

**STAFF COMMENTS:**

- A. The final plat tracing shall indicate a 35-foot building setback to Rock Road.
- B. A major tract to the northwest of this site presently exists with only a narrow, 25-foot strip adjacent to the north line of this plat, providing access out to Rock Road. When the Brownies 1st Addition was platted to the north of this site and the 25-foot strip, a 39-foot contingent street dedication was provided, for future development of a street to serve that tract. A public street is, therefore, anticipated to the north of this plat, and consequently a 10-foot building setback shall be indicated along this plat's north line.
- C. If the 10-foot utility easement along the north line of this plat is eliminated, a stub easement shall, however, be retained at the northeast corner of the plat to cover the existing sanitary sewer and manhole at this location.
- 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. On the final plat tracing, the M.A.P.C. signature block shall be amended to indicate Wayne L. Brinegar as Chairman.
- 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. 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.
- 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.

November 9, 1989

STAFF REPORT  
(Final Plat Approved 11/2/89)

CASE NUMBER: S/D 89-72 - SOUTHWESTERN BELL TELEPHONE CO.  
ADDITION

OWNER/APPLICANT: Southwestern Bell Telephone Co., 220 E. 6th  
St., Suite 700Y, Topeka, KS 66603

SURVEYOR/ENGINEER: Terra Tech Land Surveying Inc.

LOCATION: In an area north of 13th Street North and west  
of Rock Rd.

SITE SIZE: 2.79 Acres

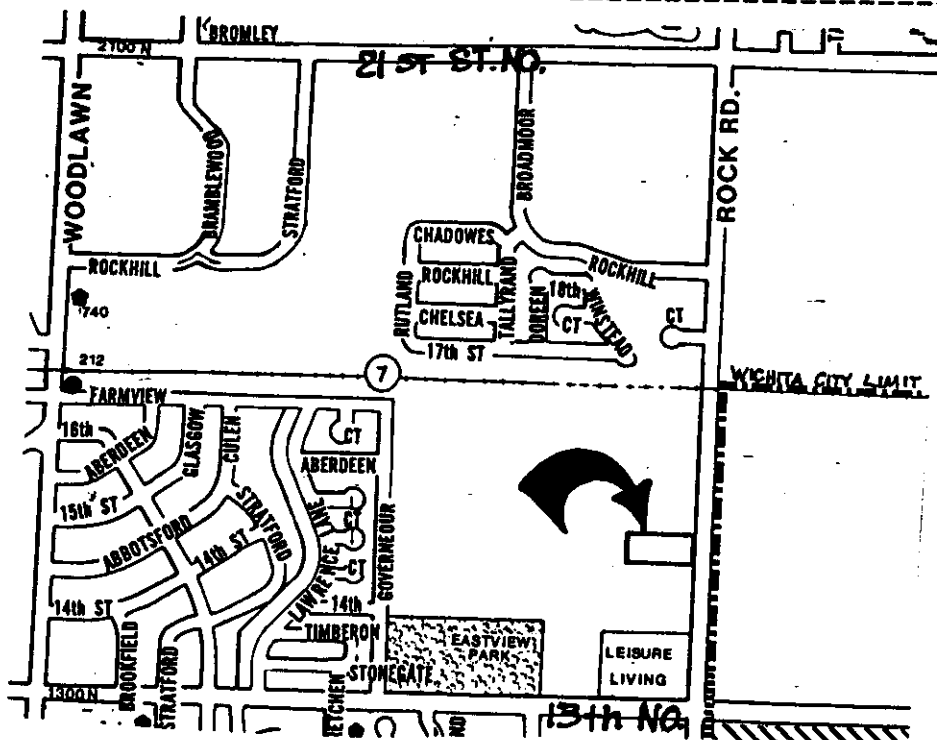
NUMBER OF LOTS

|              |   |
|--------------|---|
| Residential: | 1 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 1 |

MINIMUM LOT AREA: 2.79 Acres

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

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

November 13, 1989

Terra Tech  
245 West Dewey  
Wichita, KS 67202

Re: S/D 89-72 SOUTHWESTERN BELL TELEPHONE CO. ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 1989, 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 3, 1989.

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.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

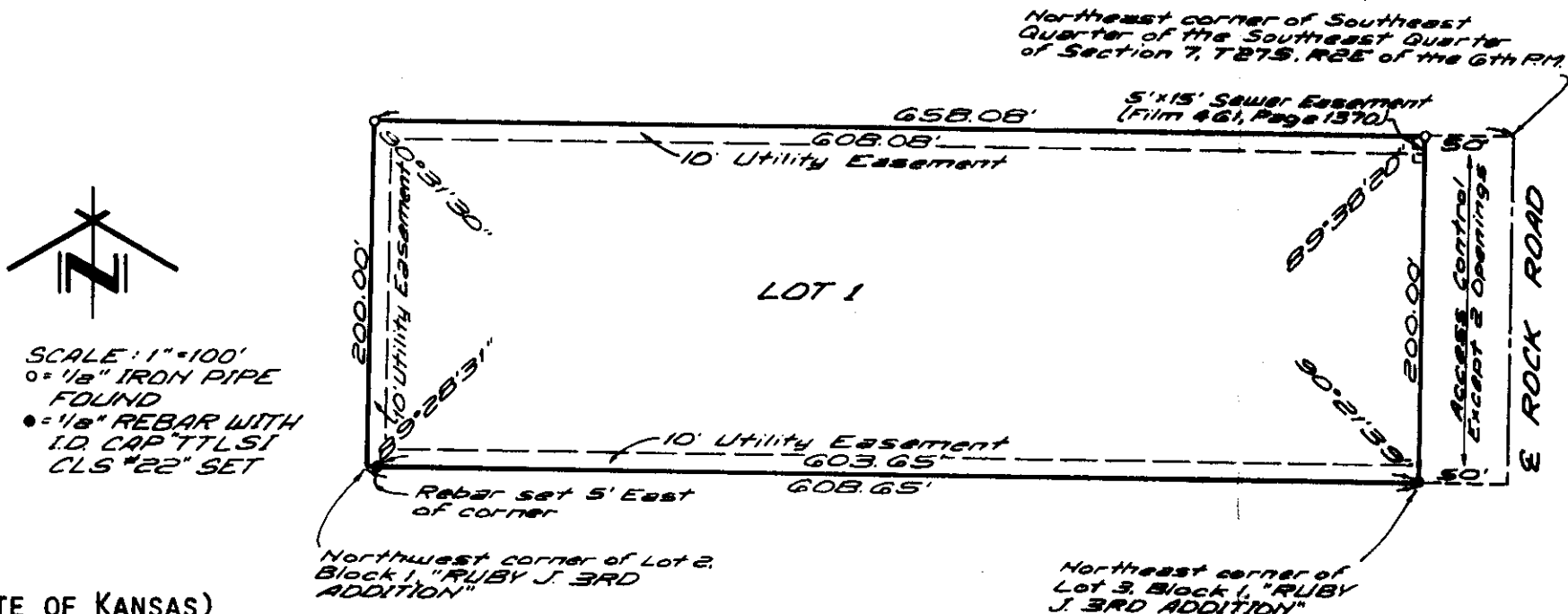
RTB:svm

cc: Southwestern Bell Telephone Co., Attn: Rick Stubbs, 154 N.  
Broadway, Rm. 818, Wichita, KS 67202  
Southwestern Bell Telephone Co., 220 E. 6th St., Suite 700Y,  
Topeka, KS 66603  
Mike Lindebak, City Engineer

FILE COPY

SOUTHWESTERN BELL TELEPHONE COMPANY ADDITION
WICHITA, KANSAS

(SE 1/4 SEC. 7, T27S, R2E)



STATE OF KANSAS)
SS
SEDGWICK COUNTY)
TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFIES THAT IT HAS SURVEYED AND PLATTED "SOUTHWESTERN BELL TELEPHONE COMPANY ADDITION", WICHITA, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, DESCRIBED AS FOLLOWS:
THE NORTH 200 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

TERRA TECH LAND SURVEYING, INC.

BRADLEY C. WARD LS#920 DATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND A STREET TO BE KNOWN AS "SOUTHWESTERN BELL TELEPHONE COMPANY ADDITION", WICHITA, KANSAS. EASEMENTS AS SHOWN ON THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM ROCK ROAD OVER AND ACROSS THE EAST LINE OF LOT 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO ROCK ROAD AT TWO LOCATIONS AS SHALL BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

SOUTHWESTERN BELL TELEPHONE COMPANY

VANCE W. LISTON
DISTRICT MANAGER, REAL ESTATE MANAGEMENT

STATE OF KANSAS)
SS
SHAWNEE COUNTY )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1989, BY VANCE W. LISTON, DISTRICT MANAGER, REAL ESTATE MANAGEMENT, FOR SOUTHWESTERN BELL TELEPHONE COMPANY, A MISSOURI CORPORATION, HAVING ITS PRINCIPAL PLACE OF BUSINESS AT 1010 PINE STREET, ST. LOUIS, MISSOURI AND AUTHORIZED TO DO BUSINESS IN THE STATE OF KANSAS, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS PLAT OF "SOUTHWESTERN BELL TELEPHONE COMPANY ADDITION", WICHITA, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS DAY OF 1989.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

CHAIRMAN
SUE L. CROCKETT

SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS DAY OF 1989.

WICHITA CITY COUNCIL

MAYOR
BOB KNIGHT

CITY CLERK
JOHN MOIR

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE DAY OF 1989, AT O'CLOCK .M.

REGISTER OF DEEDS
PAT KETTLER

DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS DAY OF 1989.

COUNTY CLERK
DON WRIGHT