

- K. On the final plat tracing, the segment of Keywest to the east of Lot 28, should be labeled as Keywest Ct.
- L. On the final plat tracing, the platter's text should be amended to include easements granted for the construction and maintenance of drainage and utilities. The abutters' rights of access section should be deleted from the text and also any reference to C.U.P. requirements since neither of these conditions apply to this plat.
- M. The final plat tracing should add to George Sherman's signature that his title is "Acting" Chairman.
- N. On the final plat tracing, Portwest shall be indicated as "Portwest Circle."
- O. On the final plat tracing the City's signature block shall be amended to indicate "Pat Burnett" as the "Deputy City Clerk."
- P. On the final plat tracing, the plattor's text shall indicate, as was provided for the previous Mooring Additions, a continuous minimum high point ground elevation for construction on the platted lots. City Engineering shall approve the elevation to be indicated on the plat for this purpose.
- 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.

July 5, 1990

STAFF REPORT

(Revised Final Plat Approved 6/28/90;
Preliminary Plat Approved 2/8/90;
Final Plat Approved 4/19/90)

CASE NUMBER: S/D 90-3 - THE MOORINGS 5TH ADDITION

OWNER/APPLICANT: Greer Gsell, 100 South Main St., Wichita, KS 67202

SURVEYOR/ENGINEER: Poe & Associates

LOCATION: North of Keywest and west of Meridian

SITE SIZE: 18.25 Acres

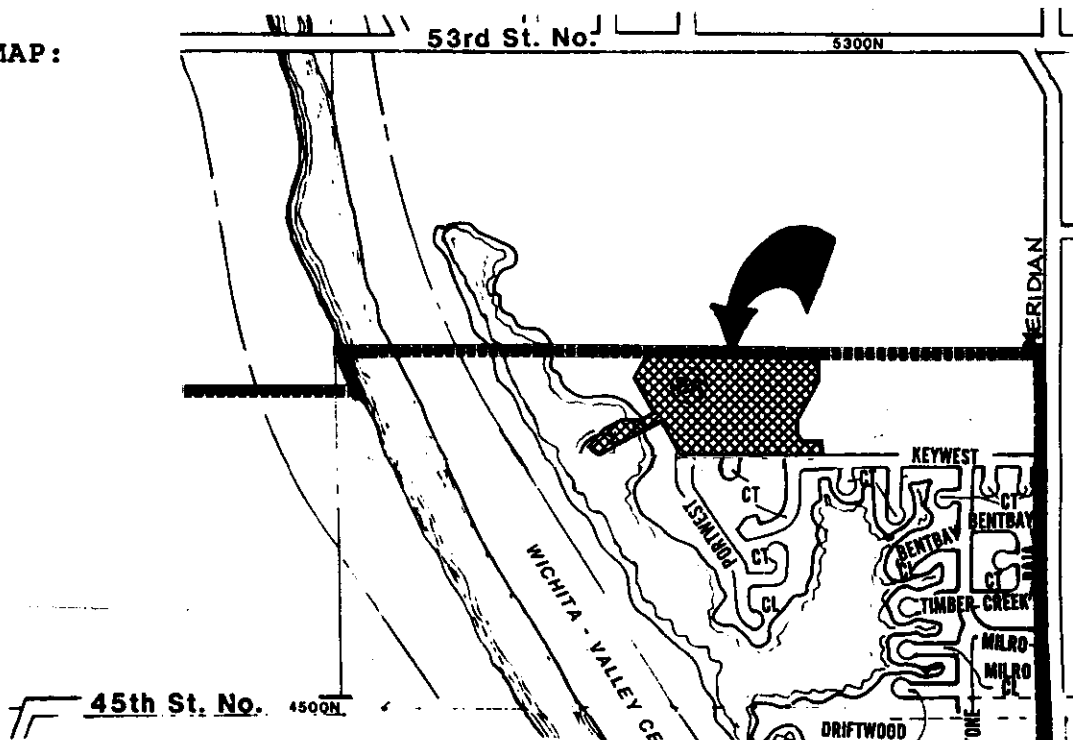
NUMBER OF LOTS

Residential:	28
Office:	
Commercial:	
Industrial:	
Total:	28

MINIMUM LOT AREA: 9,000 sq. ft.

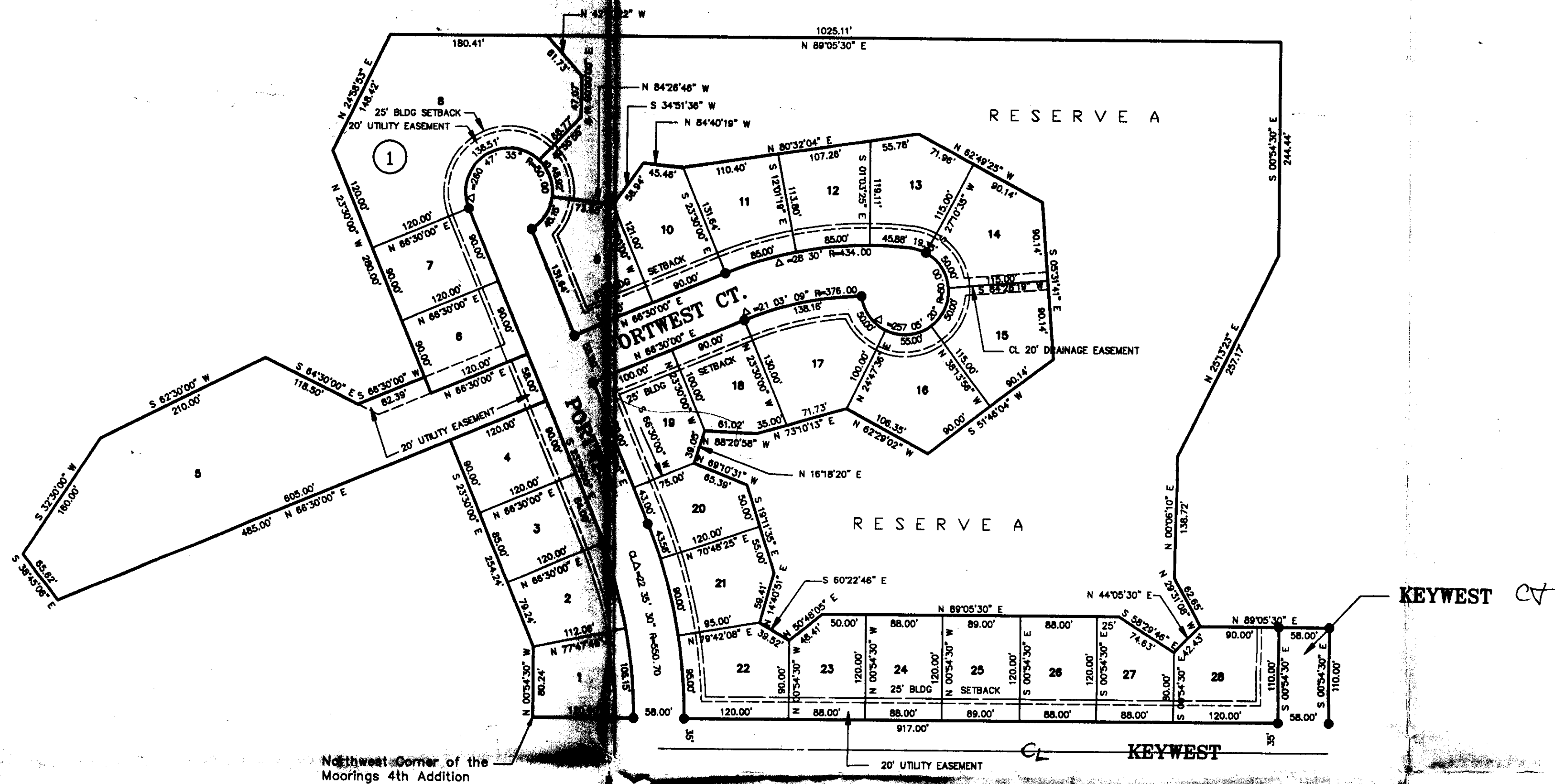
CURRENT ZONING: "AA" One Family Dwelling

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.
- 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. As required by the Sidewalk Ordinance a sidewalk shall be installed along the north side of Keywest. This street has been constructed as a collector with a significant number of lots accessing it and eventually connecting to Meridian, an arterial. Since Keywest is already constructed, a sidewalk certificate shall be submitted which requires the construction of the sidewalk at the time of site development.
- 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. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. On the final plat tracing, the "CL" (centerline) of Keywest should be labeled.



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/28/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/29/90

OFFICE COPY
DO NOT REMOVE

REVISED COPY

FINAL PLAT

THE MOORINGS 5th ADDITION

To Wichita Sedgwick County, Kansas

STATE OF KANSAS
COUNTY OF SEDGWICK

I, Kenny E. Hill, being a duly licensed Land Surveyor in said County and State, do hereby certify that I have been in responsible charge of surveying and platting "THE MOORINGS 5TH ADDITION" to Wichita, Kansas, being described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE1/4) of Section 24, Township 28 South, Range 1, West of the 6th P.M., Sedgwick County, Kansas; thence S 0° 00' 30" E on the East line of the Southeast Quarter (SE1/4) of said Section 24 for a distance of 614.11 feet to the Northeast Corner of The Moorings Addition; thence S 89° 05' 30" W on the North line of Key West for a distance of 2961.68 feet more or less to the Northwest Corner of The Moorings 4th Addition being the point of beginning; thence N 0° 54' 30" W for a distance of 80.24 feet; thence N 23° 30' 00" W for a distance of 485.00 feet; thence N 38° 45' 00" W for a distance of 65.62 feet; thence N 32° 30' 00" E for a distance of 160.00 feet; thence N 62° 30' 00" E for a distance of 210.00 feet; thence S 64° 30' 00" E for a distance of 118.50 feet; thence N 66° 30' 00" E for a distance of 82.39 feet; N 23° 30' 00" W for a distance of 280.00 feet; thence N 24° 58' 53" E for a distance of 148.42 feet; thence N 89° 05' 30" E for a distance of 1025.11 feet; thence S 0° 54' 30" E for a distance of 244.44 feet; thence S 25° 13' 23" W for a distance of 257.17 feet; thence S 0° 08' 10" W for a distance of 138.72 feet; thence S 29° 31' 08" E for a distance of 62.65 feet; thence N 89° 05' 30" E for a distance of 148.00 feet; thence S 0° 54' 30" E for a distance of 110.00 feet; to a point on the North line of Key West; thence S 89° 05' 30" W for a distance of 917.00 feet to the point of beginning, containing 18.25 acres more or less.

The accompanying plat is a true and correct exhibit of property surveyed.

Dated this _____ day of _____, 1990.

Kenny E. Hill, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, MIBAC, INC., have caused the land described in the Surveyor's Certificate to be platted into lots, blocks, streets, and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage/utillities. All abutters' rights of access to or from Reserve A over and across the West line of Meridian are hereby granted to the appropriate governing body. Reserve "A" is reserved for open space and a lake to be owned and maintained by a lot (or home) owners' association. Development of this property shall be in accordance with The Moorings Community Unit Plan a copy of which is on file in the Metropolitan Area Planning Department.

MIBAC, INC.

C. Bill Bachman, President

STATE OF KANSAS
COUNTY OF SEDGWICK

This instrument was acknowledged before me on this _____ day of _____, 1990, by C. BILL BACHMAN.

Notary Public

My Appointment Expires: _____

This Plat of THE MOORINGS 5TH ADDITION to Wichita to Sedgwick County, Kansas has been submitted to and approved by this WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, Wichita, Kansas.

Dated this _____ day of _____, 1990.

WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

George D. Sherman

Marvin S. Krout

Acting Chairman

Secretary

This Plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1990.

Bob Knight Mayor

Dale E. Rea Deputy City Clerk

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

Don Wright County Clerk

This Plat and the dedications hereon approved by the BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS this _____ day of _____, 1990.

Mark F. Schroeder Chairman

David Bayouth Commissioner

Paul W. Hancock Commissioner

Bernard A. Hentzen Commissioner

Billy Q. McCray Commissioner

Don Wright County Clerk

ATTEST:

Don Wright County Clerk

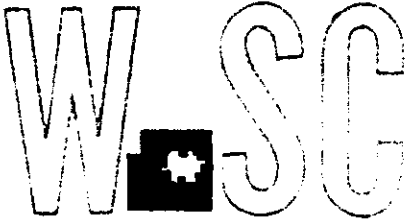
Entered on transfer record this _____ day of _____, 1990.

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ A.M.-P.M. on the _____ day of _____, 1990.

Pat Kettler Register of Deeds

Ed Rea Chief Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 9, 1990

Kenny Hill
Poe & Associates of Kansas, Inc.
434 North Oliver, Suite 110
Wichita, KS 67208

Re: S/D 90-3 - THE MOORINGS 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 5, 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 29, 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 plat; 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.

FILE COPY

Sincerely,

Kandace A. Kimple
Kandace A. Kimple
Associate Planner

KK:sm

cc: Greer Gsell, 100 So. Main, Wichita, KS 67203
Bill Bachman, 1901 W. 13th, Wichita, KS 67203
Jim Weber, P.E. Director
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer