

PLAT NO. 78-24 MAP NO. 5950

NAME SYCAMORE VILLAGE HITHARD

LOCATION: West side of Rock Road in an area north  
of 21st Street

ENGINEER Bill G. Yung, Design

OWNER Comotara Development Corporation

APPLICATION FILED 2-13-78

SKETCH PLAT FILED 2-13-78

PRELIMINARY FILED 3-27-78

S/D ACTION 4-6-78 approve

FINAL FILED 6-19-78

S/D ACTION 6-29-78 approve

MAPC ACTION 7-6-78 Approval

BCC ACTION 8-29-78 Approval

RECORDED September 8 1978

REMARKS \_\_\_\_\_

S/D 78-24 SYCAMORE VILLAGE ~~AND~~  
ADDITION. West side Rock Road in  
an area north of 21st Street

*Post 100  
6-23-78*

**ACTION**

	DATE
S/D COMMITTEE (Prelim) Approval	4-6-78
S/D (final) approval	6-29-78
M.A.P.C. Approval	7-6-78
B.C.C./B.G.C. Approval	8-25-78

Map No. 5950  
Sec. 6  
Twp. 27S  
Range 2E

Subdivision Report and Progress

S/D No.: 78-24

Name: Sycamore Village ~~III~~ THIRD

General Location: West side of Rock Road in an area north of 21st Street

Owner: Comotara Development Corporation  
Address: 2225 Hathway  
Wichita, Kansas Zip Code: 67226 Phone: 686-7451  
Subdivider: Comotara Properties, Inc.  
Address: 2225 Hathway  
Wichita, Kansas Zip Code: 67226 Phone: 686-7451  
Engineer/Surveyor: Bill G. Yung, Design  
Address: 1355 N. Waco  
Wichita, Kansas Zip Code: 67203 Phone: 264-0676

Present Zoning: AA  
Proposed Zoning: AA with CUP  
Assoc. Zone Case: \_\_\_\_\_

M.A.P.C. ACTION: 7-6-78 Approved  
Advisory Letter: \_\_\_\_\_

APPLICATION RECEIVED: 2-13-78

Closure Data Submitted: \_\_\_\_\_  
Title/Taxes Rec'd. and Reviewed: \_\_\_\_\_  
Final Review: \_\_\_\_\_  
Referral to B.C.C.: \_\_\_\_\_

SKETCH PLAT RECEIVED: 2-13-78  
Letter of Intent: \_\_\_\_\_

PREL. PLAT RECEIVED: 3-27-78  
S/D Comm. Action: 4-6-78 approve

B.C.C. ACTION: 8-29-78 Approved

Advisory Letter: \_\_\_\_\_

FINAL PLAT RECEIVED: 6-17-78  
S/D Comm. Action: 6-29-78 approve

Tracing Received: \_\_\_\_\_  
Released for Recording: \_\_\_\_\_  
Plat Recorded: Sept. 8, 1978

Advisory Letter: \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

S/D 78-24  
in zone case  
9-15-78

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

SYCAMORE VILLAGE THIRD ADDITION was  
filed for record on September 8, 1978

Barbara J. McCarty  
Register of Deeds

Return to: Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(Inter-Office Mail)

T9-328

T9-302 (2)

NATIONAL INT-LOG SERVICES  
LONDON, ENGLAND

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-24                      Name Sycamore Village Third Addition.  
Application & Sketch Filed: 2-13-78  
Preliminary Plat Filed: 3-27-78                      Approved by S/D: 4-6-78  
Final Plat Filed: 6-19-78                      Approved by S/D: 6-29-78  
Approved by Metropolitan Area Planning Commission: 7-6-78

DESCRIPTION

General Location: West side of Rock Road in an area north of 21st Street North.

Surveyor or Engineer: Van Doren, Hazard & Stallings  
Owner: Comotara Development Corporation  
Address: 2225 Hathaway 67226

1. Gross Acreage of Plat <u>84.7</u>	6. Access Control
2. Number of Lots:	St. <u>Rock Road</u> No. Openings <u>2</u>
Residential <u>139</u>	St. _____                      No. Openings _____
Commercial _____	St. _____                      No. Openings _____
Industrial _____	7. Req'd Improvements
Other <u>2</u>	St. <u>Paving required</u> Water <u>req'd</u>
Total Number of Lots: <u>141</u>	Sidewalk <u>required</u> Drainage <u>req'd</u>
3. Minimum Lot Area: <u>0.21</u> Acres	Sewer <u>required</u> Other <u>None</u>
4. Existing Zoning <u>RA</u>	_____
5. Special Problems Discussed <u>None</u>	_____

Valid petitions have been submitted guaranteeing the paving of all streets except Rock Road, installation of sanitary sewer and City water to serve each lot and the installation of storm water sewers. A certificate has been submitted certifying the petitions and an acknowledgment has been submitted acknowledging that sidewalks are required adjacent to all streets.

- Planning Commission Recommendation: That this plat be approved subject to
- A. The applicant shall submit an amended Homeowners Association declaration which will include subject plat in the Comotara Homeowners Association and which shall contain provisions for assuring 4 off-street parking spaces per lot and indicating on which sides of the street that parking will be permitted.
  - B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Cole moved and Bell seconded and it carried unanimously.

Note: The associated residential CUP, DP-73, has been approved by the Board of City Commissioners subject to platting.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the amended Homeowners Association declaration, certificate and acknowledgment with the Register of Deeds, the filing and publication costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

*Should have given film page & not just date*

NOTICE OF ADDITIONAL ANNEXATION

Pursuant to Article X, Section 1, Additional Land, of the AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, filed of record on June 27, 1977, in the offices of the Register of Deeds, Sedgwick County, Kansas, WICHITA DEVELOPMENT COMPANY, a Delaware corporation and DECLARANT in said Amended Declaration hereby expresses its intention to, and does hereby, annex the following described real property, to wit:

All of Sycamore Village Third Addition to the City of Wichita, Sedgwick County, Kansas,

to all of the covenants, conditions, and restrictions of said Amended Declaration, to the same effect as if the above described real property had been originally covered and included in said Amended Declaration. Provided further, that the following additional restrictions shall apply to, and have effect on, only Sycamore Village Third Addition, which is being annexed by the filing of this document:

Off-Street Parking Requirements - All Lots within Sycamore Village Third Addition shall provide four (4) off-street parking spaces per lot.

Parking shall be on the east side of all cul-de-sacs on the north side of Twenty-Fourth Street North; on the west side of all cul-de-sacs on the south side of Twenty-Fourth Street North; on the south side of all cul-de-sacs on the east side of Rutland; on the south side of all cul-de-sacs on the west side of Rutland; on the north and east side of Ayesbury and Gouverneur respectively; and on the south side of Twenty-Fourth Street North between the west line of Rutland and the east line of Gouverneur.

Parking shall be on the east side of all streets on the north side of Twenty-Fourth Street North and on the west side of all streets on the south side of Twenty-Fourth Street North.

IN WITNESS WHEREOF, the undersigned, being the attorney-in-fact of WICHITA DEVELOPMENT COMPANY, has executed this Notice of Additional Annexation as of this 31<sup>st</sup> day of August, 1978

WICHITA DEVELOPMENT COMPANY

BY Robert K. Fox  
Robert K. Fox



CONSENT OF MORTGAGE HOLDER

The undersigned, CITIBANK, N.A., with offices at 399 Park Avenue, New York, New York, being the holder of mortgages encumbering the real property described in the above and foregoing Notice of Additional Annexation to the Amended Declaration of Covenants, Conditions and Restrictions, does hereby consent to the imposition of the above and foregoing Amended Declaration of Covenants, Conditions and Restrictions on said real property and to the recording of the same in the office of the Register of Deeds, Sedgwick County, Kansas.

Dated: August 3, 1978

CITIBANK, N.A.

ATTEST:

[Signature]

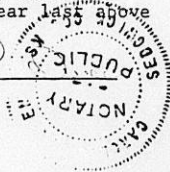
By [Signature]

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) ss.

BE IT REMEMBERED, that on this 3rd day of August, 1978, before me, the undersigned, a notary public duly commissioned in and for the county and state aforesaid, came Robert R. Fox, and Attorney-In-Fact, who are each personally known to me and known to me to be the Attorney-In-Fact and Attorney-In-Fact, respectively, of Citibank, N.A., and to be the same persons who executed the above and foregoing instrument, and they duly acknowledged their execution of the same for and on behalf of and as the free and voluntary act and deed of said Citibank, N.A., for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal as of the day, month and year last above written.

[Signature]  
Notary Public



My Commission Expires:  
My Appointment Expires May 17, 1981

ACKNOWLEDGEMENT

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Wichita Development Company, owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

do hereby acknowledge that in accordance with the sidewalk policy of the City of Wichita, construction of sidewalks is required on the following streets within the addition:

1. Twenty-Fourth Street Courts
2. Rutland and Rutland Courts
3. Gouverneur and Gouverneur Court
4. Ayesbury and Ayesbury Circle
5. Longfellow
6. Twenty-Fourth Street North
7. Winstead, Bromfield, Longwood and Hathway Circles

This is to place on notice all owners of lots and subsequent owners thereof within said addition that as a result of the above cited policy, said owners and subsequent owners thereof are responsible for seeing that sidewalks are installed or guaranteed by cash or other acceptable financial means as a precondition of the issuance of a building permit for all development occurring on lots or portions there of within \_\_\_\_\_

\_\_\_\_\_, Addition.

Signed this 2nd day of August, 1978.

Robert R. Foy  
\_\_\_\_\_  
\_\_\_\_\_

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

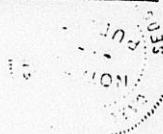
Be it remembered that on this 2nd day of August, 1978, before me, a notary public in and for said County and State, came Robert R. Foy, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Carolyn R. Owen  
Notary Public

My Appointment Expires:

My Appointment Expires May 17, 1981



CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Wichita Development Company, owner and plat-  
tor of Sycamore Village Third Addition, do hereby  
certify that petitions for the following improvements have been submitted to the  
Board of Commissioners of the City of Wichita, Kansas:

1. Water
2. Sanitary Sewer
3. Storm Sewer
4. Asphalt Paving
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for improvements, lots within  
Sycamore Village Third Addition may be subject to special  
assessments assessed thereto for the cost of construction the above-described im-  
provements.

Signed this 2nd day of August, 1978

Robert R. Fox

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 2nd day of August 1978, before  
me, a notary public in and for said County and State, came Robert R. Fox  
to me personally known to be the same person who executed the fore-going instrument  
of writing and duly acknowledge the execution of same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial  
seal the day and year above written.

Carolyn R. Owen  
Notary Public

My Appointment Expires: \_\_\_\_\_  
My Appointment Expires 12/31/81



*File*

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE August 3, 1978

TO Jack H. Galbraith, Chief Planner  
FROM Bill H. Otten, Chief Engineer-Water Engineering  
SUBJECT Sycamore Village 3rd Addition

The plattors of Sycamore Village 3rd Addition have submitted valid petitions for water benefit districts to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

*Bill H. Otten*  
Bill H. Otten, Chief Engineer  
Water Engineering Division

BHO:sd



TWO

PLEASE DO NOT FOLD OR MUTILATE

IMPORTANT - IF THIS STATEMENT IS \$10.00 OR LESS, IT MUST BE PAID IN FULL.

PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

LEGAL DESCRIPTION

PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, FIRST HALF DELINQUENT DEC. 21, SECOND HALF DELINQUENT JUNE 21, WITH INTEREST AT 10% PER ANNUM

17-0000-1000  
-0-0010-0000  
WICHITA 1400 00  
WICHITA 1400 00  
WICHITA 1400 00

MAKE CHECKS PAYABLE TO  
SEDGWICK COUNTY TREASURER  
WICHITA, KANSAS 67203 PH. (316) 268-7651

INTEREST  
7.79  
CA  
CK 779

PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE	INTEREST	PAID	RECEIPT NO.
7/28	31.03	501.20	5111
8/19	31.03	511.10	546134

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1977 REAL ESTATE TAX
7,000	100.100	6,997.00		6,997.00	3,498.50	3,498.50	1,577 REAL ESTATE TAX

INTEREST	TOTAL PAID	RECEIPT NO.

TWO

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PLEASE CONTACT COUNTY ASSESSOR ON QUESTIONS ABOUT ASSESSED VALUATION

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PLEASE INDICATE ANY CHANGE OF ADDRESS

DATE	INTEREST	PAID	RECEIPT NO.
7/28	31.03	501.20	5111
8/19	31.03	511.10	546134

VALUATION	MILL LEVY	GENERAL TAX	SPECIAL TAX	TOTAL TAX	FIRST HALF	SECOND HALF	1977 REAL ESTATE TAX
140	100.100	13,974.00	17.00	14,000.00	7,000.00	7,000.00	1,577 REAL ESTATE TAX

INTEREST	TOTAL PAID	RECEIPT NO.

MICROFILMED FROM THE BEST AVAILABLE COPY

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCullough*  
Secretary.

*Donald R. Hamilton*  
Authorized Signatory



SCHEDULE A

Number  
266100

Effective Date  
June 30, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown  
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:  
(Amended 10-17-70)

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

Wichita Development Company, a Delaware Corporation

3. The land referred to in this Commitment is described as follows:

Beginning at the center of Section 6, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence East along the North line of the Southeast Quarter of said Section bearing North 89° 20' 11" East, 2055.68 feet; thence North 0° 39' 49" West, 360.00 feet; thence North 55° 49' 21" East, 524.43 feet; thence North 89° 05' 38" East, 100.00 feet; thence South along the West line of Rock Road bearing South 0° 54' 22" East, 650.00 feet; thence South along the West line of Rock Road bearing South 1° 01' 03" East, 1325.92 feet; thence West along the South of the North ½ of said Southeast Quarter bearing South 89° 16' 18" West, 1276.59 feet; thence North 1° 04' 14" West, 30.00 feet; thence South 89° 16' 18" West, 1321.51 feet; thence North along the West line of said Southeast Quarter bearing North 0° 54' 32" West, 1298.84 feet to the point of beginning.

## SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1977 Taxes \$649.41 Exempt. Key #C-176-UP; Year 1977 Taxes \$188.08+ not paid. Key #C-169-UP; Year 1977 Taxes \$800.19+ not paid. Key #C-170-UP.
9. A right of way for road purposes, over the East 50 feet of captioned property, as disclosed by instruments filed March 11, 1958, in Book Misc. 617, Page 25 and Misc. Book 617, Page 27.
10. Easement over the South 50 feet of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 6, for construction and maintenance of an electric transmission line, as granted to Kansas Gas and Electric Company, in an instrument filed May 16, 1974, on Film 101, Page 1185, which instrument imposes restrictions as to the vertical height and horizontal distance of structures, buildings, or trees adjacent to said 50 foot easement.
11. Easement to the City of Wichita, for constructing and maintaining a drainage channel over, along and under the following property, Beginning at the Northeast Corner of Lot 1, Block 1, of Sycamore Village Addition; thence Easterly along the North line of said Sycamore Village Addition N 89° 16' 18" E, 92.61 feet; thence N 49° 10' 29" West, 738.82 feet; thence S 40° 49' 31" W, 30 feet; thence S 49° 10' 29" E, 641.48 feet; thence S 0° 54' 33" E, 42.12 feet to the point of beginning, as granted by instrument filed March 30, 1976, on Film 183, Page 1049.

(See Added Page)

(Schedule B continued)

Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

12. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.
13. Consolidated Mortgage dated March 5, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 5, 1973, in Book 50, Page 723. (With other property).
14. Supplemental First Mortgage dated May 4, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed May 4, 1973, in Book 57, Page 1437. (With other property).
15. Second Supplemental First Mortgage dated August 13, 1973, executed by Comotara, Inc., to First National Bank, filed November 1, 1973, in Book 80, Page 323. (With other property).
16. Mortgage dated October 15, 1973, executed by Wichita Land Company, to First National City Bank, filed December 7, 1973, in Book 83, Page 1281. (With other property).
17. Second Mortgage dated March 2, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 2, 1973, in Book 50, Page 342. (With other property).

July 6, 1978

Van Doren-Hazard-Stallings  
260 North Rock Road  
Suite 260  
Wichita, Kansas 67206

Re: S/D 78-24 - Final Plat of Sycamore Village III

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1978, 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 June 30, 1978.

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. Compliance with the requirements of the Metropolitan Area Planning Department.

8-3-78 ✓ Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

8-3-78 ✓ 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.

8-3-74 ✓ Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Comotara Properties, Inc., 2225 Hathway, 67226  
Dean Sellers, Assistant City Engineer

June 30, 1978

Van Doren-Hazard-Stallings  
260 North Rock Road  
Suite 250  
Wichita, Kansas 67206

Re: S/D 78-24 Final plat of Sycamore Village III

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 29, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of the final plat will be subject to the approval of the associated Community Unit Plan (DP-73) by the Board of City Commissioners.
- B. The floodways mentioned in the plat's text shall be defined on the face of the plat.  
8-8-79 *at - petition for storm sewer*  
Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.

8-7-78  
The applicant shall provide for the maintenance of all non-public open spaces and community facilities by means of a Homeowner's Association. Said Homeowner's Association shall be assured by the submission of a separate instrument forming the Homeowner's Association. This instrument shall be forwarded with the plat, when approved, to the City Commission and shall be recorded with the Register of Deeds.

8-4-78  
The applicant shall submit a covenant which states that 4 off-street parking spaces per dwelling unit will be provided for each lot adjacent to the 29-foot streets. The covenant shall also state that on-street parking will be allowed on only one side of the 29 foot streets.  
*includes  
in notice  
of additional  
parcels*

Re: S/D 78-24  
June 30, 1978  
Page Two

8-876 *plotted* ✓ The applicant shall guarantee the paving of all streets.

8-878 *plotted* ✓ The applicant shall guarantee the extension of sanitary sewer to serve all lots.

9-478 *plotted* ✓ The applicant shall guarantee the extension of City water to serve all lots.

*plotted* ✓ Sidewalks will be required adjacent to both sides of all streets except Rock Road. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

*plotted* ✓ In accordance with the C.U.P. setbacks from Rutland and 24th Street North shall be 25 feet as these streets are collectors.

*plotted* ✓ Recording of the plat within 30 days after approval by the City Commission.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 6, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:et

cc:

Dean Sellers, Assistant City Engineer  
Comotara Properties, Inc., 2225 Hathway, Wichita, Ks 67226

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-24 Name Sycamore Village III  
Date Application Rec'd. 3-27-78 Preliminary Approval 4-6-78  
Scheduled S/D Meeting 6-29-78

DESCRIPTION

General Location West side of Rock Road in an area north of 21st Street

Owner Comotara Development Corp.  
Surveyor/Engineer Bill G. Yung, Design  
Address 1355 N. Waco (67203) Phone 264-0676

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>84.7±</u>                            | 7. Lineal Feet of New Streets:                             |
| 2. Number of Lots:   | a. <u>70</u> R/W <u>2900</u> ft.                           |
| Residential <u>139</u>   | b. <u>58</u> R/W <u>5500</u> ft.                           |
| Commercial _____   | c. _____ R/W _____ ft.                                     |
| Industrial _____   | d. _____ R/W _____ ft.                                     |
| Other (Church) <u>2</u>  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>141</u>                                  | TOTAL <u>8400</u> ft.                                      |
| 3. Minimum Lot Frontage <u>80@ setback</u> ft.                   | 8. Sidewalk adjacent to all streets? <u>x</u> yes _____ no |
| 4. Minimum Lot Area <u>9200</u> ft.                              |  |
| 5. Existing Zoning <u>AA</u>                                     |  |
| 6. Proposed Zoning <u>AA with CUP</u>                            |  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____           |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____       |  |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |  |
| 12. City of Wichita <u>yes</u> : Three-Mile Area _____           |  |

STAFF COMMENTS:

- A. Approval of the final plat will be subject to the approval of the associated Community Unit Plan (DP-73) by the Board of City Commissioners.
- B. The Department of Public Works shall be prepared to comment on the applicant's drainage plan. If the plan has not been approved, it is recommended that this plat be deferred until the drainage plan is approved.
- C. The floodways mentioned in the plat's text shall be defined on the face of the plat.
- D. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- E. The applicant shall provide for the maintenance of all non-public open spaces and community facilities by means of a Homeowner's Association. Said Homeowner's Association shall be assured by the submission of a separate instrument forming the Homeowner's Association. This instrument shall be forwarded with the plat, when approved, to the City Commission and shall be recorded with the Register of Deeds.
- F. The applicant shall submit a covenant which states that 4 off-street parking spaces per dwelling unit will be provided for each lot adjacent to the 29-foot streets. The covenant shall also state that on-street parking will be allowed on only one side of the 29 foot streets.
- G. The applicant shall guarantee the paving of all streets.
- H. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- I. The applicant shall guarantee the extension of City water to serve all lots.

- J. Sidewalks will be required adjacent to both sides of all streets except Rock Road. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- K. In accordance with the C.U.P. setbacks from Rutland and 24th Street North shall be 25 feet as these streets are collectors.
- L. Since no zero lot line development plan for Blocks 1 and 2 was submitted with the final plat, it is assumed that development of these blocks will be according to ordinance setbacks. (See general provision #14 of the C.U.P.)
- M. Recording of the plat within 30 days after approval by the City Commission.

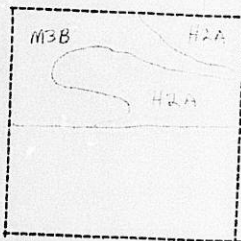
PROPERTY NAME: Sycamore Village III

LOCATION: Generally located on the west side of Rock Road in an area north of 21st.

MAILED TO: Bill Yung  
Design Consultant  
13th & Waco  
1355 N. Waco  
Wichita, Ks. 67203

PREPARED BY: Larry L. Henry  
District Conservationist  
USDA-Soil Conservation Service  
4100 Maple, Wichita, Kansas  
942-8422 67209

REQUESTED BY: Wichita-Sedgwick County  
Metropolitan Area Planning  
Commission



Scale: 4" equals 1 mile

Situation and/or Problems:

Cover must be maintained on this area at all times. This soil is tight so added problems do exist during development.

SymbolsSoilSOILS LEGENDBrief Description

H2A IIIe-1

Goessel silty clay,  
1 to 2 percent slopes

Deep, gently sloping, moderately well and well drained soils on uplands and terraces. These soils have medium runoff and high available water capacity. Permeability is very slow and moderate.

H2B IIe-1

Farnum loam, 1 to 3  
percent slopes

Deep, gently sloping, well drained soils on terraces and uplands. These soils have medium runoff and high available water capacity. Permeability is moderate and slow.

April 6, 1978

Bill G. Yung, Design  
1355 N. Waco  
Wichita, Kansas 67203

Re: S/D 78-24 Preliminary plat of Sycamore Village III

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 6, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of the plat is subject to the approval of an amendment to the associated Community Unit Plan, DP-73 to permit reduction of the required building setbacks from 25 feet to 20 feet and the development of the property with single family and church uses. No final plat shall be submitted until the amendment to the associated C.U.P. has been approved.  
*M.A.P.C. approved 6-8-78 B.C.C. Consideration 7-3-78*
- B. The applicant shall provide for the maintenance of all non-public open spaces and community facilities by means of a Homeowner's Association. Said Homeowner's Association shall be assured by the submission of a separate instrument forming the Homeowner's Association. This instrument shall be forwarded with the plat, when approved, to the City Commission.
- C. A drainage plan shall be submitted to the Public Works Department for review and approval prior to the submission of a final plat.
- D. Complete access control adjacent to Rock Road shall be indicated on the landscape buffer in Block 5 and access control except for two openings shall be labeled on each church site.
- E. Concurrent with or prior to the submission of the final plat, the applicant shall submit two "marked" copies of the plat in-

dicating which side of the 58-foot streets is to be designated for parking.

- F. The applicant shall guarantee that 4 off-street parking spaces will be provided on each lot adjacent to the 58 foot streets.
- G. The applicant shall guarantee the paving of all streets.  
*for each lot or lots*
- H. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- I. The applicant shall guarantee the extension of City water to serve all lots.
- J. Sidewalks are required adjacent to all streets except Rock Road. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- K. Easements and street name changes as shown on the engineer's marked copy of the preliminary plat shall be shown on the final plat.
- L. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer  
Comotara Development Corporation, 2225 Hathway Circle, Wichita,  
Kansas 67226  
Van Doren-Hazard-Stallings, 260 North Rock Road, Suite 250, Wichita,  
Kansas 67206

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-24 Name Sycamore Village III  
Date Application Rec'd. 3-27-78 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-6-78

DESCRIPTION

General Location West side of Rock Road in an area north of 21st Street

Owner Comotara Development Corporation  
Surveyor/Engineer Bill G. Yung, Design  
Address 1355 N. Waco, (67203) Phone 264-0676

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>84.7±</u>                            | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:   | a. <u>70</u> R/W <u>2900</u> ft. |
| Residential <u>139</u>   | b. <u>58</u> R/W <u>5500</u> ft. |
| Commercial _____   | c. _____ R/W _____ ft.           |
| Industrial _____   | d. _____ R/W _____ ft.           |
| Other (Church) <u>2</u>  | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>141</u>                                  | TOTAL <u>8400</u> ft.            |
| 3. Minimum Lot Frontage <u>80@ setback</u> ft.                   | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>9200</u> ft.                              | streets? <u>x</u> yes _____ no   |
| 5. Existing Zoning <u>AA</u>                                     |                                  |
| 6. Proposed Zoning <u>AA with CUP</u>                            |                                  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____           |                                  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____       |                                  |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |                                  |
| 12. City of Wichita <u>yes</u> : Three-Mile Area _____           |                                  |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of an amendment to the associated Community Unit Plan, DP-73 to permit reduction of the required building setbacks from 25 feet to 20 feet and the development of the property with single family and church uses. No final plat shall be submitted until the amendment to the associated C.U.P. has been approved.
- B. The applicant shall provide for the maintenance of all non-public open spaces and community facilities by means of a Homeowner's Association. Said Home Owner's Association shall be assured by the submission of a separate instrument forming the Home Owner's Association. This instrument shall be forwarded with the plat, when approved, to the City Commission.
- C. Access control to Rock Road on the two "church sites", Lots 10 and 11, Block 4, will need to be discussed at the Sub-division Committee meeting.
- D. Complete access control adjacent to Rock Road shall be indicated on the landscape buffer in Block 5.
- E. Since the plat proposes to utilize the new 58 foot right-of way standard of the Subdivision Regulations, the applicant shall designate on which side of the 58 foot streets parking will be permitted.
- F. The applicant shall guarantee that 4 off-street parking spaces will be provided on each lot adjacent to the 58 foot streets.
- G. The applicant shall guarantee the paving of all streets.
- H. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- I. The applicant shall guarantee the extension of City water to serve all lots.
- J. Sidewalks are required adjacent to all streets except Rock Road.

- K. The applicant shall submit a document to be recorded with the Register of Deeds acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- L. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.,
- M. Requirements for a final plat ( see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5950  
Section No.: Sec. 6  
Twp. No.: 27S  
Range: 2E

78-24

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Sycamore Village III  
General Location: Comotara - North of Sycamore Village Located at  
21st Street North & Rock Road west side of Rock Road in an area  
north of 21st Street  
Name of Property Owner: Comotara Development Corporation  
Address: 2225 Hathway, Wichita, KS 67226 Phone: 686-7451  
Name of Subdivider: Comotara Properties Inc.  
Address: 2225 Hathway, Wichita, KS 67226 Phone: 686-7451  
Name of Agent/Surveyor: Bill G. Yung, Design  
Address: 1355 N. Waco, Wichita, KS 67203 Phone: 264-0676  
Date of Application: March 27, 1978

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 84.7 $\frac{1}{2}$  acres
2. Number of Lots:
  - Residential 139
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other Church 2
  - Total Number of Lots 141
3. Minimum Lob Frontage 80 @ setback ft.
4. Minimum Lot Area 9200 ft.
5. Existing Zoning AA
6. Proposed Zoning AA with CUP
7. Lineal Feet of New Streets:
  - a. 70' R/W 2900 ft.
  - b. 58' R/W 5500 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets?  yes  no
9. Public Water Supply Yes (Yes-No), Name \_\_\_\_\_
10. Public Sanitary Sewers Yes (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita yes Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202.

Received by L.O.  
Date 3-27-78  
Fee Submitted 470<sup>00</sup>

FORM 223

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan <del>Fee</del>	Cement	M.S.P.

DESCRIPTION AMOUNT

*[Handwritten description]*

NAME

ADDRESS

FUND DUE DATE

COMMENTS

DATE BY

March 13, 1978

Mr. Bill G. Yung  
1355 North Waco  
Wichita, Kansas 67203

Re: S/D 78-24 Sycamore Village Third Addition sketch plat

Dear Bill:

We have reviewed your sketch plat for Sycamore Village Third Addition and offer the following comments.

1. The Comotara C.U.P. will have to be amended to permit single family dwellings and churches. A preliminary plat may be filed at the same time as the C.U.P. but no final plat can be processed until the C.U.P. is amended.
2. If you are desirous of utilizing the newly adopted street standards, changes in the street rights-of-way shown on this sketch plat may be applicable. Street names should be shown on the preliminary plat.
3. In order for the adequacy of the floodway to be determined, additional information as to the amount of run off which will be channeled thru there will be needed. You should contact the Flood Control office about this before submitting a preliminary plat.
4. If the landscape buffers are not to be a part of the adjacent lots, a homeowner's agreement providing for their maintenance, as well as the maintenance of the floodway and open space will be needed.

With these comments in mind, we hereby authorize the submission of a preliminary plat for review by the Subdivision Committee.

If you have any questions regarding this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:et