

December 11, 1986

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

Re: Final Plat S/D 86-108 - KELLEY-SHAW ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 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 December 5, 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 plattor.
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:dik

cc: Stephen R. Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223

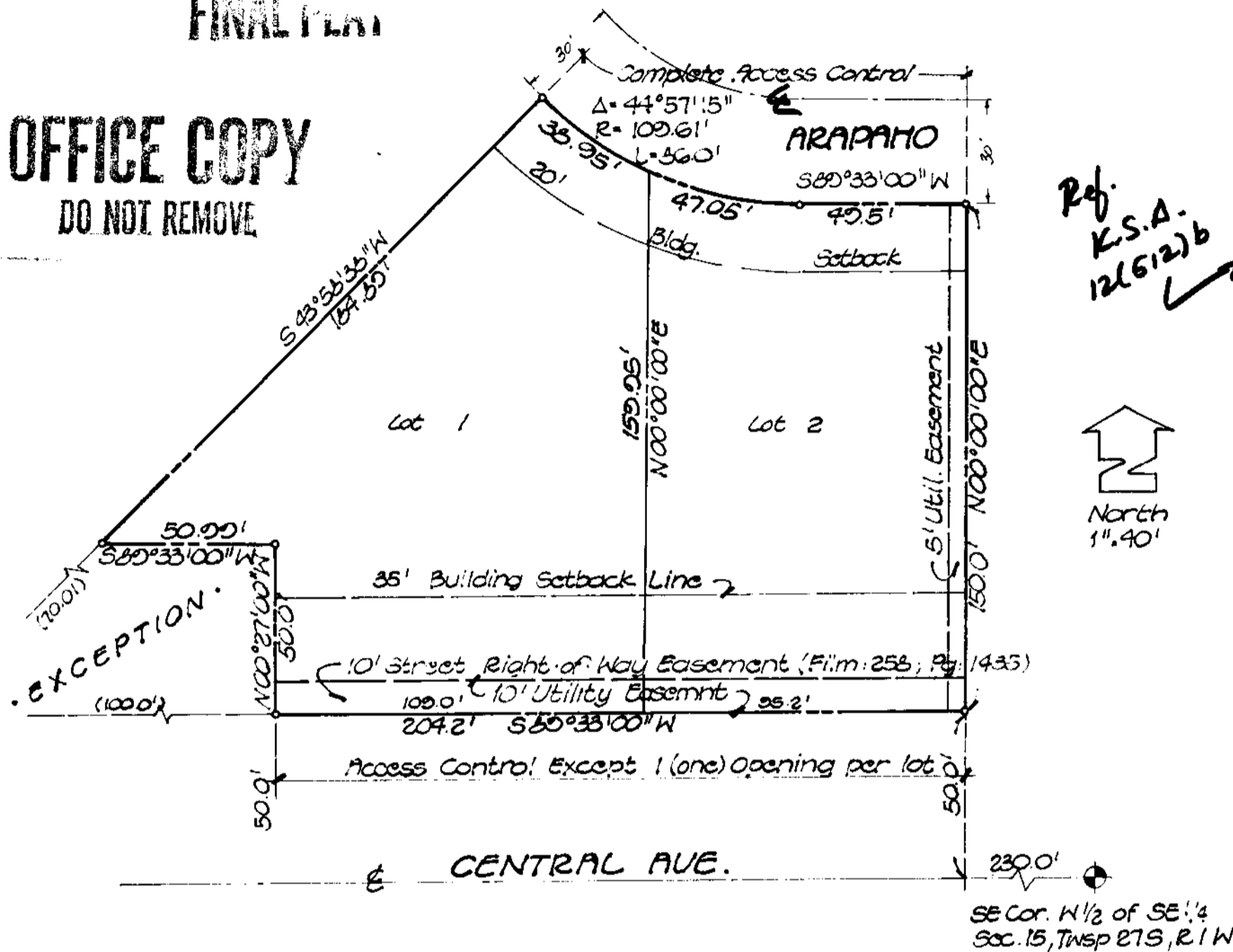
# KELLEY ADDITION

## WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/4/86 SUBJECT TO THE CONDITIONS AND REVISIONS OUTLINED IN OUR LETTER DATED 12/5/86

FINAL PLAT

OFFICE COPY  
DO NOT REMOVE



State of Kansas } ss.  
Sedgwick County } We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "KELLEY 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 Lots 3 and 4, Block A, West Central Gardens Third Addition, Sedgwick County, Kansas, except the West 100 feet of the South 50 feet of said Lot 4. Being situated in the SE 1/4 of Section 15, Twp. 27 S., Rng. 1 W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Gregory F. Severns Surveyor

Know all men by these presents that We, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "KELLEY 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 Central Avenue over and across the south line of Lots 1 and 2 and, to or from Arapaho over and across the north line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however, that Lots 1 and 2 shall have access to Central Avenue at 1 (one) point per lot as shall be determined by the City Engineer of Wichita, Kansas.

This plat of "KELLEY ADDITION" Wichita, Kansas, has been submitted to, and approved, by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1986  
Wichita-Sedgwick County Metropolitan Area Planning Commission.

John Terry Moore Chairman  
Michael E. Undebak Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 1986.

Tony Casado Mayor  
Donald C. Bisick City Clerk

Brent L. Forney Roberta G. Forney  
Kelley and Shaw Partnership  
Stephen R. Kelley Partner  
Stephen R. Shaw Partner

State of Kansas } ss.  
Sedgwick County } The foregoing instrument acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1986 by Brent L. Forney, Roberta G. Forney; Stephen R. Kelley and Stephen R. Shaw.  
Notary Public

My appointment expires: \_\_\_\_\_

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_ 1986.

Don Wright County Clerk

State of Kansas } ss.  
Sedgwick County } This is to certify that this plat has been filed for record in the office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_ 1986, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

Pat Kettler Register of Deeds  
Ed Resa Deputy

SUBDIVISION REPORT

Final Plat S/D 86-108 - KELLEY ADDITION

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- M. 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 or easements required with this plat?
- N. The applicant's agent shall be prepared to address the issue of the driveway on this property that serves the home to the west of this plat. It is suggested that either the driveway be closed and a new driveway built on the property to the west, or perhaps, the applicant deed off a small portion of his property to the property owner to the west. This plat is dedicating complete access control to Arapaho Street.

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

S/D No.: 86-108 Name: KELLEY ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of Central Avenue, in an area west of Boyd Street.  
Owner: Stephen R. Kelley, 2301 Cedar Crest Drive, Wichita, KS 67223  
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.74
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 14,428.34 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "LC" (Z-2813)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2813) requesting "AA" (single-family) to "LC" (light commercial) will be considered by the City Commission on December 9, 1986.

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2813).
- B. The applicant shall guarantee the closure of the driveway(s) to Arapaho Street from this property. Complete access control, to this residential street, is being granted from this commercially zoned property.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall reimburse the City for the special assessments not levied against proposed Lot 2, because of the existence of the "complete access control" which this plat proposes to vacate.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. Since the existing access control to Central Avenue from Lot 2 is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.
- H. 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.
- I. On the final plat tracing, the centerline of Arapaho Street shall be labeled.
- 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. 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 Board of City Commissioners.