

October 31, 1986

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 86-88 - MAGNOLIA ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 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 October 24, 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: Carney Family Partnership, c/o Daniel M. Carney, 2024 N. Woodlawn,
Suite 402, Wichita, KS 67208
Alan Bundy, Amarillo Grill, 6615 E. Central, Wichita, KS 67206

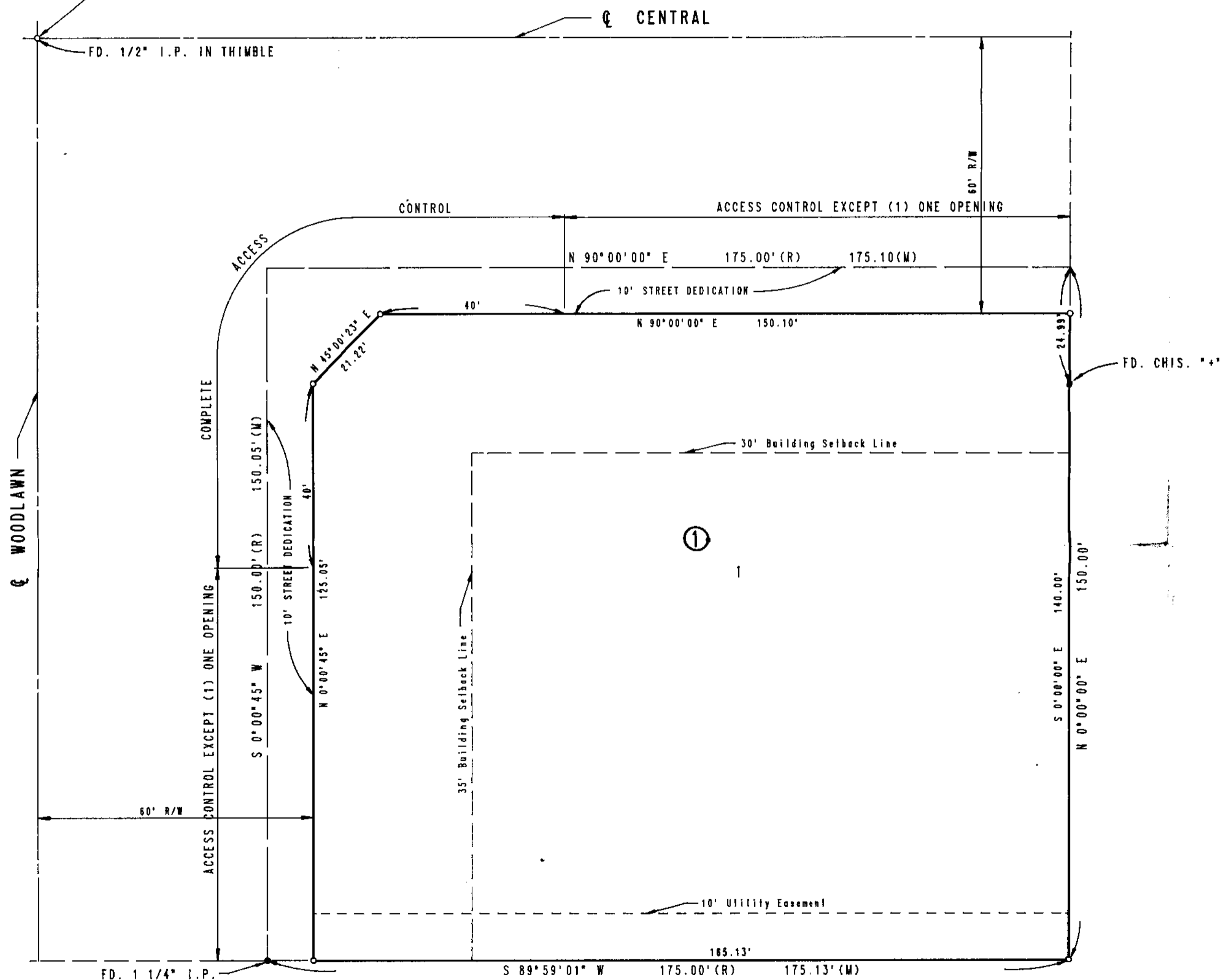
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MAGNOLIA ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10-23-86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10-23-86

NW Cor. NW1/4
Sec. 19, T27S, R2E
of the 6th P.M.



SCALE: 1" = 20'

○ = SET IRON
● = FOUND IRON

CITY OF WICHITA B.M. DISC
44' WEST AND 58' NORTH OF
INTERSECTION CENTERLINES OF
CENTRAL AND WOODLAWN
ELEV. = 192.267 CITY DATUM
(R) = RECORDED DISTANCE
(M) = MEASURED DISTANCE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1986, I HAVE SURVEYED AND PLATTED MAGNOLIA ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT, A BLOCK AND STREETS. THE SAME BEING A REPLAT OF AND DESCRIBED AS: THE NORTH 150 FEET OF THE WEST 175 FEET OF LOT 1, BLOCK 1, CRESTHILL MANOR, WICHITA, SEDGWICK COUNTY, KANSAS.

R.W. LINN, P.E. P.E. NO. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK THE SAME TO BE KNOWN AS MAGNOLIA ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM WOODLAWN AND CENTRAL OVER AND ACROSS THE NORTH AND WEST LINES OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO WOODLAWN AT 1 (ONE) LOCATION AND TO CENTRAL AT 1 (ONE) LOCATION, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

THAT PORTION OF CRESTHILL MANOR, TO WICHITA, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

OWNER: CARNEY FAMILY PARTNERSHIP
BY ALL PARTNERS

MICHAEL D. CARNEY

MARY K. CARNEY

MATTHEW B. CARNEY

PATRICIA A. CARNEY

POLLY C. CARNEY

KAREN J. CARNEY

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MICHAEL D. CARNEY, PARTNER; MARY K. CARNEY, PARTNER; MATTHEW B. CARNEY, PARTNER; PATRICIA A. CARNEY, PARTNER; POLLY C. CARNEY, PARTNER; AND KAREN J. CARNEY, PARTNER. ALL OF THE PARTNERS OF THE CARNEY FAMILY PARTNERSHIP TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE BOATMEN'S BANK AND TRUST COMPANY OF KANSAS CITY, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF MAGNOLIA ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1986, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF THE BOATMEN'S BANK AND TRUST COMPANY OF KANSAS CITY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK AND TRUST COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1986.

JOHN TERRY WOORE, CHAIRMAN

MICHAEL E. LINDEBAK, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1986.

TONY CASADO, MAYOR

DONALD C. GISICK, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1986.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED'S OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1986.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

S/D No.: 86-88 Name: MAGNOLIA ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: Southeast corner of Central and Woodlawn.
Owner: Carney Family Partnership, c/o Daniel M. Carney, 2024 N. Woodlawn,
Suite 402, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 26,250 Sq. Ft.
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 22,988 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

- A. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- B. The applicant shall guarantee the closure of the existing driveway to Central, that is within the area of "complete access control".
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from City Engineering should be prepared to comment on the acceptability of the rights-of-way being dedicated for Central and Woodlawn.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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