

S/D No.: 86-29      Name: HOMER MORGAN SECOND ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Southeast corner of Broadway and MacArthur Road.  
Owner: Homer Morgan, 2110 Industrial, Wichita, KS 67216  
Surveyor/Engineer: Terra Tech Land Surveying, Inc.

1. Gross Acreage of Plat: 0.8 Acre
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 1
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 35,000 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

---

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. Approval of this final plat is subject to the applicant obtaining a minor street privilege from the Street Services Division of Operations & Maintenance for the off-street parking and business sign which are located within the street right-of-way being dedicated for Broadway and MacArthur Road. This minor street privilege shall be obtained prior to this plat being submitted for scheduling before the City Commission.
- D. In addition to the half-street rights-of-way shown as being dedicated for Broadway (50 feet) and MacArthur Road (40 feet), Article 7-201(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way at a point 350 feet from the centerline of the arterial street intersection. Since the Broadway/Hydraulic intersection is improved and no plans presently exist to further upgrade the intersection, the final plat tracing shall indicate the contingent dedication of the additional major street intersection right-of-way. The contingency shall be based on a future street widening project.
- E. The final plat tracing shall reference, in the platlor's text, the contingent dedication of the 25 feet of additional street right-of-way needed for the major street intersection. The following word is suggested, "the contingent street dedication is dedicated to the public contingent upon the need for the right-of-way for a future street widening project."
- 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 was submitted in final form only.

FINAL PLAT

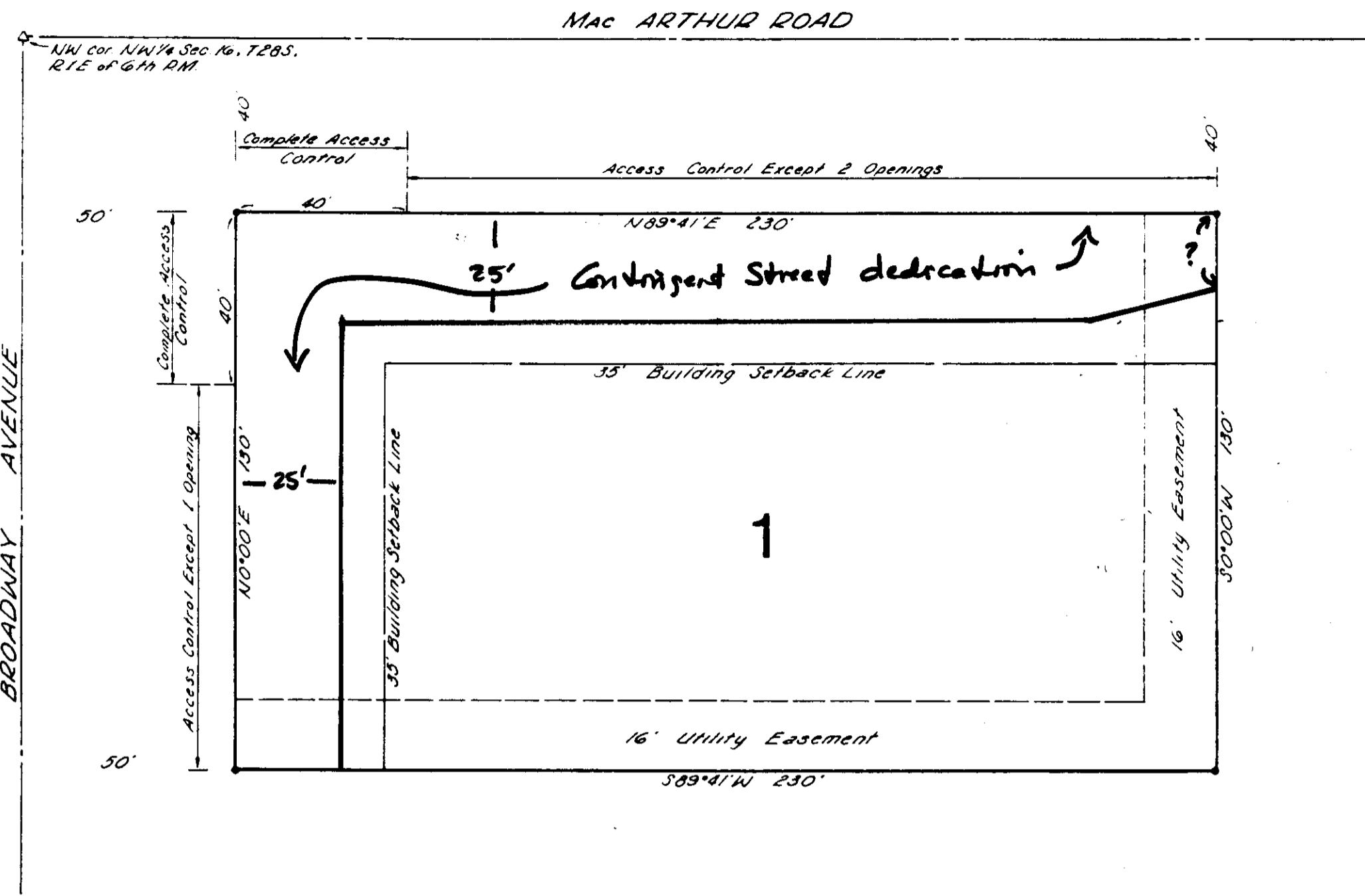
OFFICE

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/27/86 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/28/86

# HOMER MORGAN SECOND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

NW 1/4 SEC. 16, T28S, R1E



STATE OF KANSAS)  
SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "HOMER MORGAN SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 30 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE EAST 250 FEET; THENCE SOUTH 140 FEET; THENCE WEST 250 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.



DATE \_\_\_\_\_ T. L. DANIEL LS#489

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

### BOARD OF CITY COMMISSIONERS

\_\_\_\_\_, MAYOR  
ROBERT C. BROWN

\_\_\_\_\_, CITY CLERK  
DONALD C. GISICK

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

\_\_\_\_\_, REGISTER OF DEEDS  
PAT KETTLER

\_\_\_\_\_, DEPUTY  
ED RESA

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

\_\_\_\_\_, COUNTY CLERK  
DON WRIGHT

THIS PLAT OF "HOMER MORGAN SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

### WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_, CHAIRMAN  
WILLIAM J. GOEBEL

\_\_\_\_\_, SECRETARY  
MICHAEL E. LINDEBAK

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1986.

### BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_, CHAIRMAN  
DONALD E. GRAGG

\_\_\_\_\_, COMMISSIONER  
BERNARD A. HENTZEN

\_\_\_\_\_, COMMISSIONER  
TOM SCOTT

ATTEST: \_\_\_\_\_, COUNTY CLERK  
DON WRIGHT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND STREETS TO BE KNOWN AS "HOMER MORGAN SECOND ADDITION", WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE STREETS ARE 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 NORTH LINE OF LOT 1 AND TO OR FROM BROADWAY AVENUE OVER AND ACROSS THE WEST LINE OF LOT 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO MAC ARTHUR ROAD AT TWO LOCATIONS AND TO BROADWAY AVENUE AT ONE LOCATION AS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

\_\_\_\_\_  
HOMER MORGAN

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1986, BY HOMER MORGAN.

\_\_\_\_\_, NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

April 3, 1986

Terra Tech Land Surveying, Inc.  
245 West Dewey  
Wichita, KS 67202

Re: S/D 86-29 - Final Plat of Homer Morgan Second Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 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 March 28, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Homer Morgan, 2110 Industrial, Wichita, KS 67216  
Mike Lindebak, City Engineer