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

U. 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.

V. 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.

W. 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.

X. This plat shall not be scheduled for City Council review until a drainage plan is approved for this plat by City Engineering.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

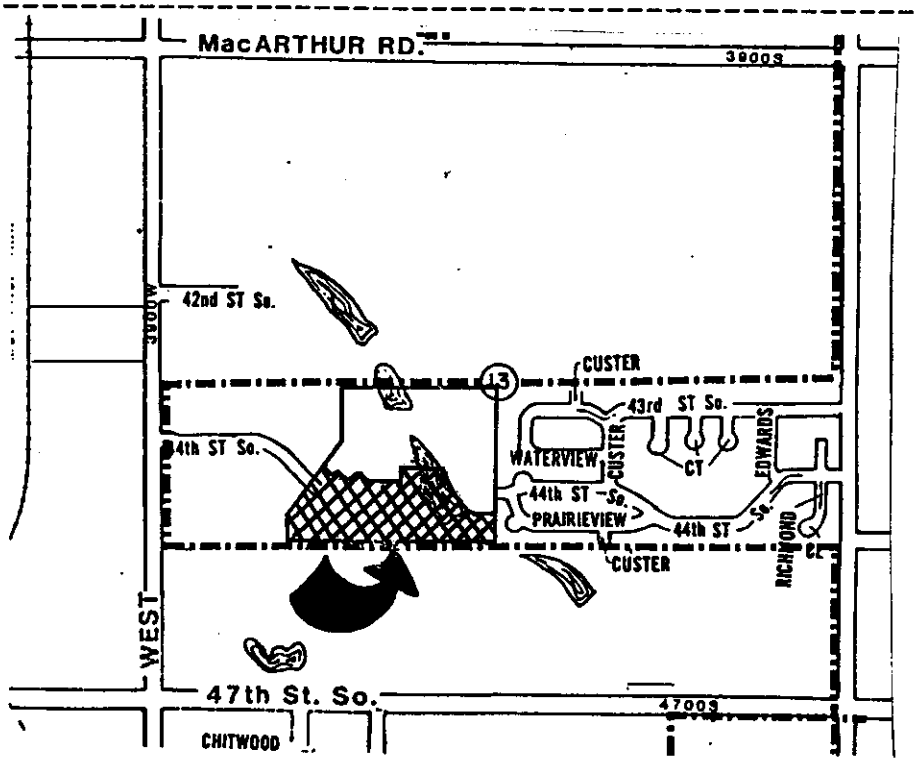
AGENDA ITEM NO. 4-4

September 14, 1989

STAFF REPORT
(Final Plat Approved 9/7/89;
Preliminary Plat Approved 6/29/89)

CASE NUMBER:	S/D 89-41 - JAMES PLACE ADDITION
OWNER/APPLICANT:	Double J. Farms, 4444 S. West St., Wichita, KS 67217
SURVEYOR/ENGINEER:	Macon Company, Engineers & Surveyors
LOCATION:	An area east of West Street and north of 47th Street South.
SITE SIZE:	16.8 Acres
NUMBER OF LOTS	
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53
MINIMUM LOT AREA:	6,890 sq. ft.
CURRENT ZONING:	"AA" - One Family Dwelling
PROPOSED ZONING:	"G" - Mobile Home (Z-2817)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat is associated with a zone change request from "AA" to "G" (Z-2817). This plat is the first portion of an overall preliminary plat approved June 29, 1989. On September 27, 1988, this site was granted a one-year platting time extension for Z-2817 to December 23, 1989.

A. The applicant is advised that any area within the boundary of the preliminary plat that will not be platted by December 23, 1989 will require a platting time extension for Z-2817 to maintain mobile home zoning.

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee the extension of City water to serve the lots being platted.

D. The applicant shall guarantee any drainage improvements required by the platting of this property.

E. The applicant shall guarantee the paving of the proposed interior streets to the 29' standard; and 44th Street South to a collector standard.

F. The applicant shall guarantee the construction of sidewalks on both sides of 44th Street South (a designated collector).

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

H. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

J. The final plat shall indicate street names that are appropriate to the area. As agreed to by the applicant and the City Fire Department, the final plat tracing shall indicate the street name "Marie Circle" instead of Elizabethan Circle.

K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.

L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

M. On the final plat tracing, 44th Street South shall be drawn with dashed lines at the plat's perimeter. Solid lines imply a private street.

N. On the final plat tracing the following conditions shall be indicated for building setbacks:

-On Lot 1, Block 4, a 20-foot building setback shall be indicated to 44th Street South.

-Lots 2 and 3, Block 2 shall also show 20-foot building setbacks to 44th Street South.

-The 15-foot sideyard building setbacks on Lot 1, Block One, Lot 1, Block Two and Lot 1, Block Three shall be more clearly labeled.

O. On the final plat tracing a legend shall be provided, placed beneath the north arrow, indicating irons that have been set and/or found.

P. So that proper turnarounds may be provided for the site to the west of this plat and 15-foot side yard for corner lots, the applicant shall submit a revised preliminary site development plan for Cottonwood Grove Second Addition; prior to or at the time of submitting a final plat tracing.

Q. The applicant may, however, include the area platted as Cottonwood Grove 2nd Addition as part of the final plat so as to resolve any possible future difficulties with the platted reserves involved with the streets and turnarounds noted in the above comment.

R. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles to adjacent street lines. Section 5-402(F).

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

APPROVED FOR RECORDING

OFFICE COPY
DO NOT REMOVE

JAMES PLACE

FINAL PLAT

AN ADDITION TO THE CITY OF WICHITA, SEDGWICK CO., KANSAS

This plat of JAMES PLACE, An Addition to the City of Wichita, Sedgwick County, Kansas, has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 14th day of September, 1989.

WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Wayne L. Brinegar, Chairman

Marvin S. Krout, Secretary

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This plat approved and all dedications hereon accepted by the City Council of the City of Wichita, Kansas this

_____ day of _____, 19____.

Bob Knight, Mayor

John Moir, City Clerk

ATTEST:

_____, County Clerk
Don Wright

Entered on Transfer Record this _____ day of _____, 19____.

_____, County Clerk
Don Wright

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ O'clock _____.M. on the _____ day of _____, 19____.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

LEGAL DESCRIPTION:

A tract of land in the North One-Half of the Southwest One-Quarter of Section 13, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas:

Beginning at the Southeast corner of the North One-Half of said Southwest One-Quarter; thence North 00°30'41" West (assumed) along the East line of said Southwest One-Quarter for 187.58 feet; thence South 89°29'19" West for 20.0 feet; thence North 00°30'41" West for 35.06 feet; thence Northwest along a curve to the right for 321.42 feet, said curve having a central angle of 52°15'28" and a radius of 352.40 feet; thence North 35°00'00" West for 156.00 feet; thence North west along a curve to the right for 70.86 feet, said curve having a central angle of 35°00'00" and a radius of 116.00 feet; thence North 00°00'00" East for 84.98 feet to the South line of 44th Street South; thence North 90°00'00" West along said South line for 372.06 feet; thence South 00°00'00" West for 154.13 feet; thence North 90°00'00" West for 244.50 feet; thence North 45°00'00" West feet; thence South 45°00'00" West for 100.00 feet; thence North 45°00'00" West for 66.00 feet; thence South 45°00'00" West for 27.05 feet; thence North 45°21' 00" West for 87.64 feet; thence South 44°39'00" West for 435.55 feet; thence South 00°00'00" West for 242.62 feet to the South line of the North One-Half of said Southwest One-Quarter; thence South 90°00'00" East for 1561.81 feet to the Point of Beginning. Said tract contains 16.799 acres more or less.

Kelly L. Dettmann L.S. 950
HACON COMPANY
Engineers - Surveyors
Newton, Kansas 316-284-2799

9-26-89
Date

JEFFREY L. DETTMAN
REGISTERED
LS-950
KANSAS
LAND SURVEYOR

Know all men by these presents that DOUBLE J FARMS, INC., by its President, James W. Ratzlaff, has caused the tract of land as set forth in the Legal Description to be surveyed and platted into Lots, Blocks and Streets to be known as JAMES PLACE, an addition to the City of Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for streets, drainage and utility construction and maintenance. Streets are hereby dedicated to and for the use of the public.

Reserve A is for drainage, open space, ponds, recreation, landscaping and utilities confined to easements.

Reserve A, James Place Addition shall be and hereby is designed as common area.

A Homeowners Association shall be formed and incorporated as a non-profit corporation under Kansas statutes on or before the date on which fifty-three (53) of the lots in said Addition are sold.

Reserve A shall be subject to the Restrictive Covenants established by the Declaration of landowners Association agreements.

DOUBLE J FARMS, INC.
James W. Ratzlaff, President

We, Bank IV, Newton, Kansas, holders of a mortgage on the above described property do hereby consent to this plat of JAMES PLACE.

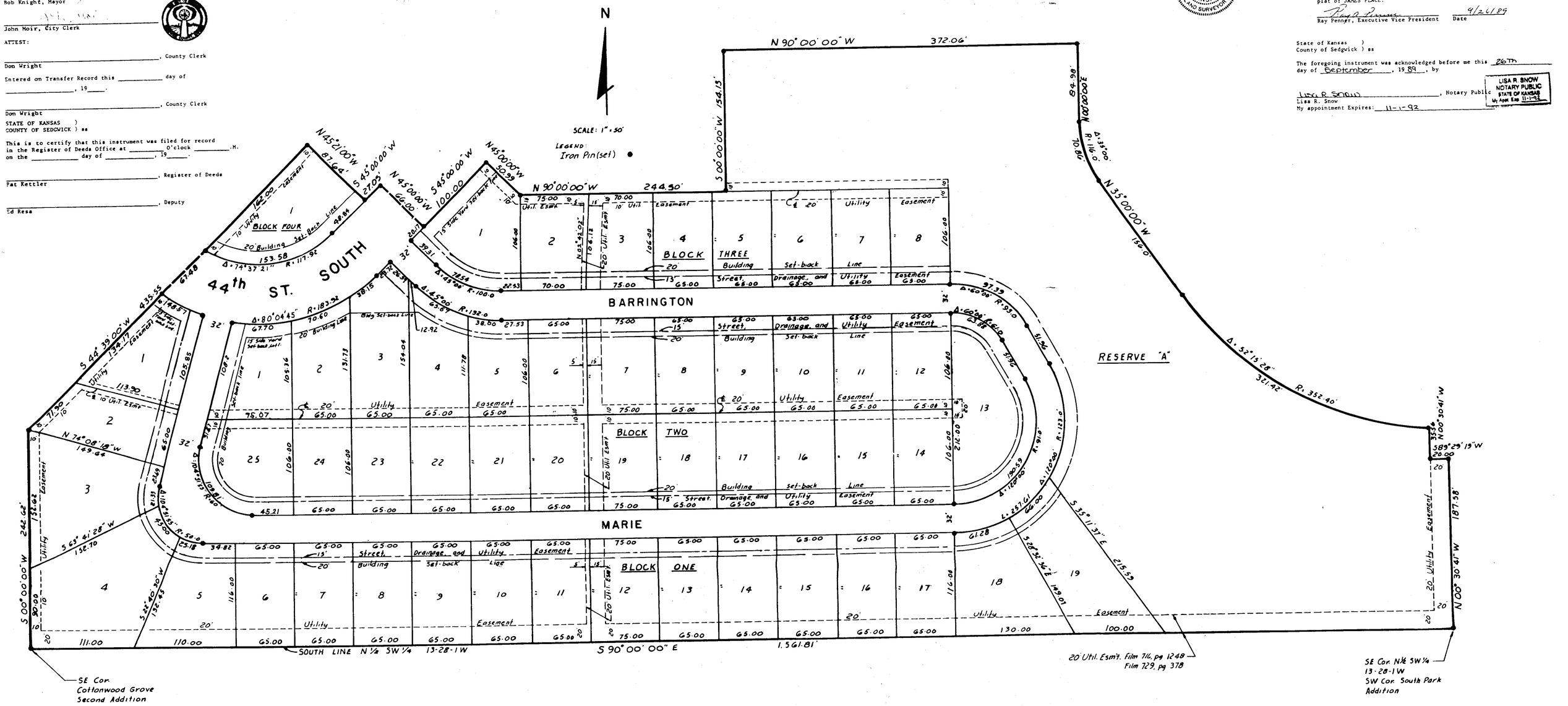
Ray Penner, Executive Vice President — 9/26/89 Date

State of Kansas)
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this 26th day of September, 1989, by

Lisa R. Snow, Notary Public
Lisa R. Snow
My appointment Expires: 11-1-92

LISA R. SNOW
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp 11-1-92



CLOSURE 1/171,000

BM. TOP MANHOLE RIM 5' NORTH AND 1' EAST OF THE SW COR. OF JAMES PLACE ADDITION ELEV. 92.77 CITY DATUM

SEPTEMBER 26, 1989

SEDGWICK COUNTY

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

September 14, 1989

Macon Company, Engineers & Surveyors
1710 N. Main
Newton, Kansas 67114

Re: S/D 89-41 - JAMES PLACE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 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 September 8, 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 the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Double J. Farms, 4444 S. West Street, Wichita, KS 67217
Jim Weber, County Engineer
Mike Lindebak, City Engineer

FILE COPY