

S/D No.: 86-84 Name: LEEDY-VOYLES ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: North side of Douglas, west of Kessler.
Owner: Jerry W. Self, 3636 W. Douglas, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.576 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 24,067.875 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- 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 Board of City Commissioners.
- H. 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 required?

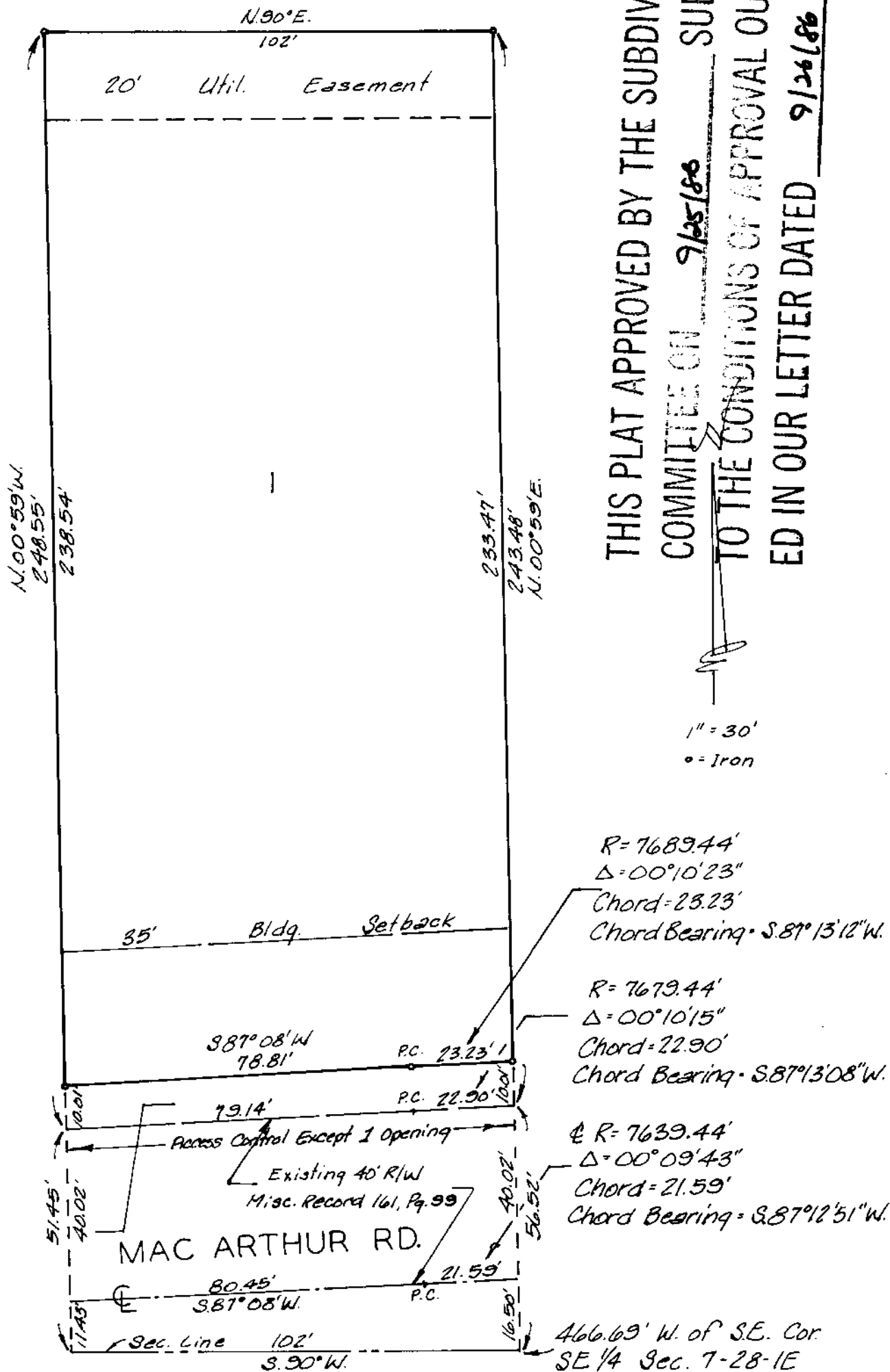
NOTE: This plat has been submitted in final form only.

LEEDY-VOYLES ADDITION

WICHITA, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/25/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/26/86



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 "LEEDY-VOYLES ADDITION" Wichita,
 Kansas, and that the accompanying plat is a true and cor-
 rect exhibit of the property surveyed, described as be-
 ginning 466.69 feet west of the S.E. corner of the S.E. 1/4 of
 Sec 7, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas;
 thence West, along the south line of said SE 1/4, 102 feet;
 thence North, parallel with the east line of said SE 1/4, 300
 feet; thence East, parallel with the south line of said SE 1/4,
 102 feet; thence South, parallel with the east line of said
 SE 1/4, 300 feet to beginning, except that part taken for
 street right-of-way and recorded at Miscellaneous Record
 161, at Page 99.

Baughman Company, P.A.

Date _____ Surveyor _____

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
 street to be known as "LEEDY-VOYLES ADDITION" Wichita,
 Kansas. The utility easement is 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 Mac Arthur
 Road over and across the south line of Lot 1 are here-
 by granted to the City of Wichita, provided however that
 Lot 1, shall have access to Mac Arthur Road at one point
 as shall be approved by the City Engineer of Wichita,
 Kansas.

_____ Elvin Leedy
 _____ Henry E. Voyles _____ Patrica C. Voyles

State of Kansas }
 Sedgwick County } s.s. The foregoing instrument acknowledged
 before me this _____ day of _____ 198__ by
 Elvin Leedy, a single person, Henry E. Voyles and Patrica
 C. Voyles his wife.

_____ Notary Public
 My Appt. Exp. _____

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

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

_____ Mayor
 Tony Casado
 _____ City Clerk
 Donald C. Giszick
 _____ Register of Deeds
 Pat Kettler
 _____ Deputy
 Ed Resa

This plat of "LEEDY-VOYLES 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
 David Bayouth
 _____ Secretary
 Michael E. Lindebak

This plat approved and all dedications
 shown hereon accepted by the Board of Commissioners
 of the City of Wichita, Kansas, this _____ day of _____
 198__.

_____ Mayor
 Tony Casado
 _____ City Clerk
 Donald C. Giszick

October 2, 1986

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

Re: Final Plat S/D 86-84 - LEEDY-VOYLES ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 2, 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 September 25, 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 platlor.
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: Elvin Leedy, et al, 1025 W. 41st Street South, Wichita, KS 67217