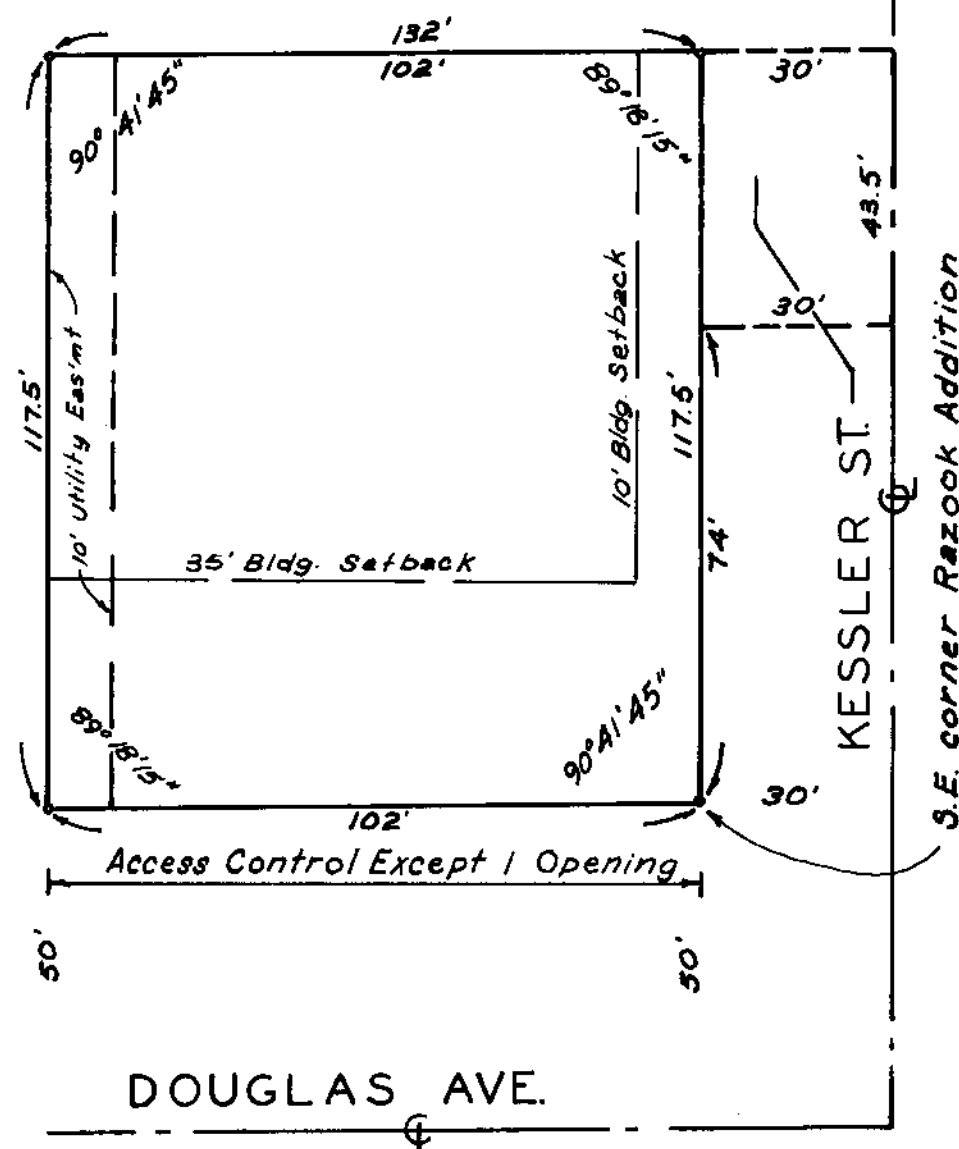
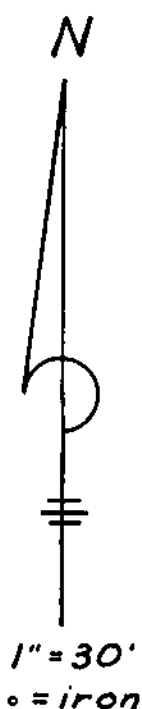
Don Wright

Register of Deeds

Pat Ketter

Deputy

Ed Resa



Dated this _____ day of _____ 198_____
Wichita-Sedgwick County Metropolitan Area Planning
Commission.

Chairman

David Bayouth

Secretary

Michael E. Lindebak

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

Mayor

Tony Casado

City Clerk

Donald C. Gisick

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-85 Name: KEAGAN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: North side of MacArthur Road, in an area west of Seneca.
Owner: Elvin Leedy, et al, 1025 W. 41st Street South, Wichita, KS 67217
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 11,985 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- 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. The applicant is advised that he should close the residential-width drive approach to Kessler Street if it is not to be used for the redevelopment of this site. If it will be used, it should be reconstructed to the commercial-width standard.
- D. Since a building setback is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. 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?

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