

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Moehring and Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-57 - TEAL BROOK ESTATES, located south of 21st St. N.
and west of 119th St. W.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 1988, 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 12, 1988.

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 first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Junior Planner

FILE COPY

RTB:jcm

cc: Bill Yung Design, 4912 E. 29th St. N., Ste. 1, Wichita, KS,
67220
Jerrick Company, 224 E. Douglas, Ste. 200, Wichita, KS,
67202
Jim Weber, County Engineer
Mike Lindebak, City Engineer

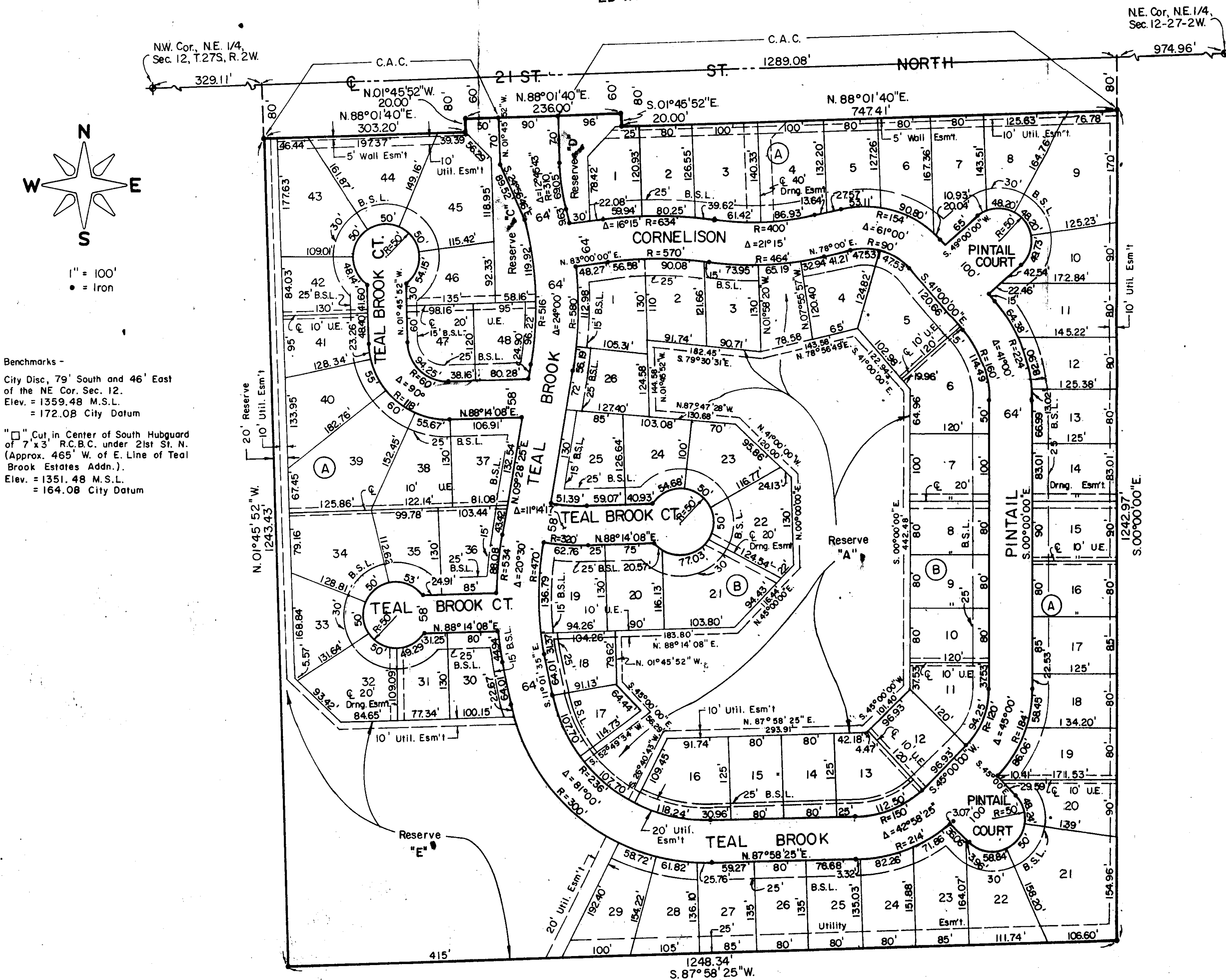
TEAL BROOK ESTATES

OFFICE COPY
DO NOT REMOVE

ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/8/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/12/88



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "TEAL BROOK ESTATES", an Addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets and Reserves, the same being accurately set forth on the accompanying plat and described as the North 1/2 of the NE 1/4 of Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, except the West 329.11'; and ALSO EXCEPT, right-of-way deeded to Sedgwick County, described as beginning at a point in the East line and 300.0' South of the Northeast corner of the NE 1/4, Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence North along the East line of said NE 1/4, to the Northeast corner of the NE 1/4; thence West along the North line of the NE 1/4, to the Northwest corner of said NE 1/4; thence South along the West line of said NE 1/4, 60.0'; thence East parallel with the North line of said NE 1/4, a distance of 50.31'; thence South 20.0'; thence East 582.0'; thence North 20.0'; thence East 236.0'; thence South 20.0'; thence East to a point 50.67' West and 80.0' South of the Northeast corner of said NE 1/4; thence Southerly to a point 300.0' South and 30.0' West of the Northeast corner of said NE 1/4; thence East 30.0' to the point of beginning; and ALSO EXCEPT, a tract described as beginning at a point in the East line and 625.0' South of the Northeast corner of the NE 1/4 of Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas; thence South along the East line of said NE 1/4, and with an assumed bearing of S. 00° 00' 00" E., a distance of 697.10'; to the Southeast Corner of the North 1/2 of said NE 1/4; thence S. 87° 58' 25" W., along the South line of the North 1/2 of said NE 1/4, a distance of 975.0'; thence N. 00° 00' 00" E., a distance of 1242.97' to a point in the South right-of-way line of 21st St. North; thence N. 88° 01' 40" E. parallel with the North line of said NE 1/4, a distance of 924.30' to a point 50.67' West and 80.0' South of the Northeast corner of said NE 1/4; thence S. 05° 24' 08" E., a distance of 219.18' to a point 300.0' South and 30.0' West of the Northeast Corner of said NE 1/4; thence East 30.0'; thence South along the East line of said NE 1/4, a distance of 325.0' to the point of beginning.

Don C. Moehring II, Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, Block, Streets and Reserves, to be known as "TEAL BROOK ESTATES" an Addition to Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. Reserves A and E are for lakes, drainage, walks, landscaping, irrigation, gazebos and utilities confined to easements. Reserves B, C and D are for landscaping, irrigation, entry monuments and utilities confined to easements. Reserve E is also for construction of Sanitary Sewer Lift Station, and said Reserves shall be owned and maintained by a Homeowners Association. All abutter's rights of access to and from 21st St. North, over and across the North line of Block A, are hereby granted to the appropriate Governing Body.

JERRICK COMPANY, a Kansas General Partnership

Rick E. Huffman, Managing General Partner

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

As it remembered that this _____ day of _____, 1988, before me, a Notary Public in and for said State and County, came Jerrick Company, a Kansas General Partnership by Rick E. Huffman, Managing General Partner, in behalf of the Partnership, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same in behalf of and as the act and deed of said Partnership. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Linda L. Roush, Notary Public

My Commission Expires _____

This plat of "TEAL BROOK ESTATES" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Elton Parsons, Chairman

Marvin S. Krout, Secretary

This plat has been approved and all dedications shown hereon, if any accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

Sheldon Kamen, Mayor

_____ Deputy City Clerk

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 _____ on the _____ day of _____, 1988.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this _____ day of _____, 1988

Don Wright, County Clerk

- M. Prior to scheduling this case before the City Council, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- N. Prior to scheduling this plat for City Council review, the applicant shall provide to the City Engineer's Office, for review and approval, the information needed to verify the flood plain boundary or cross-section affecting this site.
- O. As requested by KG&E and Southwestern Bell, 10-foot-wide utility easements shall be indicated along the south line of Lot 26, Block B and across the north portions of Reserves C and D.
- P. On the final plat tracing, the platting text shall be amended to reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction."
- Q. On the final plat tracing, the abbreviations "U.E" and "C.A.C." shall be defined in the plat's legend.
- R. 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.
- S. 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.
- T. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. Recording of the plat within 30 days after approval by the City Council.

September 15, 1988

STAFF REPORT
(Final Plat; Preliminary approval 7/28/88)

CASE NUMBER: S/D 88-57 - TEAL BROOK ESTATES

OWNER/APPLICANT: Jerrick Company

SURVEYOR/ENGINEER: Moehring and Associates

LOCATION: South of 21st Street North and west of 119th Street West

SITE SIZE: 37.5 acres

NUMBER OF LOTS

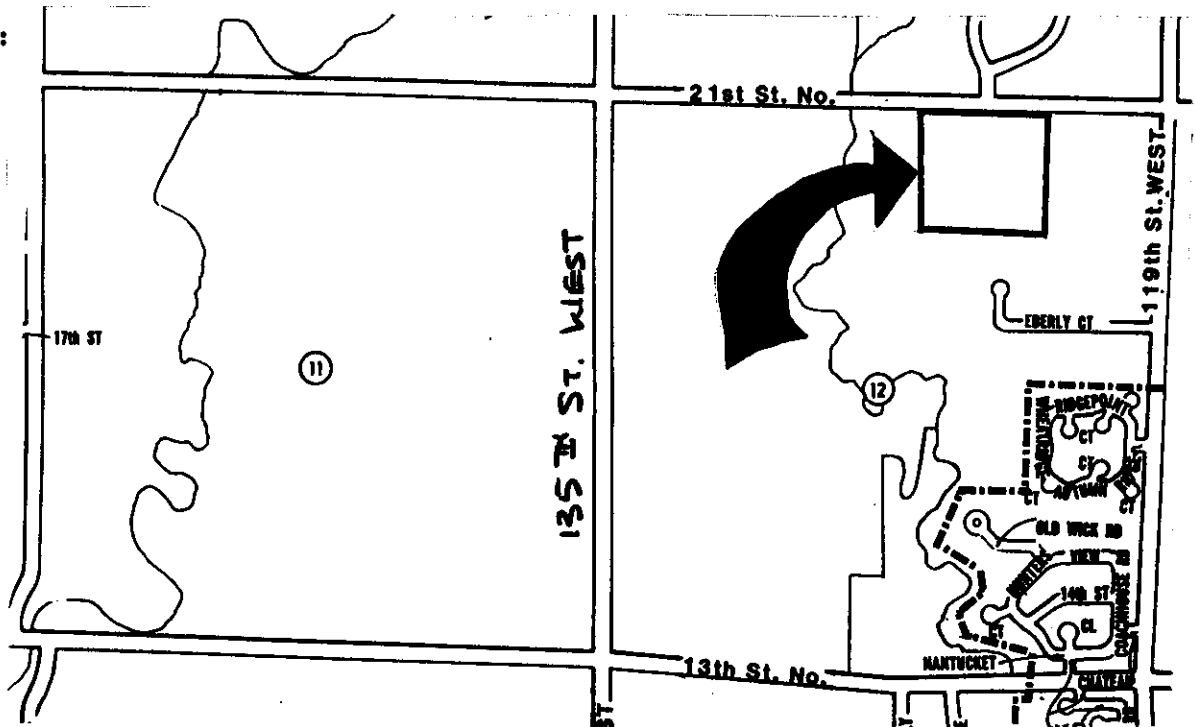
Residential:	74
Office:	
Commercial:	
Industrial:	
Total:	74

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, 80 feet of half-street right-of-way shall be shown for the entire length of 21st Street North adjacent to the north line of the plat.
- H. 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.
- I. On the final plat tracing, the intersection of Teal Brook/21st Street shall be indicated with a dashed line rather than a heavy line. The use of a solid line for a street denotes the platting of a reserve for private street purposes.
- J. 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.
- K. If the platting of this property requires the establishing of minimum building pad elevations, the elevations shall be noted on the face of the plat, as well as in the platting's text. Also, permanent on-site and off-site benchmarks shall be referenced on the face of the plat.
- L. Since there is no Reserve B, the four reserves shall be relettered to account for this. The platting's text shall be amended as needed.