

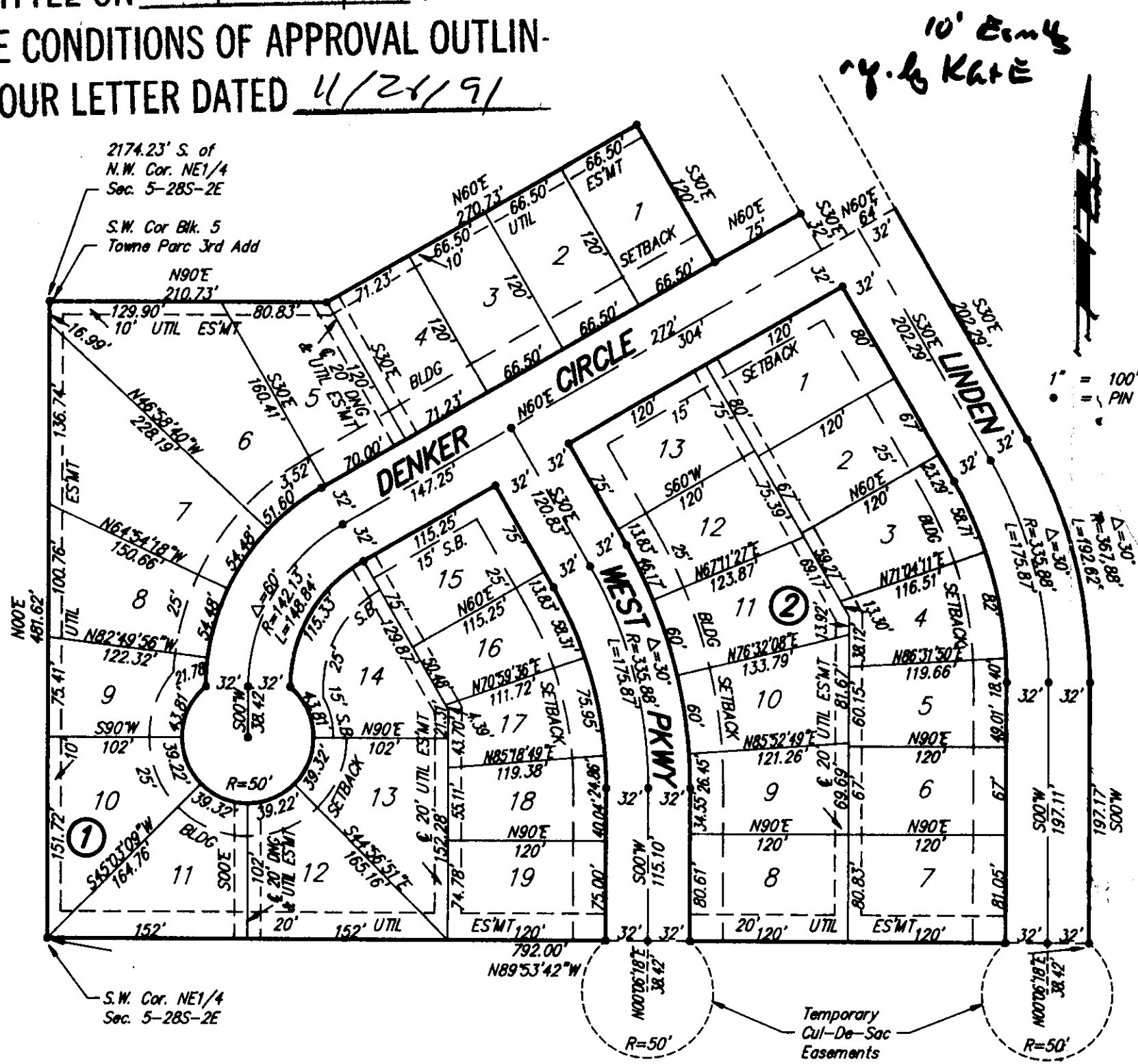
FINAL PLAT
TOWNE PARC 4TH ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/25/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/21/91

WICHITA, SEDGWICK COUNTY, KANSAS

10' E. 1/4
Ry. & K&E

State of Kansas)
Sedgwick County) SS
of said county and state



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 "TOWNE PARC 4TH ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as that part of the W1/2 of the
NE1/4 of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick
County, Kansas, commencing at the N.W. Corner of said NE1/4;
thence S 00° W, along the west line of said NE1/4, 2174.23 feet to
the S.W. Corner of Lot 1, Block 5, Towne Parc 3rd Addition, Wichita,
Sedgwick County, Kansas for a place of beginning; thence N 90° E,
along the south line of said Block 5, 210.73 feet; thence N 60° E,
along the southeasterly line of said Block 5, 270.73 feet to the north-
westerly most corner of Lot 8, in said Block 5; thence S 30° E,
120 feet to the southwesterly most corner of Lot 8, in said Block 5;
thence N 60° E, 75 feet to the southeasterly most corner of Lot 8,
in said Block 5; thence S 30° E, 32 feet; thence N 60° E, 64 feet;
thence S 30° E, 202.29 feet to the P.C. of a curve to the right,
having a radius of 367.88 feet and a central angle of 30°; thence
southerly, along said curve, 192.62 feet; thence S 00° W, 197.17 feet
to the south line of said NE1/4; thence N 89°53'42" W, along the
south line of said NE1/4, 792 feet to the S.W. Corner of said NE1/4;
thence N 00° E, along the west line of said NE1/4, 481.62 feet to
the place of beginning.

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

Baughman Company, P.A.

Date _____

Mark A. Savoy

*This plat of "TOWNE PARC 4TH 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 _____ 199__

Wichita-Sedgwick County Metropolitan Area Planning Commission

George D. Sherman 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 _____, 199____.

_____, Mayor
Bob Knight

Pat Burnett Deputy City Clerk

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

Don Wright County Clerk

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 Streets to be known as "TOWNE PARC 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

I.T.J. Investments, Inc.

Irma N. Jacoby President

Bernard Novick

Betty Novick

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 199__, by Irma N. Jacoby,
President of I.T.J. Investments, Inc., on behalf of the Corporation and
Bernard Novick and Betty Novick, husband and wife.

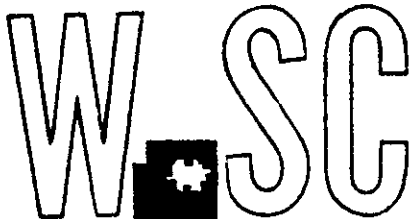
My App't. Exp. _____ Notary Public

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__, at ____ o'clock ____ M; and is duly
recorded.

Pat Kettler

Ed Resa Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 6, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-57 Towne Parc 4th Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1991, 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 November 27, 1991.

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

cc: I.T.J. Investments, Inc., 418 S. Forestview Ct., Wichita, KS
67235

Mike Lindebak, City Engineer

FILE COPY

*Brent called
4/6/92
Indicated
turn in copies, 2+ months ago*

- M. 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.
- N. 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.
- O. On the final plat tracing the MAPC signature block shall be amended to indicate Christoper J. Goebel as chairman.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.

December 5, 1991

STAFF REPORT
(Final Plat Approved 11/25/91,
Preliminary Plat Approved 11/14/91)

CASE NUMBER: S/D 91-57 - TOWNE PARC 4TH ADDITION

OWNER/APPLICANT: I.T.J. Investments, Inc., 418 S. Forestview Ct., Wichita, KS 67235

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

LOCATION: South of Pawnee between Rock Road and Webb Road

SITE SIZE: 9.2 Acres

NUMBER OF LOTS

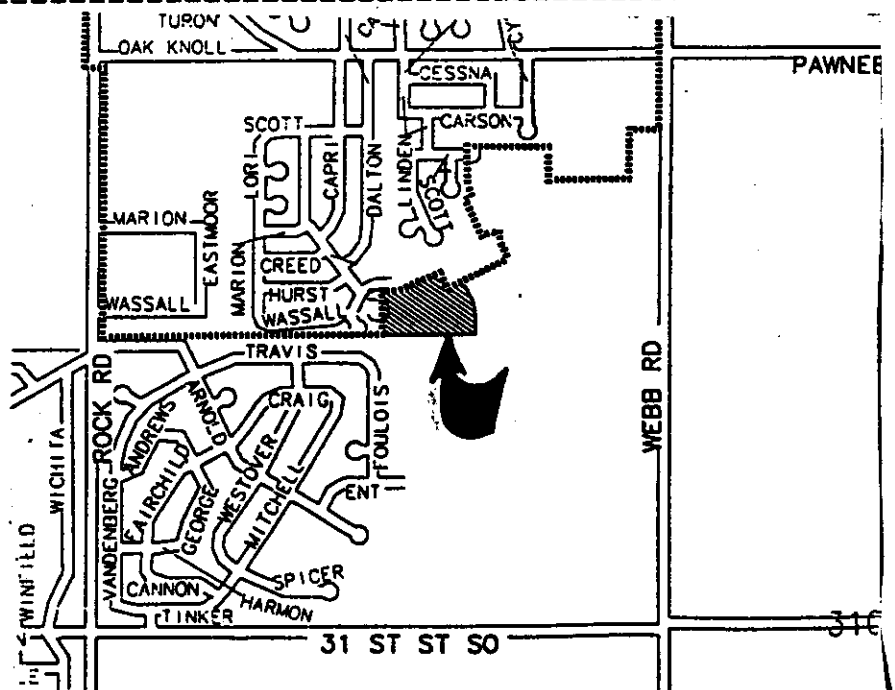
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 7,980 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" Single Family Dwelling (Upon Annexation)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks being constructed along the east side of Linden.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In order to allow for the lot sizes being platted, the applicant has filed for annexation to Wichita. This plat will not be scheduled for City Council review until annexation has occurred.
- H. The applicant shall grant by separate instrument, temporary culs-de-sac for the termination of West Parkway and Linden. This instrument shall indicate that the temporary dedications will expire upon the extension of each street into subsequent developments.
- I. Although it does not appear that the 20 foot utility and drainage easements shown between Lots 4 and 5 and Lots 11 and 12, Block 1, are intended for sanitary sewer the applicant shall confirm with City Engineering if a 20-foot easement would be acceptable if the easements are intended for such uses.
- J. 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.
- K. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell.
- 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.