M. 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 structure constructed on subject property.

N. The final plat tracing shall label the centerline of Pawnee and more clearly indicate the half street right-of-way available.

O. The applicant shall obtain, by separate instrument, the 10-foot wide east/west utility easement needed on the unplatted tract to the south of this final plat.

P. The final plat tracing shall indicate all of the side lot line utility easements requested by K.G.&E. and Southwestern Bell when the preliminary plat was approved. These required easements were marked on the "engineer's" copy of the approved preliminary plat. This final plat fails to indicate any of the needed side lot line easements.

Q. 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.

R. 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.

S. 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.

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.

V. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

W. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-59 Name: TOWNE PARC ADDITION

Preliminary Approved: 7/2/87
Scheduled S/D Meeting: 8/27/87

DESCRIPTION

General Location: In an area south of Pawnee and east of Dalton.
Owner: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 21.6
2. Number of Lots:
   - Residential: 65
   - Office:
   - Commercial:
   - Industrial:
   - Total: 65
3. Minimum Lot Area: 7,000 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" (After Annexation)

STAFF COMMENTS:

NOTE: This 21.6 acre plat represents the partial platting of the applicant's overall ownership in this quarter section. When the preliminary plat was considered, a sketch plat was displayed which showed how a plat of this property will fit into plans to eventually plat the applicant's entire ownership.

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 the storm sewers required by the platting of this property. These may be included in the street paving petitions.

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

E. The paving petition for Cypress shall provide for a sidewalk on one side of this street. This segment of sidewalk will connect to a future arterial sidewalk on Pawnee and is required because Cypress Street is a long continuous street on the overall sketch plat for this area.

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

G. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.

H. In terms of the temporary cul-de-sac for Cypress Street, the applicant shall grant this by separate instrument. The wording of this instrument shall specify that the temporary dedication shall expire upon extension of Cypress Street to the south.

I. The final plat tracing shall indicate the recording information for the Continental Pipeline easement on this property.

J. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on this property.

K. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Proof shall also be submitted that the dedication of street right-of-way over the pipeline easement is acceptable to the pipeline company.

L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

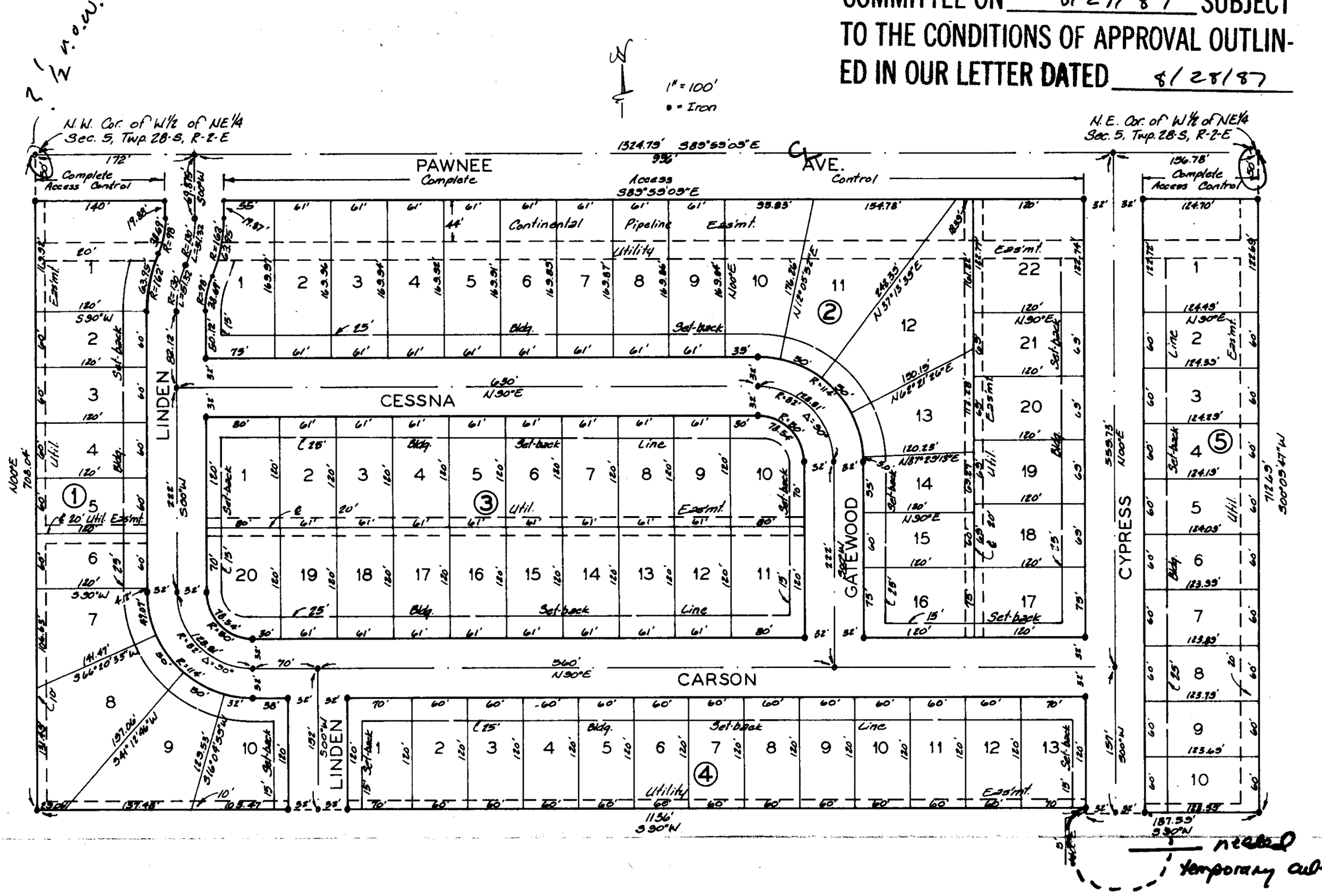
FINAL PLAT

TOWNE PARC ADDITION

OFFICE COPY
DO NOT REMOVE

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/27/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/28/87



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 "TOWNE PARC ADDITION," Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W½ of the NE¼ of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at the N.W. Corner of the W½ of said NE¼; thence S.89°59'05"E., along the north line of said NE¼, 1324.79 feet to the N.E. Corner of the W½ of said NE¼; thence S.00°05'47"W., along the east line of the W½ of said NE¼, 712.69 feet; thence S.90°W., 187.59 feet to a point 1136 feet east of the west line of the W½ of said NE¼, as measured at right angles to said line; thence N.00°E., 5 feet; thence S.90°W., 1136 feet to the west line of the W½ of said NE¼; thence N.00°E., along the west line of the W½ of said NE¼, 708.04 feet to the place of beginning.

_____
Date

Baughman Company, P.A.

_____ Surveyor

This plat of "TOWNE PARC ADDITION," Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
John Terry Moore

_____ Secretary
Marvin S. Kroul

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 198__.

_____ Mayor
Robert G. Knight

_____ Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____ 198__.

_____ County Clerk
Don Wright

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 "TOWNE PARC ADDITION," Wichita, 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 Pawnee Ave. over and across the north line of Lot 1, Block 1, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 22, Block 2 and Lot 1, Block 5 are hereby granted to the City of Wichita, Kansas.

_____ _____
Bernard Novick Novick

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this _____ day of _____ 198__ by Bernard Novick and Novick, his wife.

_____ Notary Public

My Appt. Exp. _____

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 _____ 198__, at __ o'clock __ M., and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rezac

September 3, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-59 - TOWNE PARC ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 3, 1987, 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 August 28, 1987.

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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Bernard Novick, 1400 N. Armour, Wichita, KS 67206
Ray Jacoby, 342 S. Volutsia, Wichita, KS 67211