

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water across this site's frontage to Ridge Road.
- B. Applicant shall submit, for recording with this plat, the cross-lot drainage agreement required by the drainage plan for this property. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- C. The final plat tracing shall indicate complete access control for the south 60 feet of Lot 2.
- D. Because of changes being made in the MAPC's membership, on the final plat tracing the MAPC chairman's signature block should be left blank or if a new chairman is appointed before the tracing is submitted, that name should be indicated.
- 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. 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 City Council.

METROPOLITAN AREA PLANNING COMMISSION

August 12, 1993

STAFF REPORT
(Final Plat Approved 8/5/93)

CASE NUMBER: S/D 93-46 BROCK ADDITION

OWNER/APPLICANT: Patice Properties, Attn: Paul Brock, P. O. Box 1615,
Pebble Beach, CA 93953

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

LOCATION: Northwest of 13th Street North and Ridge Road

SITE SIZE: 2.87 Acres

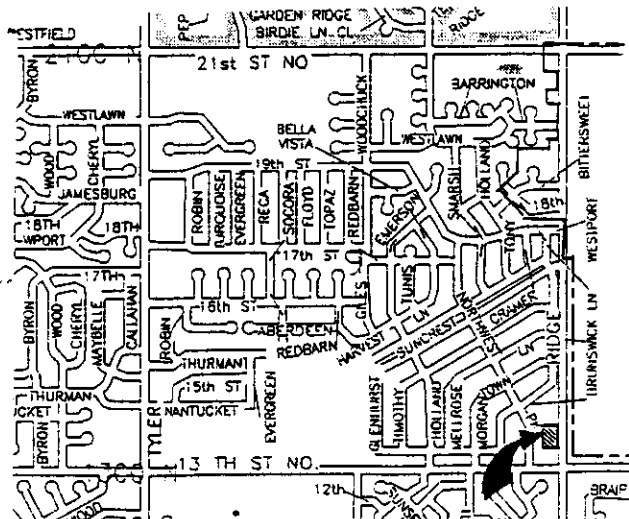
NUMBER OF LOTS

- Residential:
- Office:
- Commercial: 2
- Industrial:
- Total: 2

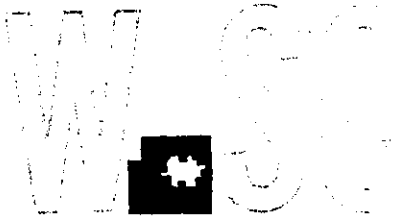
MINIMUM LOT AREA: 1.0 Acre

CURRENT ZONING: LC

VICINITY MAP:



COPY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 16, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-46 - BROCK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 12, 1993, 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 August 5, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

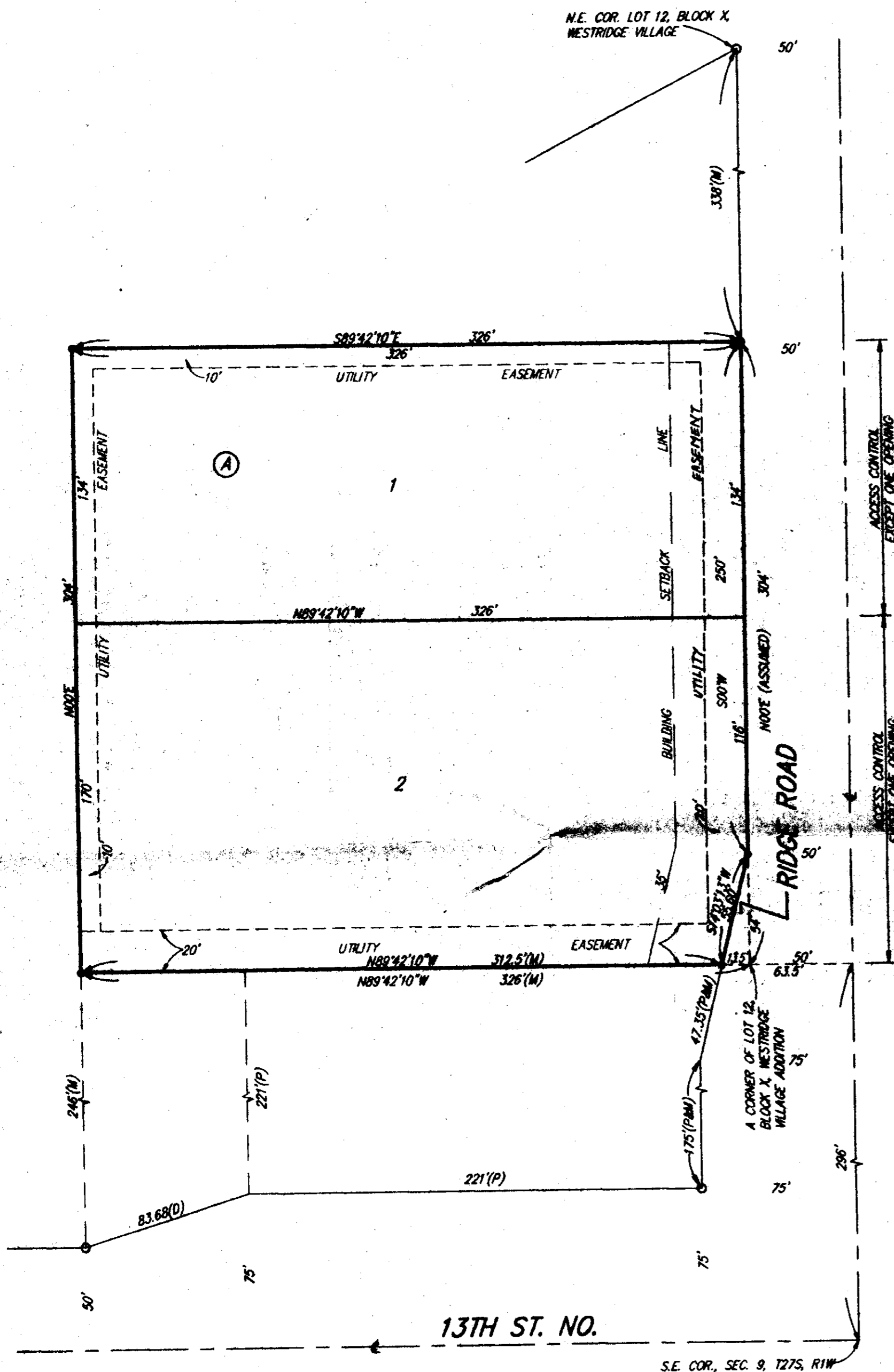
Don Losew
Senior Planner

DL:rh

cc: Patice Properties, Attn: Paul Brock, P. O. Box 1615, Pebble Beach, CA 93953
Mike Lindebak, City Engineer

BROCK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
 County of Sedgwick)
 We, Baughman Company P.A., Surveyors in
 aforesaid county and state do hereby certify that we have surveyed
 and platted "BROCK ADDITION" to Wichita, Sedgwick County, Kansas, and
 that the accompanying plat is a true and correct exhibit of the property
 surveyed, described as and being a replat of that part of Lot 12, Block X,
 Westridge Village, Sedgwick County, Kansas, beginning at a corner of said
 Lot 12, said corner being 50 feet west and 296 feet north of the S.E.
 Corner of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County,
 Kansas; thence west parallel with the south line of said S.E. 1/4 and
 along a line of said Lot 12 and extended, 326 feet; thence north parallel
 with the east line of said S.E. 1/4, 304 feet; thence east parallel with
 the south line of said S.E. 1/4, 326 feet to the east line of said Lot 12;
 thence south along the east line of said Lot 12 and parallel with the
 east line of said S.E. 1/4, 304 feet to the point of beginning.

All being situated in the SE 1/4 of Sec. 9, Twp. 27-S, R-1-W of
 the 6th P.M., Sedgwick County, Kansas.
 Existing public easements and dedications being vacated by
 virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

 Gregory F. Severns
 Surveyor

Know all men by these presents that we,
 the undersigned, have caused the land described in the surveyors
 certificate to be platted into lots, a block, and a street to be known
 as "BROCK ADDITION", Wichita, Sedgwick County, Kansas. The utility
 easements are hereby granted as indicated for the 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 Ridge Road over and across the east lines of Lots 1 and 2 are
 hereby granted to the City of Wichita, Kansas provided, however, that
 Lots 1 and 2 shall have access to Ridge Road at one location each
 as shall be determined by the City Engineer of the City of Wichita,
 Kansas.

PATICE Properties, LLC

 Celeste Silva-Brock
 Member

State of Kansas)
 Sedgwick County)
 The foregoing instrument acknowledged be-
 fore me, this _____ day of _____, 1993, by Celeste Silva-Brock,
 Member, PATICE Properties, LLC, on behalf of the Company.

 Notary Public
 My App't. Exp. _____

This plat of "BROCK ADDITION", 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 _____, 1993.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

 L. O. Breckenridge, Jr.
 Chairman

 Marvin S. Krout
 Secretary

This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this _____ day of _____, 1993.

 Elma Broadfoot
 Mayor

 Pat Burnett
 Deputy City Clerk

Entered on transfer record this _____ day
 of _____, 1993.

 Susan E. Crockett-Spoon
 County Clerk

State of Kansas)
 Sedgwick County)
 This is to certify that this plat has been
 filed for record in the office of the Register of Deeds, this _____ day
 of _____, 1993, at _____ o'clock _____ M. and is duly
 recorded.

 Pat Kettler
 Register of Deeds

 Ed Resa
 Deputy

- = 1/2 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)

FOUND CORNERS ARE OF UNIDENTIFIED
 ORIGIN UNLESS IDENTIFIED ON SKETCH

BEARING BASE = ASSUMED

- (P) = PLATTED
- (D) = DESCRIBED
- (M) = MEASURED

