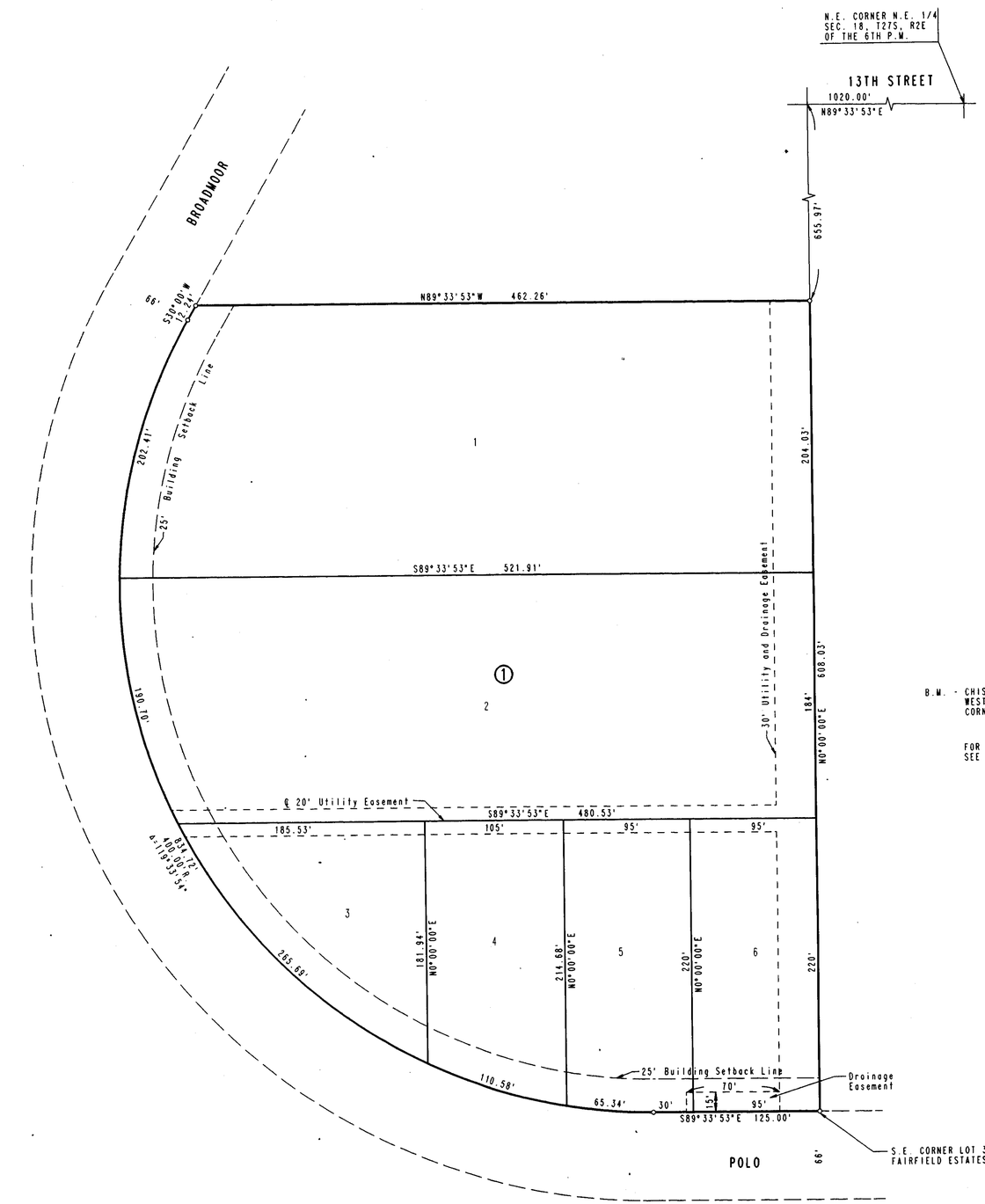
FINAL PLAT

CAPITAL ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/8/93 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-9-93



SCALE: 1"=50'

o = 3/4" IRON FD.

B.M. - CHISELED "O" SOUTH END CURB RETURN WEST SIDE OF ROCK ROAD AT EAST 1/4 CORNER SEC. 18, T27S, R2E. ELEV.=1179.18 CITY DATUM

FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-146

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IS AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED CAPITAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK THE SAME BEING A REPLAT OF AND DESCRIBED AS: LOT 3, BLOCK 1, FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 605.97 FEET THEREOF.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A BLOCK, THE SAME TO BE KNOWN AS CAPITAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. ALL PORTIONS OF LOT 3, BLOCK 1, FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH 605.97 FEET THEREOF, AND THAT PORTION OF DRAINAGE EASEMENT ON SUBJECT PROPERTY AS PER FILM 1328, PAGE 619 ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED. FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-146.

OWNER: FAIRFIELD PARTNERS

BY: CAPITAL ENTERPRISES, INC.
GENERAL PARTNER

BY: _____, VICE PRESIDENT
SHAROL RASBERRY

BY: CAPITAL APARTMENTS, L.P., PARTNER
BY: CAPITAL ENTERPRISES, INC.
GENERAL PARTNER

BY: _____, VICE PRESIDENT
SHAROL RASBERRY

CAPITAL ENTERPRISES, INC. AND CAPITAL APARTMENTS, L.P. ARE ALL THE PARTNERS OF FAIRFIELD PARTNERS.

STATE OF KANSAS)
) SS
COUNTY OF KANSAS)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME SHAROL RASBERRY, VICE PRESIDENT OF CAPITAL ENTERPRISES, INC., GENERAL PARTNER OF FAIRFIELD PARTNERS AND ALSO ON BEHALF OF CAPITAL APARTMENTS, L.P. PARTNER OF FAIRFIELD PARTNERS AND TO ME BEING THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME AS THE VOLUNTARY ACT AND DEED OF ALL THE PARTNERS OF FAIRFIELD PARTNERS. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS ____ DAY OF _____, 1993.

_____, CHAIRMAN
L.O. BRECKENRIDGE, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1993.

_____, MAYOR
ELMA BROADFOOT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTER ON TRANSFER RECORD THIS _____ DAY OF _____, 1993.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

F. 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.

G. As requested by the applicant, the final plat tracing may combine Lots 5 and 6 into one lot; that is, the final plat tracing may indicate 5 rather 6 lots.

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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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 15, 1993 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: Fairfield Partners, c/o Sharol Rasberry, 300 N. Main - Suite 200, Wichita, KS 67202
George Sherman, SPSH, Inc., 224 E. Douglas - #500, Wichita, KS 67202
Mike Lindebak, City Engineer

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

July 9, 1993

P.E.C., P.A.
Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 93-42 CAPITAL ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 8, 1993, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As requested by City Engineering, the applicant shall submit square footage information and/or an agreement for the redistribution of existing specials. New guarantees shall also be provided for the extension of sanitary sewer and drainage improvements. — dwy w/ [illegible] lot split — % S.S.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. The applicant is reminded that if this area is to be developed for Office uses, as indicated by the CUP, DP-146, a 35' building setback to Broadmoor/Polo is required, even though a 25-foot building setback is being shown on the plat. The applicant may, however, eliminate the setback from the face of the plat and reference in a note that the setbacks are per the CUP.

D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

E. 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.

STAFF COMMENTS:

A. As requested by City Engineering, the applicant shall submit square footage information and/or an agreement for the redistribution of existing specials. New guarantees shall also be provided for the extension of sanitary sewer and drainage improvements.

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

AGENDA ITEM NO. 2-3

METROPOLITAN AREA PLANNING COMMISSION

July 15, 1993

STAFF REPORT
(Final Plat Approved 7/8/93)

CASE NUMBER:	S/D 93-42 - CAPITAL ADDITION
OWNER/APPLICANT:	Fairfield Partners, c/o Sharol Rasberry, 300 N. Main - Suite 200, Wichita, KS 67202
AGENT:	George Sherman, SPSH, Inc., 224 E. Douglas, #500, Wichita, KS 67202
SURVEYOR/ENGINEER:	P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202
LOCATION:	South of 13th Street North and west of Rock Road
SITE SIZE:	6.4 Acres
NUMBER OF LOTS	
Residential:	
Office:	6
Commercial:	
Industrial:	
Total:	6
MINIMUM LOT AREA:	0.48 Acres
CURRENT ZONING:	"BB"
PROPOSED ZONING:	"BB" (DP-146)

VICINITY MAP:

