

DAVIS-MOORE 8TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

Lot 28, Block 1, Beverley Manor, Sedgwick County, Kansas.

State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DAVIS-MOORE 8TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and the north 16.67 feet of Lot 12 and Lots 27 and 28, Block 1, Beverley manor, Sedgwick County, Kansas, together with all of the Alley adjacent thereto.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b). All being situated in the NW1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date _____

Surveyor
Mark A. Savoy

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 "DAVIS-MOORE 8TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction 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 Kellogg St. over and across the north line of Lot 1 and to or from Edgemoor over and across the east line of Lot 1 and to or from Marcilene over and across the west line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Edgemoor at one location over all except the north 40 feet of the east line of Lot 1 and shall have access to Marcilene at one location over all except the south 66.67 feet of the west line of Lot 1, as shall be determined by the City Engineer of the City of Wichita, Kansas.

T. G. Davis, Jr.

Norma J. Davis

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this _____ day of _____ 1991, by T. G. Davis, Jr. and Norma J. Davis, husband and wife.

Notary Public

My App't. Exp. _____

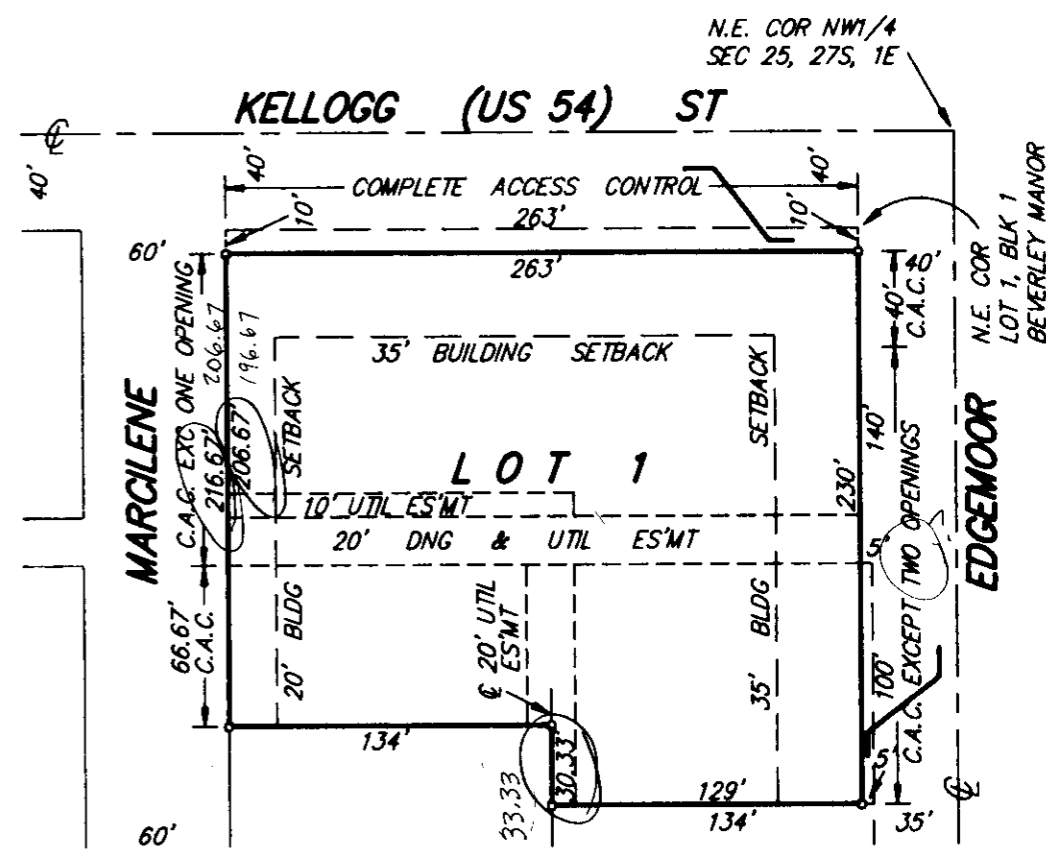
State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa



1" = 80'
o = IRON
C.A.C. = COMPLETE ACCESS CONTROL

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/16/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/17/91

This plat of "DAVIS-MOORE 8TH ADDITION", 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 _____ 1991.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
George D. Sherman

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1991.

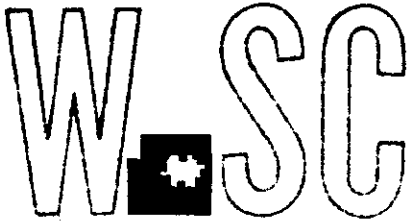
Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____ 1991.

County Clerk
Don Wright

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 28, 1991

Brent Wooten
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-13 (Revised Final Plat) Davis-Moore 8th Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on May 23, 1991, 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. Please note that the staff comments in our letter of May 17 were mistakenly sent out and reflect dated staff comments. The comments that you should have received after the Subdivision meeting are enclosed. Please discard the old comments.

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.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kandace A. Jones".

Kandace A. Jones
Associate Planner

KJ:sm

Enclosure

cc: T.G. Davis, Jr., c/o Pete Klein, P.O. Box 780047, Wichita,
KS 67218

Mike Lindebak, City Engineer

FILE COPY

- 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. 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.
- K. The applicant shall submit a platting binder with the final plat tracing.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

May 23, 1991

STAFF REPORT
(Revised Final Plat Approved 5/16/91)

CASE NUMBER: S/D 91-13 - DAVIS-MOORE 8TH ADDITION

OWNER/APPLICANT: T.G. Davis, Jr. c/o Pete Klein, P.O. Box 780047, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of Kellogg and Edgemoor.

SITE SIZE: 1.4 Acres

NUMBER OF LOTS

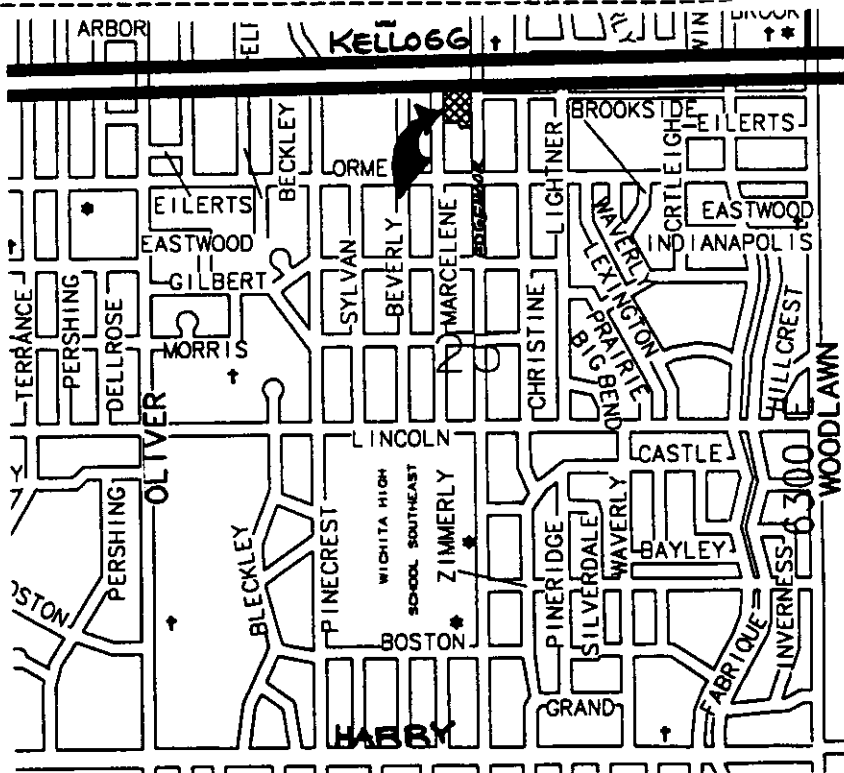
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 57,614 sq. ft.

CURRENT ZONING: "LC" Light Commercial, "A" Two Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3018 & Z-3022)

VICINITY MAP:



STAFF COMMENTS:

- A. Approval of this plat shall be subject to MAPC and City Council approval of the requested zone change and any conditions of that change (Z-3018 & Z-3024).
- B. This plat involves the dedication of access controls which will require the closure of certain drives. The applicant shall therefore provide the following guarantees:
 - 1. A guarantee to close the two drives to Kellogg, now within the area of complete access control.
 - 2. A guarantee to close two driveway openings to Marcelene and two driveway openings to Edgemoor which exceeds the access controls being allowed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to scheduling this case before the City Council, the structure which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- E. On the final plat tracing, in the areas where an opening is to be allowed, the face of the plat shall be amended to delete out reference to C.A.C. (complete access control). Since an opening is being allowed in these areas, the term complete access control is contradictory. To Marcelene, the one access opening shall be shown at the existing alley opening, with complete access control either side.
- F. On the final plat tracing a 25-foot building setback shall be indicated to Marcelene for the area south of the alley vacation. Immediately to the south of this site and west across Marcelene are existing homes which are observing a 25-foot setback.
- G. 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.
- H. The applicant is advised that according to the title binder for this site significant unpaid property taxes are due for this site and that proof that all due taxes have been paid will need to be provided before this plat can be released for recording.