

STEVE KELLEY 4TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and State do hereby certify that we have surveyed
and platted "STEVE KELLEY 4TH ADDITION", to Wichita, Sedgwick County,
Kansas and that the accompanying plot is a true and correct exhibit
of the property surveyed, described as and being a replat of the South
168' of the East 270' of Lot 11, together with the North 132' of the
East 270' of Lot 12, R.A. Morris Tracts Addition, Sedgwick County, Kansas.

All being situated in the NW1/4 of Sec. 14, Twp. 27-S,
R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Gregory F. Sevens Surveyor

This plat of "STEVE KELLEY 4TH ADDITION",
to Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this _____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miner Chairman

Marvin S. Kraut Secretary

SCALE
1" = 20'
● = Rebar

the undersigned, have caused the land in the surveyors certificate to
be platted into lots and a street to be known as "STEVE KELLEY 4TH
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The drainage easements are hereby granted for
drainage purposes. The drainage and utility easements are hereby
granted as indicated for drainage purposes and for the construction
and maintenance of all public utilities. The streets are hereby
dedicated to and for the use of the public.

Stephen R. Kelley

Etta V. Kelley

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1994.

Etta Broadfoot Mayor

Pat Burnett City Clerk

Entered on transfer record this _____ day
of _____, 1994.

Susan E. Creckett-Spoon County Clerk

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1994, by Stephen R. Kelley
and Etta V. Kelley, husband and wife.

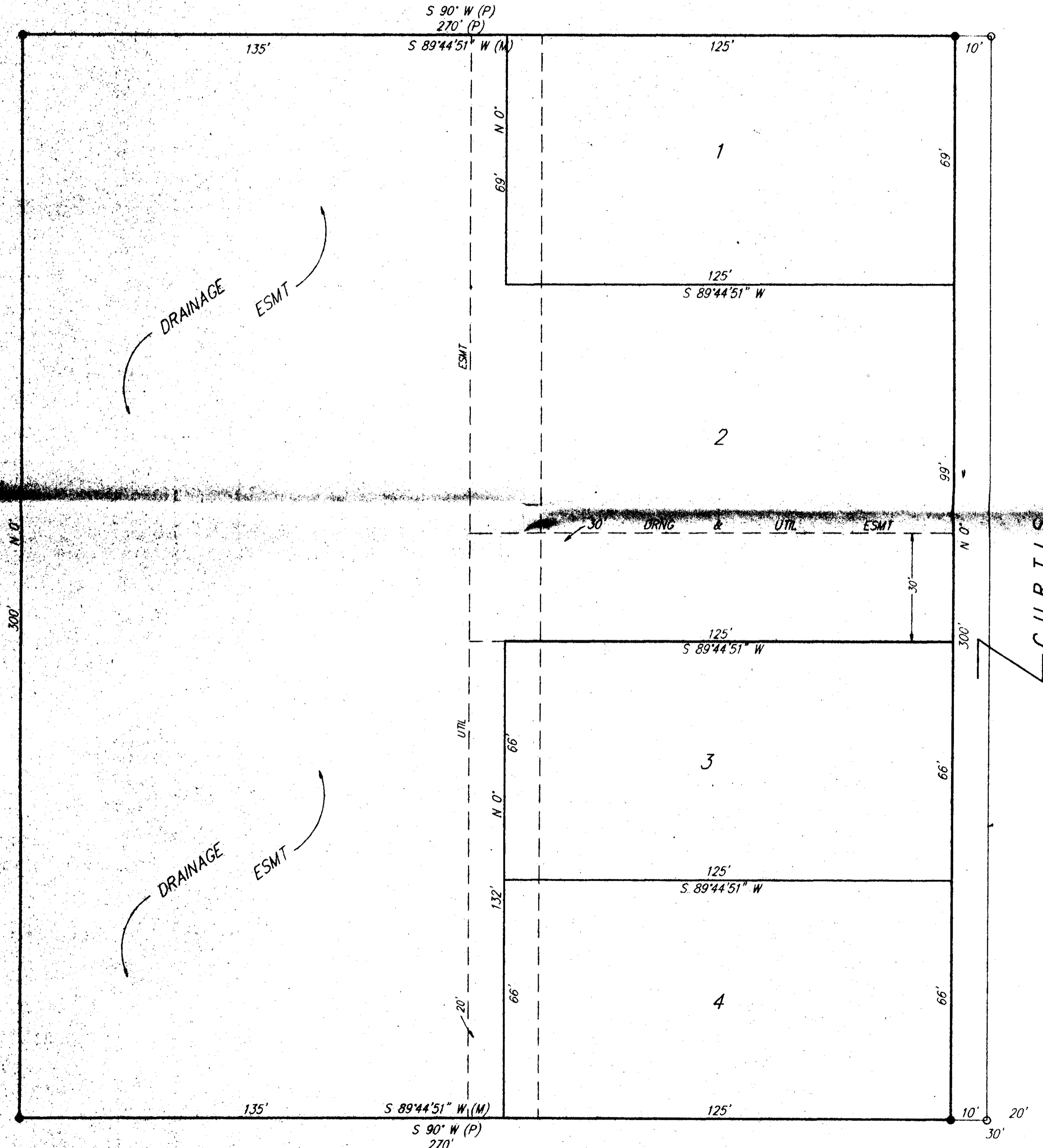
Notary Public

My App't. Exp. _____

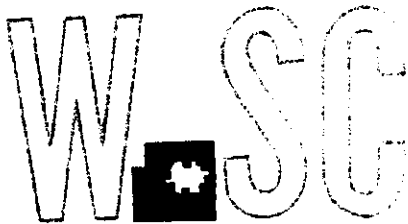
State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1994, at _____ o'clock _____ M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed. Resa Deputy



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 20, 1994

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-31 - STEVE KELLEY 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on May 19, 1994, 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 May 13, 1994.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

8/30 ✓ Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67211
Mike Lindebak, City Engineer



STAFF COMMENTS:

- A. The applicant shall submit a guarantee for the paving of Curtis from Robinson to the north line of this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be included in the paving guarantee.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate a 25-foot building setback to Curtis.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. Prior to this plat being released for recording, the applicant shall provide proof that as indicated in the platting binder 1993 and all other applicable property taxes have been paid.
- H. 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.
- I. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

May 19, 1994

STAFF REPORT
(Final Plat Approved 5/12/94)

CASE NUMBER: S/D 94-31 STEVE KELLEY 4th ADDITION

OWNER/APPLICANT: Steve Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of 13th Street North and east of Hoover

SITE SIZE: 1.8 Acres

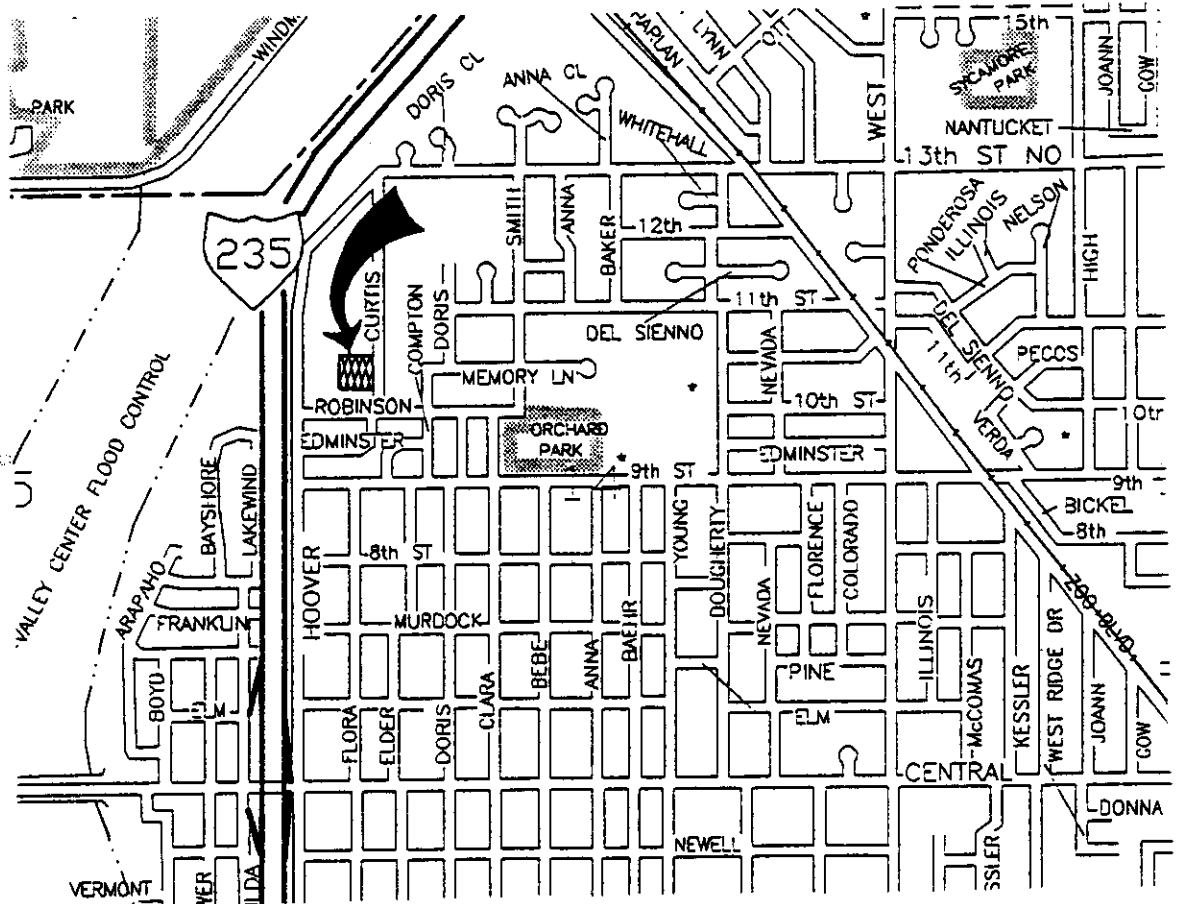
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 8,250 square feet

CURRENT ZONING: "AA"

VICINITY MAP:



PHOTOCOPY