N. The title report indicates two "Urban Easement Grants" to Kansas Gas and Electric Company. Copies of these easements shall be submitted to the Planning Department with the final plat tracing.

O. The final plat shall indicate the platting of minimum building pad elevations for the lots along the south line of this plat. These elevations shall be noted both in the face of the plat and in the plattors text. It shall also be indicated if these elevations involve the minimum opening or floor elevation. On-site and off-site bench marks shall also be indicated.

P. The final plat shall indicate the utility easements requested by Cablevision which are indicated on the enclosed "marked" copy of the plat.

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. 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.

S. 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.

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

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

WICHITA/SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

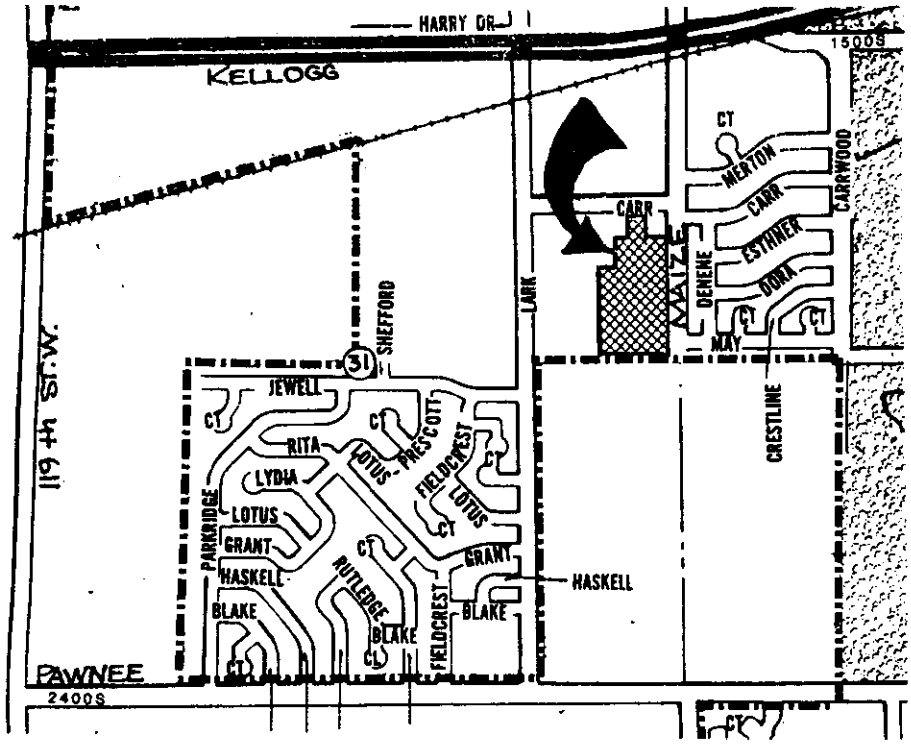
AGENDA ITEM NO. 2-7

March 29, 1990

STAFF REPORT
(Final Plat Approved 3/22/90; Preliminary Plat Approved 11/16/89)

CASE NUMBER:	**S/D 89-82 - SHARON'S ORCHARD ADDITION**
OWNER/APPLICANT:	Rick Thompson Construction Inc., 250 W. Gleneagles Ct., Wichita, KS 67212
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	Southwest corner of Maize Road and Carr Avenue
SITE SIZE:	16.2 Acres
NUMBER OF LOTS	
Residential:	67
Office:	
Commercial:	
Industrial:	
Total:	67
MINIMUM LOT AREA:	7,300 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling

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. These guarantees may be included in the paving guarantees.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. The applicant shall guarantee the paving of the proposed interior streets.

F. The applicant shall guarantee the paving of Maize Road to a two (2) lane standard from Carr Ave. to the south line of the plat.

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

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 centerline of Maize Road shall be clearly indicated on the final plat tracing.

J. On the final plat tracing, the 15-foot utility easement on the west line of Lot 1, Block 2 and Lot 57, Block 1 shall be labeled as a "15-foot utility easement and building setback."

K. On the final plat tracing, the plattor's text should convey complete access control for Lot 48, Block 1; not Lot 49.

L. The legal description given in the surveyor's text and that which is found in the title report are different. The Surveyor shall submit a letter to the Planning Department, with the final plat tracing, stating that the legal description in both documents describe the exact same tract of land.

M. The title report shows a cloud on the title due to previous errors in Deed legal descriptions. The applicant shall submit a copy of the Correction Deed, required by the title company, to the Planning Department with the final plat tracing.

SEDGWICK COUNTY

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

March 30, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-82 - SHARON'S ORCHARD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 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 March 23, 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.

Please call if you have any questions.

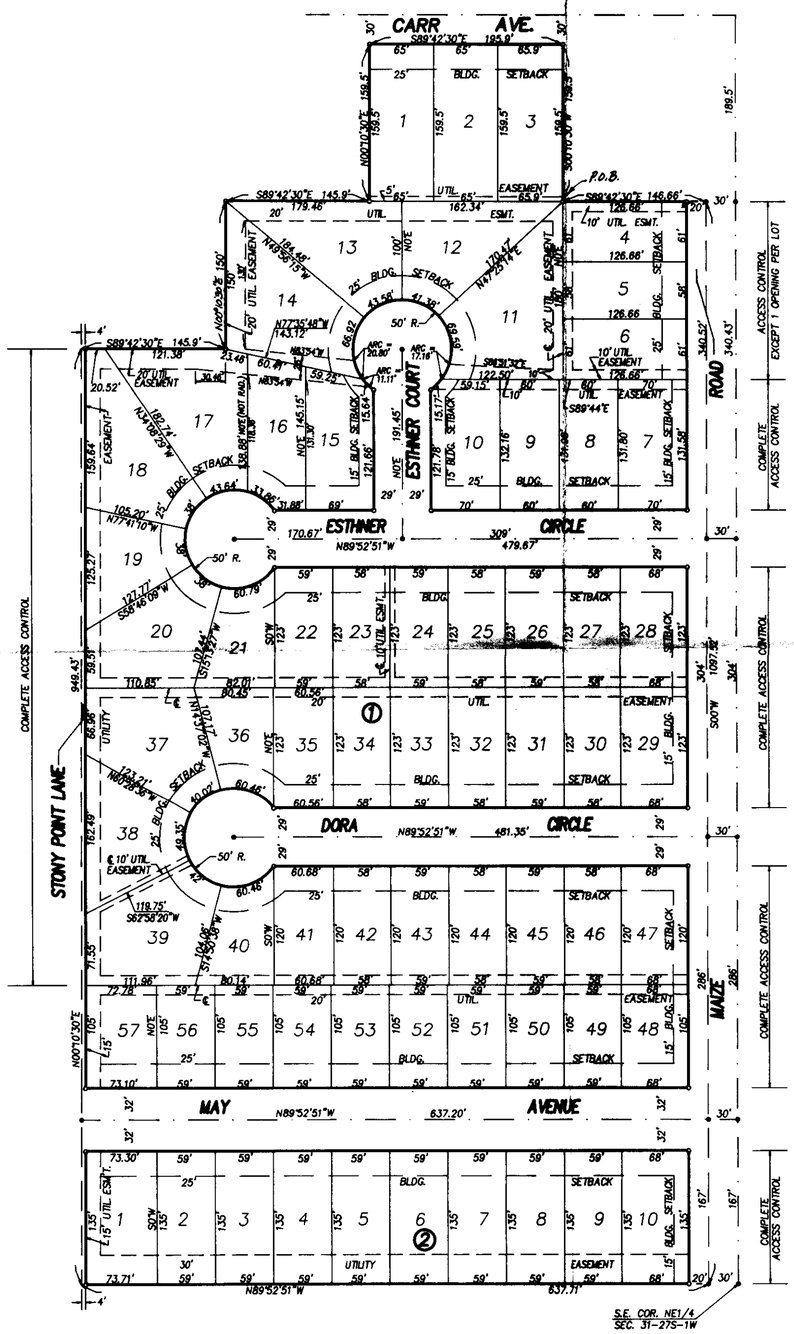
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Rick Thompson Construction Inc., 250 N. Gleneagles Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

SHARON'S ORCHARD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'
o = IRON

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 "SHARON'S ORCHARD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as commencing at the N.E. Corner of the NE¼ of Sec. 31, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence N 89°42'30"W along the north line of said NE¼, 171.95 feet; thence south with a deflection angle to the left of 90°07' (bearing S 00°10'30"W), 1542.21 feet to a place of beginning; thence N 00°10'30"E along the last described line, 159.5 feet; thence N 89°42'30"W, 195.9 feet; thence S 00°10'30"W, 159.5 feet; thence N 89°42'30"W, 145.9 feet; thence S 00°10'30"W, 160; thence N 89°42'30"W, 145.9 feet; thence S 00°10'30"W, 949.43 feet to the south line of said NE¼; thence S 89°52'51"E, along the south line of said NE¼, 637.71 feet to a point 30 feet west of the S.E. Corner of said NE¼; thence N 00°E, parallel with the east line of said NE¼, 1097.52 feet to a point east of the place of beginning on a line parallel with the north line of said NE¼; thence N 89°42'30"W, 146.66 feet to the place of beginning.

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

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 "SHARON'S ORCHARD 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. All abutters rights of access to or from Maize Rd over and across the east line of Lots 4, 5, 6, 7, 28, 29, 47 and 49, Block 1 and the east line of Lot 10, Block 2, and to or from Stony Point Ln, over and across the west line of Lots 18, 19, 20, 37, 38 and 39 are hereby granted to the City of Wichita provided however that Lots 4, 5 and 6, Block 1, shall have access to Maize Rd at 1 location each as shall be determined by the City Engineer of the City of Wichita, Kansas.

Rick Thompson Construction, Inc.

_____ President
Rick Thompson

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 1990, by Rick Thompson, President of Rick Thompson Construction, Inc., on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

This plat of "SHARON'S ORCHARD 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
Wayne L. Brinegar

_____ 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 Rosa