SEDGWICK COU

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

December 29, 1994

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

Re: S/D 94-81 WILDERNESS AT THE PARK 2ND ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: A. J. and Carol Soerries, 1350 N. Firefly, Wichita, KS 67235
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

A. As requested by City Engineering, the applicant shall submit an agreement for the redistribution of assessments involved in the development of this site.

B. To assure that this Addition has both the rights to use but also is responsible for the costs of maintaining the Reserves platted as part of the "1st" Addition, the applicant shall either submit copies of existing documents which establish such a situation or submit a new covenant for recording which satisfies such a condition.

C. As indicated in the platting binder, a Mortgage on this site was also being held by Twin Lakes State Bank. The final plat tracing shall either indicate this banks as a signee or proof provided that this mortgage has been released or that the mortgage has been assigned to Emprise Bank.

D. On the final plat tracing, the MAPC signature block shall be amended to indicate John McKay, Jr. as Chairman.

E. 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.

F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

G. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

I. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8

December 29, 1994

STAFF REPORT
(Final Plat Approved 12/22/94)

CASE NUMBER: S/D 94-81 WILDERNESS AT THE PARK 2ND ADDITION

OWNER/APPLICANT: A. J. and Carol Soerries, 1350 N. Firefly, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of Denene and Maize Road

SITE SIZE: 30,331 sq. ft.

NUMBER OF LOTS

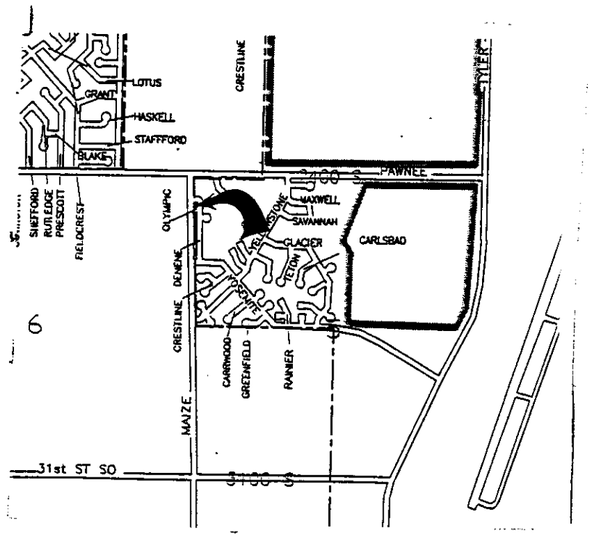
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



WILDERNESS AT THE PARK 2ND

AN ADDITION TO

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WILDERNESS AT THE PARK 2ND", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the land described as and being a replat of Lot 1, Block 3, Reserve B, Reserve C, and Olympic Street, Wilderness at the Park, an Addition to Wichita, Sedgwick County, Kansas, together with Lot 2 Block 2, The Park, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the N.W. 1/4 of Sec. 5, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots, and a block, to be known as "WILDERNESS AT THE PARK 2ND", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to to or from Maize Road over and across the West Line of lots 1, 2, and 3, Block 1, are hereby granted to the City of Wichita, Kansas.

_____ _____
A. J. Soerries Carrol M. Soerries

_____ _____
Philip K. Wolcutt Shellie R. Wolcutt

State of Kansas)
Sedgwick County) SS The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by A. J. Soerries and Carrol M. Soerries, husband and wife.

_____ Notary Public
My App't Exp. _____

State of Kansas)
Sedgwick County) SS The foregoing instrument was acknowledged before me this _____ day of _____, 199__, by Philip K. Wolcutt and Shellie R. Wolcutt, husband and wife.

_____ Notary Public
My App't Exp. _____

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/22/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-22-94

~~We, the undersigned,~~ holders of a mortgage on the above described property do hereby consent to this plat of "WILDERNESS AT THE PARK 2ND", an Addition to Wichita, Sedgwick County, Kansas.

Emprise Bank

OFFICE COPY
DO NOT REMOVE

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me this _____ day of _____, 199__, by _____, _____ of Emprise Bank, on behalf of the bank.
(Title)

_____ Notary Public
My App't Exp. _____

This plat of "WILDERNESS AT THE PARK 2ND", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and ~~approved by the Wichita-Sedgwick County Metropolitan Area~~ Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 199__.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John W. McKay, Jr.

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 199__.

_____ Mayor
Elma Broadfoot

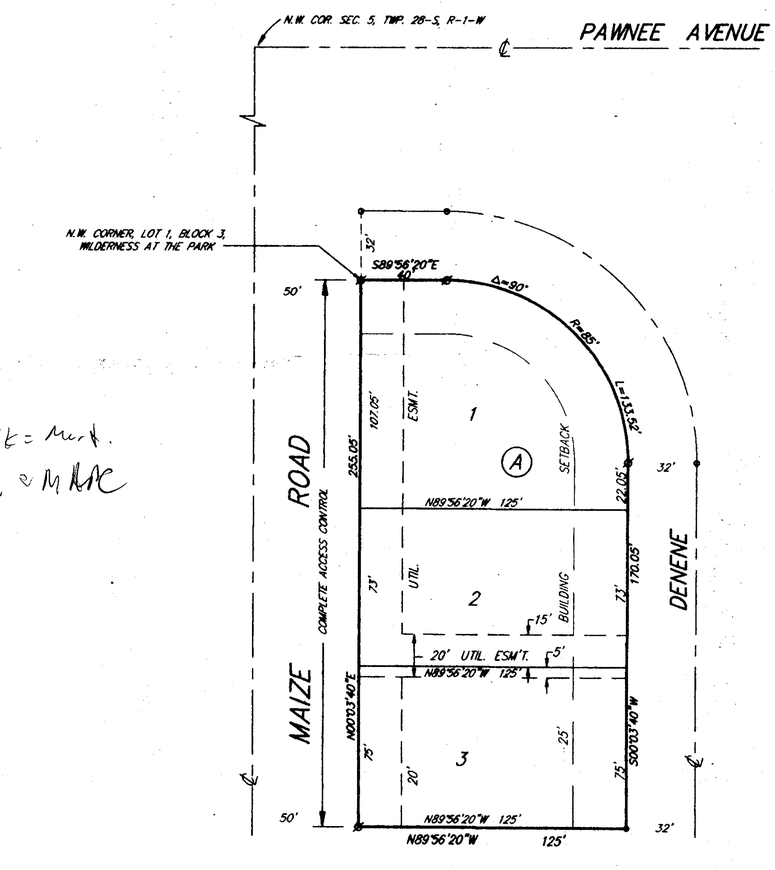
_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 199__.

_____ County Clerk
Susan E. Crockett-Spoon

Swinhart BK = Mark.
J. McK Jr = MAC

SCALE
1" = 40'
● = 1/2" Rebar w/"BAUGHMAN" Cap (set)
Ø = 1/2" Rebar w/"BAUGHMAN" Cap (found)



State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 199__, _____ o'clock ___ .M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa