

STAFF COMMENTS:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the drives to Kellogg which is located in an area of complete access control.
- D. The applicant shall guarantee the abandonment of the sanitary sewer lateral not being covered by a public utility easement.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, one access opening shall be indicated to Kellogg instead of two. The plat's text shall also reference the dedication of this access control.
- G. As indicated by the zoning case for this site, complete access control to Bleckley is to be indicated across the south 125-foot of this plat. The plat's text shall be amended to note this access control.
- H. The final plat shall reference a tie point to a previously plat-
ted lot corner or section corner.
- I. On the final plat tracing, the center line of Kellogg shall be indicated.
- J. 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.
- K. 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.
- 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.

June 7, 1990

STAFF REPORT
(Final Plat Approved 5/31/90)

CASE NUMBER: S/D 90-33 - DAVIS MOORE 6TH ADDITION

OWNER/APPLICANT: Grant Davis & Kellogg Medical Offices

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Kellogg between Elpyco & Bleckley

SITE SIZE: 1.75 Acres

NUMBER OF LOTS

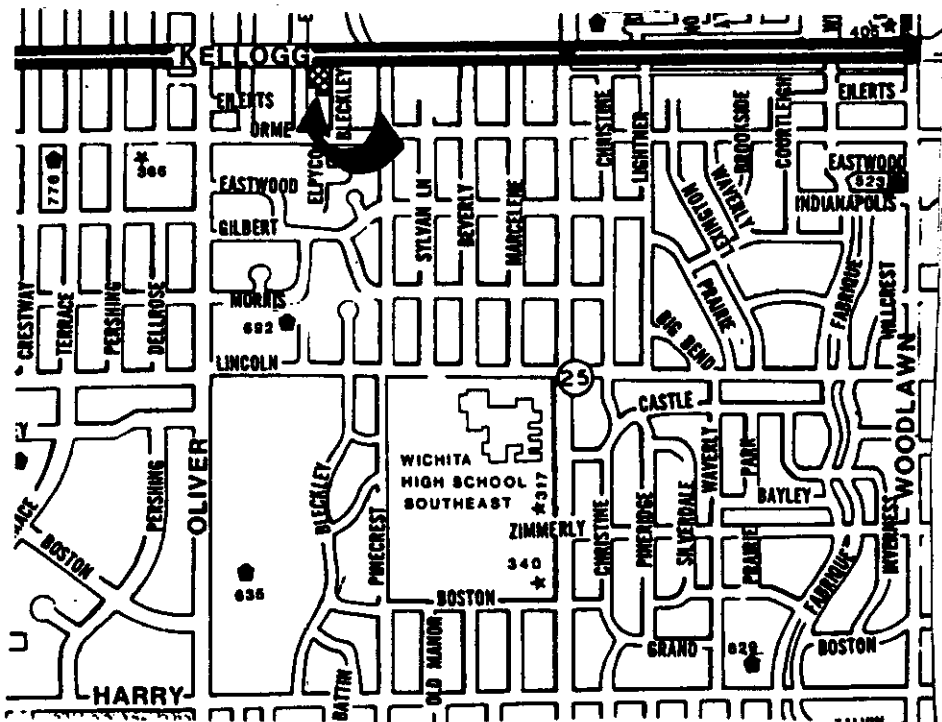
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 76,290 sq. ft.

CURRENT ZONING: "LC" Light Commercial & "BB" Office District

PROPOSED ZONING: "LC" Light Commercial (Z-2993)

VICINITY MAP:



DAVIS-MOORE 6TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.

State of Kansas }
Sedgwick County } s.s. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "DAVIS-MOORE 6TH ADDITION, Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a tract in the N.W. 1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, beginning 495 feet west of the N.E. corner of said N.W. 1/4 of the N.W. 1/4; thence west 138 feet; thence south 280 feet; thence east 138 feet; thence north 280 feet to the point of beginning, except the north 40 feet thereof for street, together with and being a replat of Lot 1, Doctors Addition, Wichita, Kansas.

6 June 1990
Date

Baughman Company, P.A.



Mark A. Savoy 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 and a street to be known as "DAVIS-MOORE 6TH ADDITION," Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated for the use of the public. All abutters rights of access to or from Kellogg Street over and across the north line of Lot 1, provided however that Lot 1 shall have access to Kellogg Street at 2 locations over all except the west 40 feet and the east 40 feet thereof, as shall be determined by the City Engineer of the City of Wichita, Kansas.

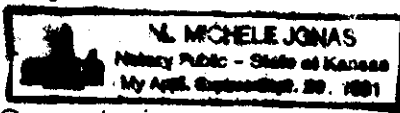
Norman J. Davis
Norman J. Davis

Kellogg Medical Offices, Inc.

Reed Edgington Vice-President
Reed Edgington

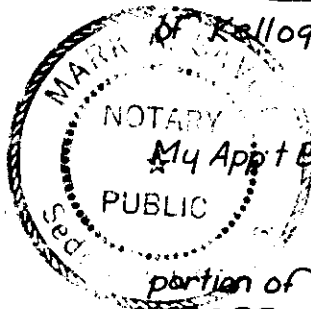
State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this 5 day of June, 1990, by T.G. Davis, Jr and Norma J. Davis husband and wife.

My Appt Exp. 9-29-91
M. Michelle Jonas Notary Public
M. Michelle Jonas



State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this 5th day of June, 1990 by Reed Edgington, Vice-President of Kellogg Medical Offices, Inc. on behalf of the corporation.

My Appt Exp. 5/16/1992
Mark A. Savoy Notary Public
Mark A. Savoy



We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to the plat of "DAVIS-MOORE 6TH ADDITION," Wichita, Sedgwick County, Kansas.

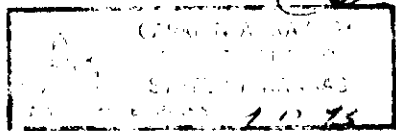
Kate A. Jones Trust Estate

W. Lester Oehlert Trustee
W. Lester Oehlert

Stan E. Wisdom Trustee
Stan E. Wisdom
Stan E. Wisdom Individual
Stan E. Wisdom Attorney in Fact for Mary Lee Lewis

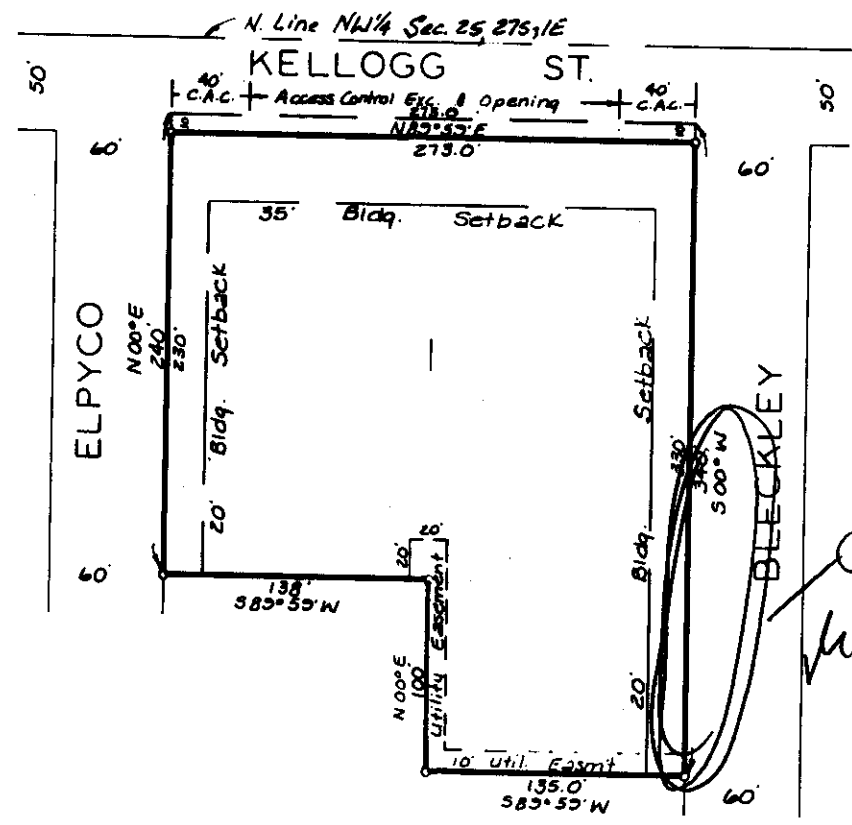
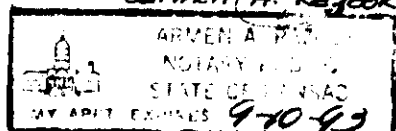
State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this 5 day of June, 1990 by W. Lester Oehlert Trustee of The Kellogg Medical Building, Inc., Trust, on behalf of the Trust.

My Appt Exp. 9-10-93
Carmen A. Reppok Notary Public
Carmen A. Reppok



State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this 5 day of June, 1990 by Stan E. Wisdom, Trustee of Kate A. Jones Trust Estate.

My Appt Exp. 9-10-93
Carmen A. Reppok Notary Public
Carmen A. Reppok



This plat of "DAVIS-MOORE 6TH 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 ___, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

George D. Sherman Acting 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 ___, 1990.

Bob Knight Mayor
Pat Burnett Deputy City Clerk

Entered on transfer record this ___ day of 1990.

Don Wright County Clerk

State of Kansas }
Sedgwick County } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds this ___ day of ___, 1990, ___ o'clock ___ M. and is duly recorded.

Pat Kettler Register of Deeds
Ed Resa Deputy

State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this 6th day of June, 1990 by Stan E. Wisdom Attorney in Fact for Mary Lee Lewis, a single person.

My Appt Exp. 5/16/1992
Mark A. Savoy Notary Public
Mark A. Savoy



*M
Tuck
Shuman
Not
1/2/90*

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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 7, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Grant Davis & Kellogg Medical Offices, 201 E. 1st St.,
Wichita, KS 67202
Grant Davis/Pete Klein, 6215 E. Kellogg, Wichita, KS 67218
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING DEPARTMENT

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

June 1, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-33 Davis Moore 6th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This plat is subject to any conditions resulting as a requirement of the zoning case and the plat will not be submitted to the City Council until the zoning case is approved by the City Council.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
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*Final = 1
Text = 2 → Δ*

(F.)

On the final plat tracing, one access opening shall be indicated to Kellogg instead of two. The plat's text shall also reference the dedication of this access control.

Missing

(G.)

As indicated by the zoning case for this site, complete access control to Bleckley is to be indicated across the south 125-foot of this plat. The plat's text shall be amended to note this access control.

FILE COPY