

public street and utilities as is proposed by the applicant to the Planning Commission. If the Director of Planning has question as to whether this site can in fact be adequately served, then the site plan shall be submitted to the Subdivision Committee for their review and deliberation. A copy of this plan shall also be submitted to the Fire Department, City Engineering and Water Department for review and approval.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- 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.
- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

May 24, 1990

STAFF REPORT
(Final Plat Approved 5/17/90)

CASE NUMBER: S/D 90-32 - TIMBER CHAPEL ADDITION

OWNER/APPLICANT: Cerebral Palsy Research Foundation of Kansas, Inc., Attn: Joe Korst, 2021 N. Old Manor, Wichita, KS 67268

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 21st Street North; east of Oliver at Shadybrook Ct.

SITE SIZE: 3.8 Acres

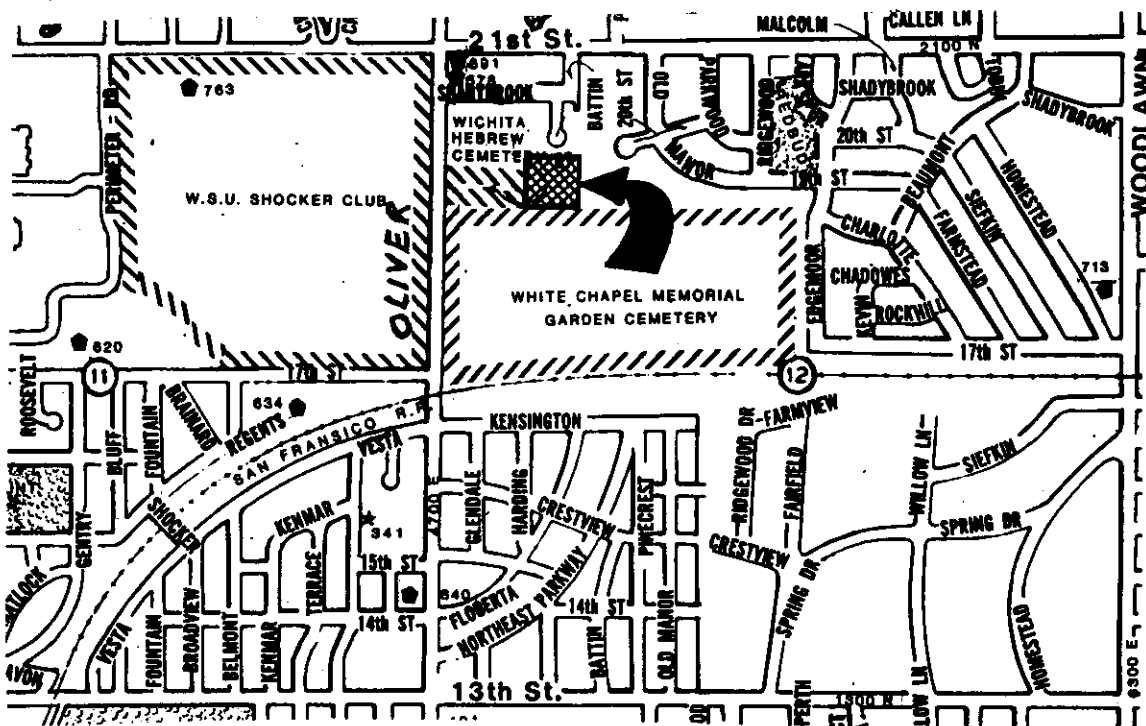
NUMBER OF LOTS

Residential:	1 (chapel)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.8 Acres

CURRENT ZONING: "B" Multiple Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Guarantees for the construction of sanitary sewer, City Water and street paving may be held until such time as Shadybrook Court is to be constructed.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit, for recording with the plat, the temporary ingress and egress and joint utility agreement tying this site with Lot 1, The Timbers Addition. The text of the agreement shall specify that the agreement runs with the land and is binding on future owners and assigns until such time as Shadybrook Court is constructed.
- G. Regarding Reserve A of Timbrook 3rd Addition, which was platted for private drive purposes, the applicant shall provide a restrictive covenant which sets forth construction and maintenance responsibilities of the improvements required for access through this reserve. This covenant shall also indicate that these improvements will be constructed upon the construction of Shadybrook Court. The text of the covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- H. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- I. Since this site does not benefit from direct access to public right-of-way or direct access to public utilities, the applicant shall submit to the Planning Department a site layout plan for review prior to this plat being scheduled for the City Council. This site plan shall include the location and dimension of all proposed structures, location of temporary and future driveways; location of parking areas and circulation patterns (both pedestrian and vehicular); location of public and private sewer and water line tie-ins; and location/distance to nearest fire hydrant. The Director of Planning shall review this site plan to ensure the applicant can meet the requirements of access to a

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 29, 1990

Cerebral Palsy Research Foundation
of Kansas, Inc., Attn: Joe Korst
2021 N. Old Mano
Wichita, KS 67268

Re: S/D 90-32 TIMBER CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, 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 May 18, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

FILE COPY

A handwritten signature in dark ink, appearing to read "Don Losew".

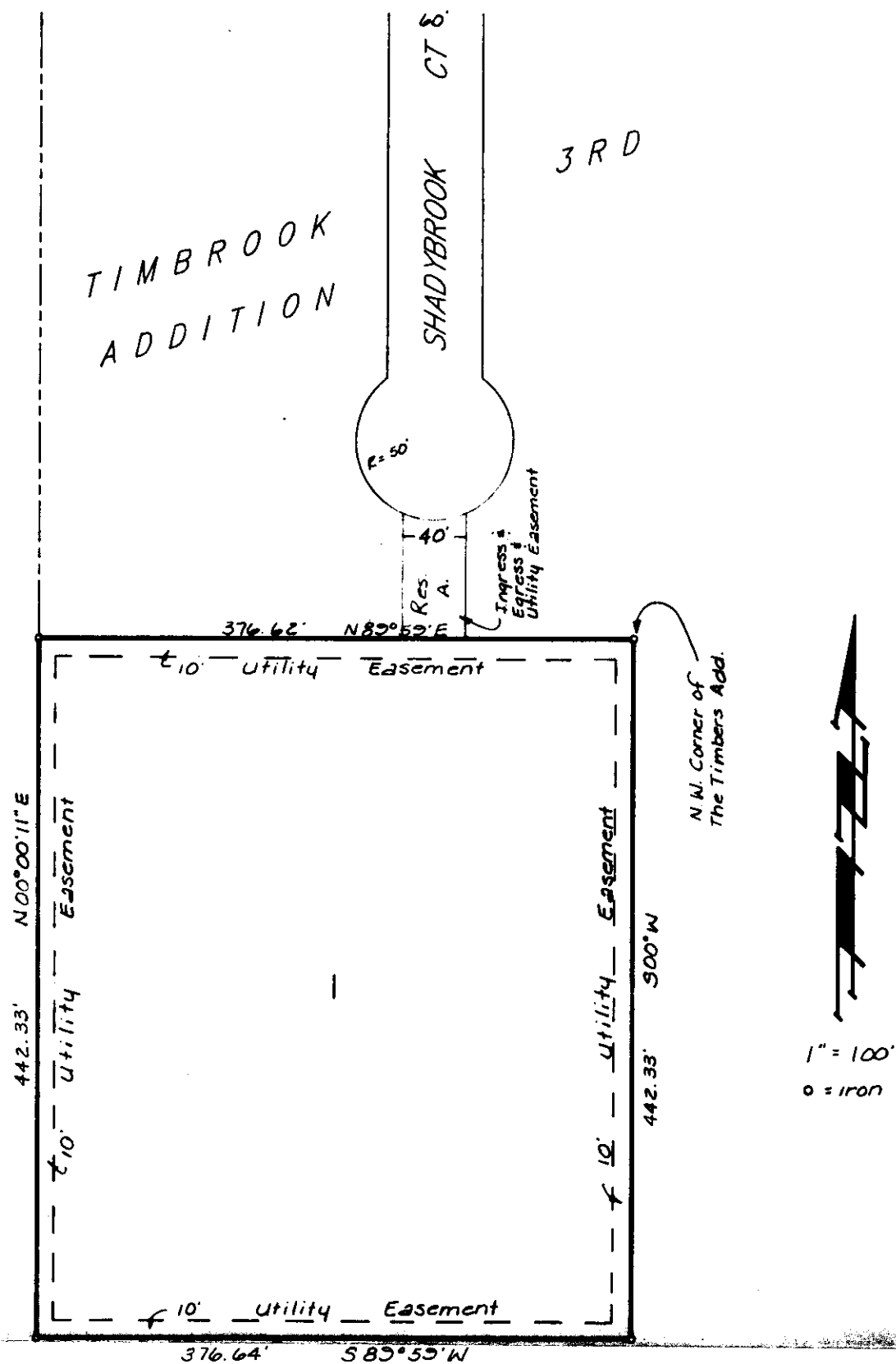
Don Losew
Senior Planner

DL:sm

cc: Baughman Company, 315 Ellis, Wichita, KS 67211
Gossen Livingston Assoc, P.A., Attn: Thomas D.
Montgomery, 420 S. Emporia, Wichita, KS 67211
Mike Lindebak, City Engineer

TIMBER CHAPEL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



State of Kansas } ss. We, Baughman Company, P.A., Surveyors
Sedgwick County } in aforesaid county and state do hereby certify that we have surveyed
and platted "TIMBER CHAPEL ADDITION," Wichita, Sedgwick
County, Kansas, and that the accompanying plat is a true and correct
exhibit of the property surveyed described as a tract of land in
the N.W. 1/4 of Sec. 12, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas, beginning at the N.W. Corner of The Timbers, an Add-
ition to Wichita, Sedgwick County, Kansas; thence along the west line of
said Addition, bearing S 00° E, a distance of 442.33 feet to the S.W. cor-
ner of said Addition; thence bearing S 85° 56' W on the extended south
line of said Addition, a distance of 376.64 feet; thence bearing N 00° 00'
11" E, a distance of 442.33 feet to the S.W. Corner of Timberbrook 2nd
Addition to Wichita, Sedgwick County, Kansas; thence along the south
line of said Addition, a distance of 376.62 feet to the place of beginning.
Public easements and dedications, if any, being vacated by virtue of
K.S.A. 12-512 (b).

Baughman Company, P.A.

Date

Mark A. Savoy Surveyor

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certificate
to be known as "TIMBER CHAPEL ADDITION," Wichita, Sedgwick County,
Kansas. The utility easements are hereby granted as indicated for the
construction and maintenance of all public utilities.

Cerebral Palsy Research Foundation of Kansas, Inc., a Kansas Corporation

Title

State of Kansas } ss. The foregoing instrument was acknowledged
Sedgwick County } before me this ____ day of ____, 1990, by ____
____, of Cerebral Palsy Research Foundation of Kansas,
Inc., a Kansas corporation on behalf of the corporation.

My App't Exp. ____ Notary Public

We, the undersigned, holders of a mortgage on
a portion of the above described property do hereby consent to the plat of
"TIMBER CHAPEL ADDITION," Wichita, Sedgwick County, Kansas.

First National Bank in Wichita

Citizens Bank and Trust Co., Abilene, Kansas

State of Kansas } ss. The foregoing instrument was acknowledged before
Sedgwick County } me this ____ day of ____, 1990, by ____
____, of First National Bank in Wichita, on behalf of the Bank.

My App't Exp. ____ Notary Public

State of Kansas } ss. The foregoing instrument was acknowledged
Sedgwick County } before me this ____ day of ____, 1990, by ____
____ of Citizens Bank and Trust Co., Abilene,
Kansas, on behalf of the bank and trust.

My App't Exp. ____ Notary Public

This plat of "TIMBER CHAPEL 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 ____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

____ Chairman

____ 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 ____, 1990.

____ Mayor
Bob Knight

____ City Clerk
John Morr

Entered on transfer record this ____ day of
____, 1990.

____ County Clerk
Don Wright

State of Kansas } ss. This is to certify that this plat has been filed
Sedgwick County } for record in the office of the Register of Deeds this ____ day of ____
1990, ____ o'clock ____ M; and is duly recorded.

____ Register of Deeds
Pat Kettler

____ Deputy
Ed Resa