

October 2, 1986

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

Re: Final Plat S/D 86-85 - KEAGAN 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 26, 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: Jerry W. Self, 3636 W. Douglas, Wichita, KS 67203

KEAGAN ADDITION

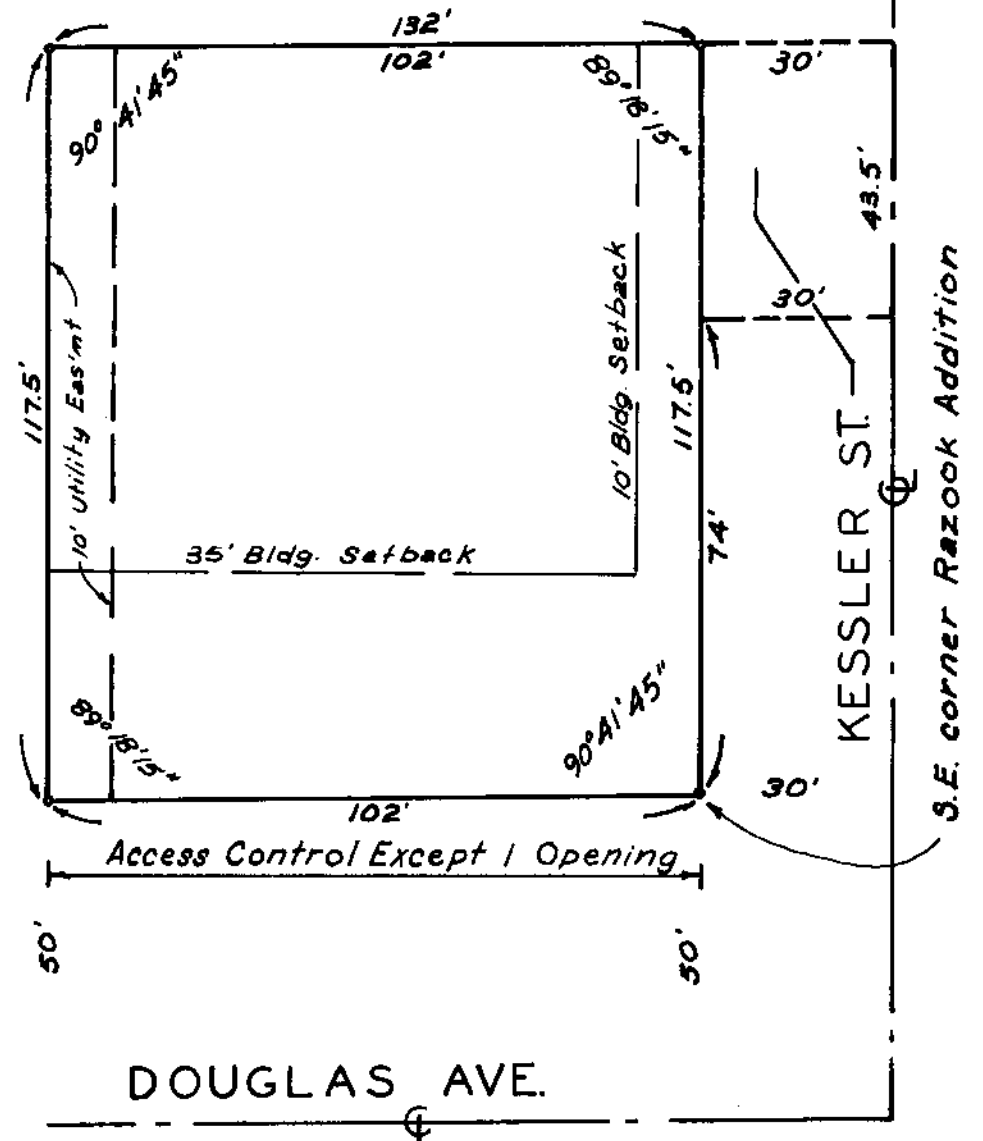
WICHITA, KANSAS

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 "KEAGAN 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 Lot 1 Razook Addition, Wichita,
Kansas and beginning at a point 2 rods east and 124
feet north of the S.W. corner of the E 1/2 of the S.E. 1/4
of the N.W. 1/4 of the S.W. 1/4 of Sec. 24, Twp. 27-S, R-1-W
of the 6th. P.M., Sedgwick County, Kansas thence north
parallel with the west line of said E 1/2, 43.5 feet; thence
east 132 feet; thence south 43.5 feet; thence west 132
feet to beginning.

Date _____

Baughman Company P.A.

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 "KEAGAN ADDITION" Wichita,
Kansas. The utility easement is hereby granted as indicated
for 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 Douglas
Ave. over and across the south line of Lot 1 are hereby
granted to the City of Wichita, provided however that
Lot 1, shall have access to Douglas Ave. at one point as
shall be determined by the City Engineer of Wichita,
Kansas.

This plat of "KEAGAN 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.

Jerry W. Self

Sharon A. Self

State of Kansas }
Sedgwick County } S.S. The foregoing instrument acknowledg-
ed before me this _____ day of _____ 198____ by
Jerry W. Self and Sharon A. Self, his wife.

Notary Public

My Appt. Exp. _____

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

Entered on transfer record this
_____ day of _____ 198____.

County Clerk
Don Wright

Chairman
David Bayouth

Secretary
Michael E. Lindebak

Mayor
Tony Casado

City Clerk
Donald C. Gisick

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.

Register of Deeds
Pat Ketter

Deputy
Ed Resa

S/D No.: 86-85 Name: KEAGAN ADDITION

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

DESCRIPTION

General Location: North side of MacArthur Road, in an area west of Seneca.
Owner: Elvin Leedy, et al, 1025 W. 41st Street South, Wichita, KS 67217
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 11,985 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- 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. The applicant is advised that he should close the residential-width drive approach to Kessler Street if it is not to be used for the redevelopment of this site. If it will be used, it should be reconstructed to the commercial-width standard.
- D. Since a building setback is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. 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.