13 and 14, Block 3. These easements shall be established by separate instrument and provided to City Engineering for approval. These easements shall then be submitted to Planning, for recording, with the plat.

K. The final plat tracing shall indicate the 10-foot utility easements requested by K.G.& E. between Lots 2 and 3 of Blocks 1, 4 and 5, between Lots 1 and 2, Block 2, between Lots 5 and 4, 8 and 9, Block 3 and between Lots 6 and 7, Block 4.

L. On the final plat tracing, the City's signature block shall now indicate "Pat Burnett, Deputy City Clerk" in place of John Moir.

M. The MAPC's signature block shall indicate "George Sherman, Acting Chairman."

N. Copies of the easements indicated in the title binder shall be submitted with the final plat tracing. Explanations shall also be provided indicating where these easements are located. If these easements are within this plat, they shall either be shown on the final plat tracing or proper reference made in the plattor's text as to their vacation.

O. 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.

P. 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.

Q. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

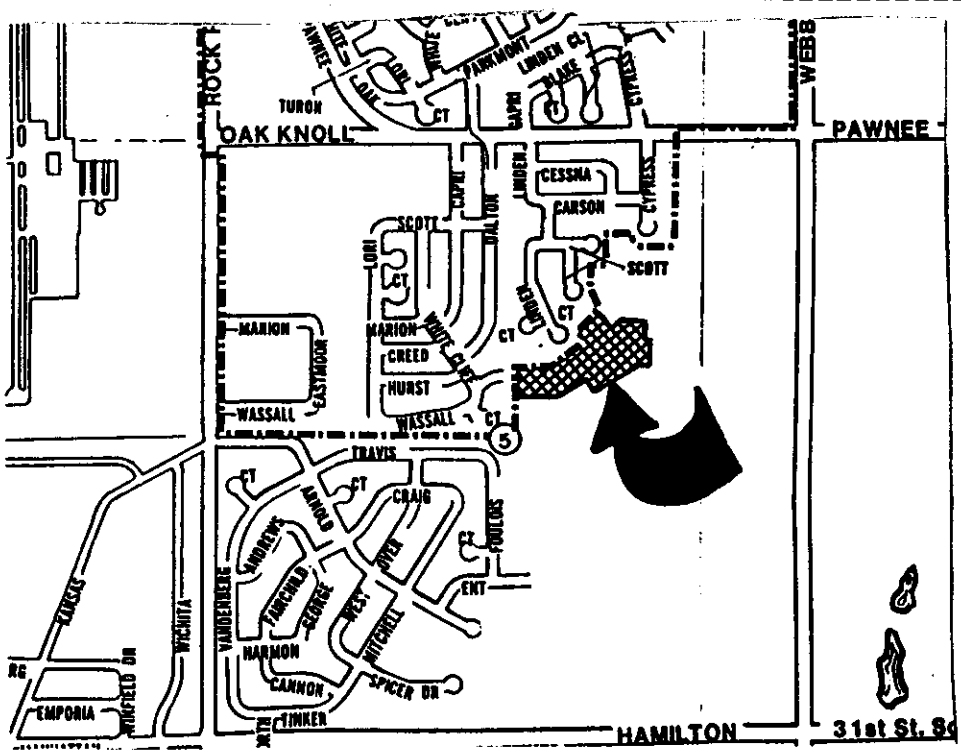
AGENDA ITEM NO. 2-3

June 21, 1990

STAFF REPORT
(Final Plat Approved 6/14/90;
Preliminary Plat Approved 5/31/90)

CASE NUMBER:	S/D 90-37 - TOWNE PARC 3RD ADDITION
OWNER/APPLICANT:	I.T.J. Investment Inc.
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	In an area south of Pawnee and east of Rock Rd.
SITE SIZE:	10 Acres
NUMBER OF LOTS	
Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	40
MINIMUM LOT AREA:	7,200 sq. ft.
CURRENT ZONING:	"R-1" General Residential
PROPOSED ZONING:	"AA" One 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 any drainage improvements required by the platting of this property.

D. The applicant shall guarantee the paving of the proposed interior streets. This petition shall also provide for the construction of sidewalks along the east side of Linden and the south side of Creed. This segment is intended to tie into a system initiated with the platting of the first Towne Parc Addition which required a sidewalk along the east side of Cypress. Eventually a continuous sidewalk is to be provided out to Pawnee along Linden, Creed, and Cypress Streets.

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

F. In order to allow 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.

G. The applicant shall grant by separate instrument, temporary culs-de-sac for the termination of Creed and Hurst. This instrument shall indicate that the temporary dedications will expire upon the extension of each street into subsequent developments. Unless approved by City Engineering, these temporary culs-de-sac are to be provided off-site.

H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

I. 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.

J. As required by the drainage plan, an off-site drainage easement shall be provided. Also, off-site utility easements will need to be established in order to serve this site. These easements are needed along the south line of this plat and north line of Lots

SEDGWICK COUNTY

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

June 22, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-37 - Towne Parc 3rd Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 21, 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 June 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,

Kandace A. Kimple

Kandace A. Kimple
Associate Planner

KK:sm
cc: I.T.J. Investment Inc., 418 S. Forrest View Ct., Wichita, KS 67235
Mike Lindebak, City Engineer

FILE COPY

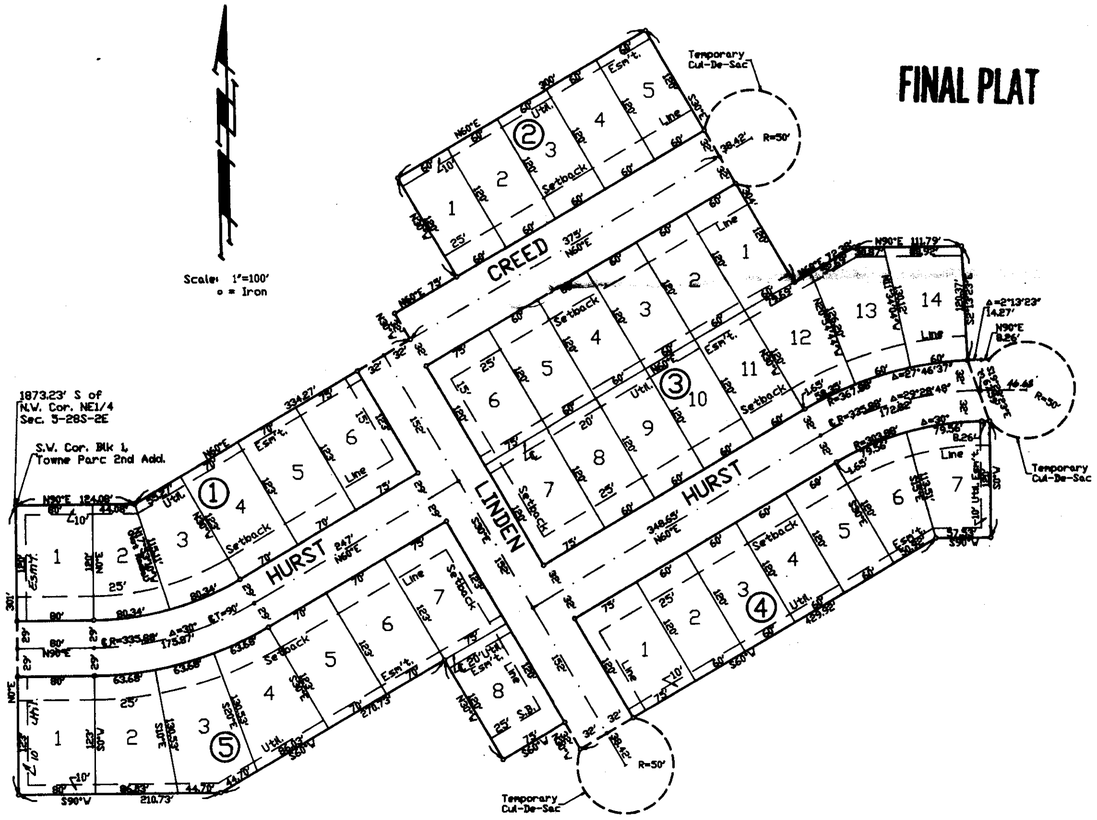
TOWNE PARC 3RD ADDITION

OFFICE COPY
DO NOT REMOVE

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/14/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/14/90

FINAL PLAT



State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TOWNE PARC 3RD 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 W½ of the NE¼ 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 NE¼; thence S 00°W, along the west line of said NE¼, 1873.23 feet to the S.W. Corner of Block 1, Towne Parc 2nd Addition, Wichita Kansas, for a place of beginning; thence N 90°E, along the south line of said Block 1, 124.08 feet; thence N 60°E, along the southeasterly line of said Block 1 and extended, 334.27 feet to a point 64 feet northeasterly of the S.E. Corner of said Block 1; thence N 30°W, along the easterly line of Linden as platted in said Towne Parc 2nd Addition, 32 feet to the southwesterly most corner of Lot 29, Block 3, in said Towne Parc 2nd Addition; thence N 60°E, along the southeasterly line of Lot 29 in said Block 3, 75 feet to the southeasterly most corner of Lot 29 in said Block 3; thence N 30°W, along the northeasterly line of Lot 29, in said Block 3, 120 feet to the northeasterly most corner of Lot 29 in said Block 3; thence N 60°E, along the southeasterly line of said Block 3, 300 feet; thence S 30°E, 304 feet; thence N 60°E, 72.38 feet; thence N 90°E, 111.79 feet; thence S 02°13'23"E, 120.37 feet; thence S 19°28'23"E, 67.59 feet; thence S 00°W, 120 feet; thence S 90°W, 57.53 feet; thence S 60°W, 429.92 feet; thence N 30°W, 32 feet; thence S 60°W, 75 feet; thence N 30°W, 120 feet; thence S 60°W, 270.73 feet; thence S 90°W, 210.73 feet to the west line of said NE¼; thence N 00°E, along the west line of said NE¼, 301 feet to the place of beginning.

Baughman Company, P.A.

Date

Mark A. Savey — 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, Blocks and Streets to be known as "TOWNE PARC 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated 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

This plat of "TOWNE PARC 3RD. 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 Mair

Entered on transfer record this ____ day of _____ 1990.

_____ County Clerk
Don Wright

State of Kansas } S.S.
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 _____ 1990 at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rees

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me, this ____ day of _____ 1990, by Irma N. Jacoby, President of I. T. J. Investments, Inc., on behalf of the corporation

_____ Notary Public

My Appt. Exp. _____