

January 24, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-3 - Final Plat of Davis-Moore 4th Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 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 January 17, 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 platfor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: D & M Investments, c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS
67207

Mike Lindebak, City Engineer

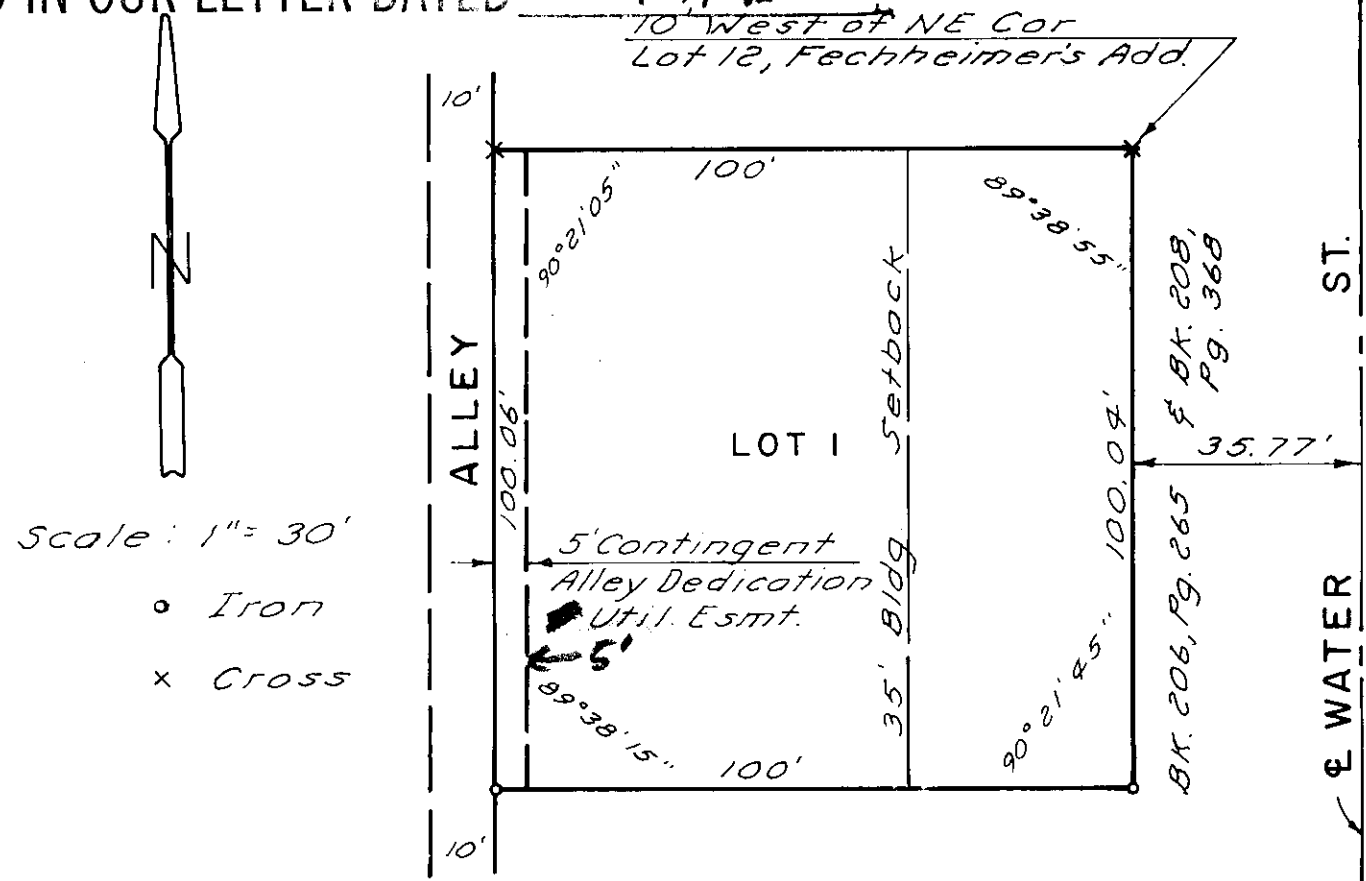
FINAL PLAT

DAVIS MOORE 4TH ADDITION

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE FILED 1-16-86 SUBJECT
TO THE CONDITIONS OF THE PLAT OUTLIN-
ED IN OUR LETTER DATED 1-17-86

OFFICE COPY
DO NOT REMOVE



Scale: 1" = 30'

- Iron
- x Cross

This plat of "DAVIS MOORE 4TH 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

William J. Goebel Chairman

Michael E. Lindebak Secretary

State of Kansas } S.S. We, Baughman Company, P.A., surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "DAVIS MOORE 4TH ADDITION", Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lots 12, 14, 16 and 18, except the east 10 feet thereof taken for street, in Fechheimer's Addition to Wichita, Sedgwick County, Kansas, located in the NE 1/4 of Section 29, T27S, R1E

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

Robert C. Brown Mayor

Donald C. Gislack City Clerk

Date _____ Baughman Company, P.A.

John E. Lundblade Surveyor

Entered on transfer record this _____ day of _____, 1986.

Don Wright County Clerk

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 "DAVIS MOORE 4TH ADDITION", Wichita, Kansas. The easement is hereby granted as indicated for the construction and maintenance of public utilities. The contingent alley dedication is hereby dedicated to and for the use of the public, said contingent dedication is based on the future need for opening up the alley

D. & M. Investments _____
C.W. Klein

State of Kansas } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1986, by C.W. Klein of D. & M. Investments.

Notary Public
My Commission Expires _____

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "DAVIS MOORE 4TH ADDITION".

Eldon A. Terrel _____
Velma V. Terrel

State of Kansas } 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 _____, 1986, at _____ o'clock _____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1986, by Eldon A. Terrel and Velma V. Terrel, his wife.

Notary Public
My Commission Expires _____

S/D No.: 86-3

Name: DAVIS MOORE 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: West side of Water Street between Kellogg and Orme.
Owner: D & M Investments, c/o C. W. Klein, 9901 E. Kellogg, Wichita, KS 67207
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.23 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 10,005 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "C" (Z-2728)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2728), requesting "B" to "C" has been approved subject to platting.

- A. The applicant is advised that he should close the residential-width drive approach to Water Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- B. Proof shall be submitted that the person signing for D & M Investments is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the alley in this block is unopen and the right-of-way existing has been fenced off by neighboring property owners, the contingent dedication of additional alley right-of-way by this plat is acceptable.
- F. On the final plat tracing, the labeling of the utility easement being granted shall be separated from the labeling of the contingent alley dedication.
- 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 by this plat?

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