



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
355 NORTH MAIN STREET
WICHITA, KANSAS 67202-1689
(785) 268-4561

January 21, 1988

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

Re: Final Plat S/D 87-123 - CRESTVIEW VILLAGE CENTER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 21, 1988, 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 December 31, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

cc: CVC, a Kansas General Partnership, c/o Mike Boyd, 128 S. Dellrose,
Wichita, KS 67218

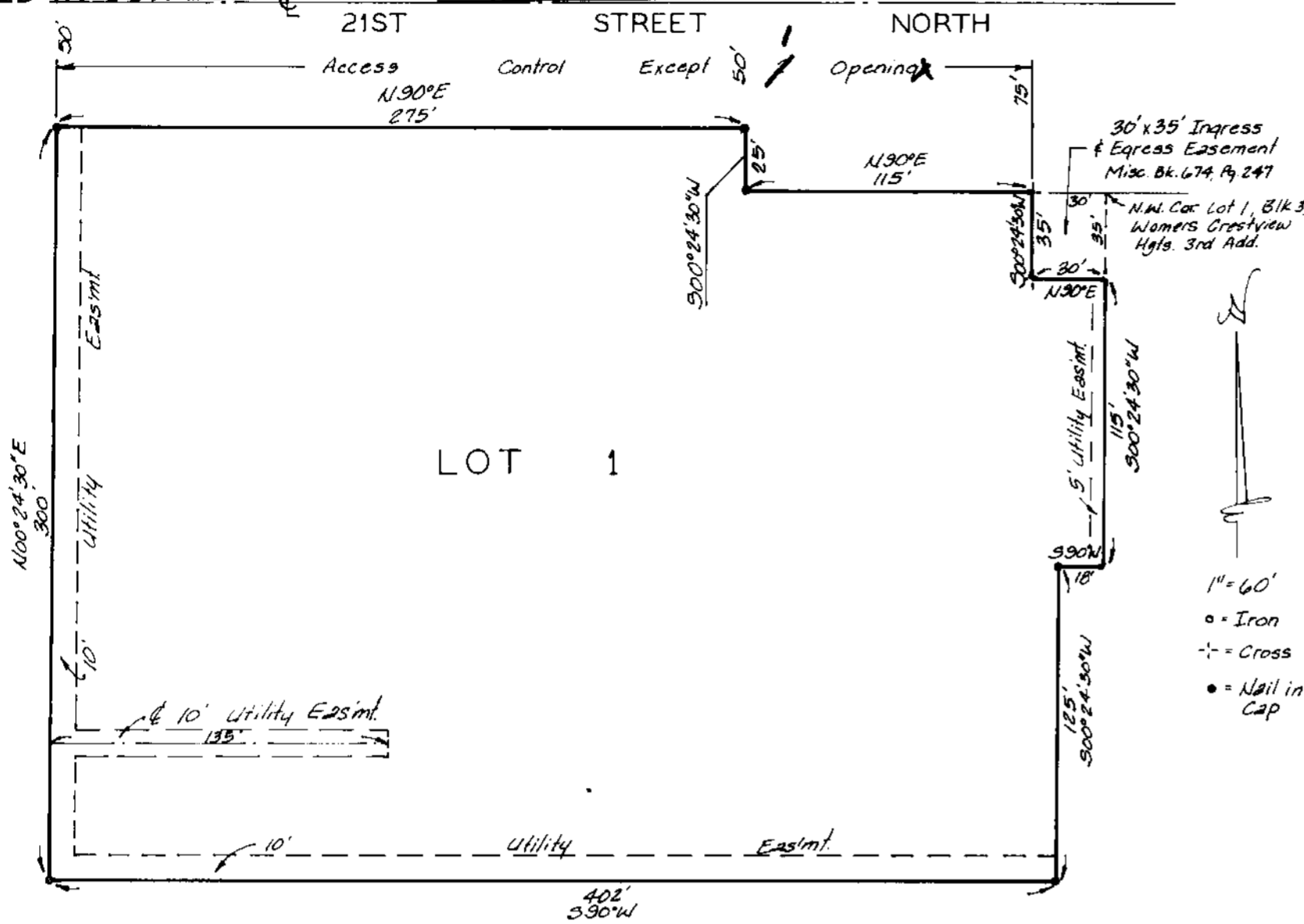
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DO NOT REMOVE

CRESTVIEW VILLAGE CENTER ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/3/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/2/87

WICHITA, KANSAS



State of Kansas ss. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CRESTVIEW VILLAGE CENTER ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of that part of Lot 2, Block 3, Womers Crestview Heights Third Addition, Wichita, Sedgwick County, Kansas, described as beginning at a point on the north line of said Lot 2, said point being 30 feet west of the N.W. corner of Lot 1, Block 3, Womers Crestview Heights Third Addition, Wichita, Sedgwick County, Kansas; thence west along the north line of said Lot 2, 115 feet; thence north 25 feet; thence west along the north line of said Lot 2, 275 feet; thence south parallel with the east line of said Lot 2, 300 feet; thence east parallel with the north line of said Lot 2, 402 feet; thence north parallel with the east line of said Lot 2, 125 feet; thence east parallel with the north line of said Lot 2, 18 feet to the S.W. corner of Lot 1 in said Block 3; thence north along the line common to said Lots 1 and 2, 115 feet; thence west parallel with the north line of said Lot 2, 30 feet; thence north 35 feet to the point of beginning. All being situated in the NE 1/4 of Sec. 12, Twp 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Date _____ Baughman Company, P.A. _____ Surveyor

This plat of "CRESTVIEW VILLAGE CENTER ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____ 198__ Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman _____ Elton Parsons 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 _____ 198__

Mayor _____ Robert G. Knight Deputy City Clerk _____ Dale E. Rea

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 "CRESTVIEW VILLAGE CENTER ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from 21st Street No. over and across the north line of Lot 1 are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to 21st Street No. at _____ points as shall be determined by the City Engineer of Wichita, Kansas.

C.V.C., a Kansas General Partnership _____ Michael J. Boyd Partner

Entered on transfer record this _____ day of _____ 198__ _____ Don Wright County Clerk

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 _____ 198__ at _____ o'clock _____ M., and is duly recorded.

Register of Deeds _____ Pat Kettler Deputy _____ Ed Resa

State of Kansas ss. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by Michael J. Boyd, Partner of C.V.C., a Kansas General Partnership, on behalf of the Partnership.

My Appt. Exp. _____ Notary Public

State of Kansas ss. The foregoing instrument acknowledged before me this _____ day of _____ 198__ by _____ of Fidelity Savings Association of Kansas, on behalf of the Association.

We the undersigned holders of a mortgage on the above described property do hereby consent to the plat of "CRESTVIEW VILLAGE CENTER ADDITION," Wichita, Kansas.

Fidelity Savings Association of Kansas

My Appt. Exp. _____ Notary Public

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Womer's Crestview Village Community Unit Plan (DP-35).

- 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. In order to be consistent, with the access control to 21st Street that is indicated on the associated Community Unit Plan, the final plat tracing shall indicate "access control except for one opening" to 21st Street across the north line of the proposed lot. The plat's text shall be amended.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

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

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-123 - CRESTVIEW VILLAGE CENTER ADDITION

OWNER/APPLICANT: CVC, a Kansas General Partnership

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of 21st Street North, in an area west of Woodlawn.

SITE SIZE: 2.7 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 119,072 Sq. Ft.

CURRENT ZONING: "LC" with DP-35

PROPOSED ZONING: "LC" with DP-35

VICINITY MAP:

