M. The final plat tracing shall indicate the platting of a minimum building pad elevation 84.2 City Datum and 1271.6 Mean Sea Level for the lots requiring a minimum pad elevation.

N. The applicant shall obtain the off-site drainage easement required by the drainage plan for this property. Also, the applicant shall provide City Engineering with a letter from KTA which states their willingness to accept drainage from this property.

O. 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.

P. 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.

Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

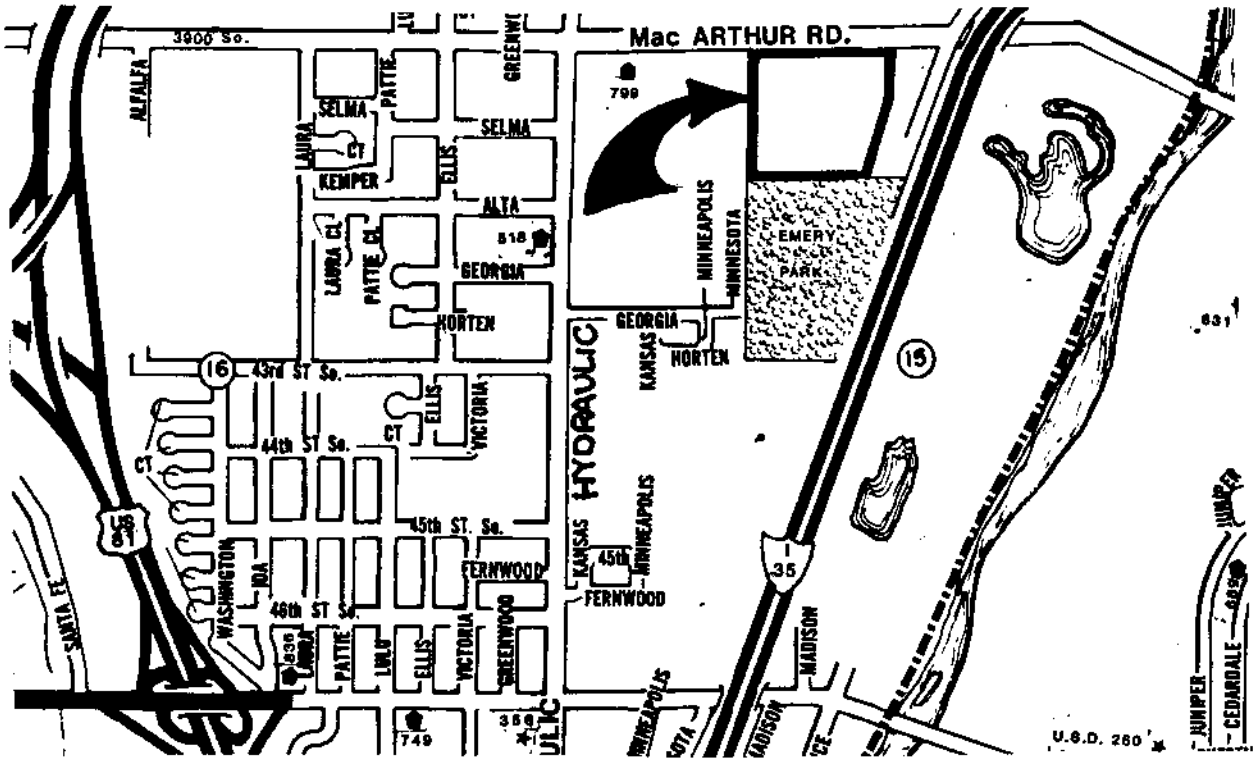
AGENDA ITEM #2-5

AUGUST 4, 1988

STAFF REPORT
(Final Plat; Preliminary approved 6/16/88)

CASE NUMBER:	S/D 88-36 - EMERY PARK ADDITION
OWNER/APPLICANT:	Nagib T. Shabshab, c/o Tomey N. Shabshab, 340 S. Keith, Wichita, KS 67209
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	Southeast corner of Minnesota and MacArthur Road.
SITE SIZE:	37.8 Acres
NUMBER OF LOTS:	
Residential:	62
Office:	
Commercial:	1
Industrial:	3
Total:	66
MINIMUM LOT AREA:	7,440 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA", "LC" and "E" (Z-2753)

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

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 the paving of the proposed interior streets.

D. For Minnesota, the applicant shall attempt to obtain the off-site street dedication to the west of this plat. The applicant shall guarantee the paving of Minnesota from MacArthur to the south line of this plat. As this street is being platted as a collector street, the paving petition shall provide for a sidewalk on each side of the street. If the street dedication cannot be obtained, it is recommended that the paving petition provide for condemnation costs for the needed right-of-way.

E. The applicant shall guarantee construction of the storm sewers and detention pond required by this plat.

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

G. 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.

H. It is noted that the applicant is requesting the platting of 20-foot building setbacks for the residential lots, rather than the 25-foot setbacks established by zoning.

I. 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.

J. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

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

L. The final plat shall indicate the recording information for the Northwest Central Pipeline easement on this property.

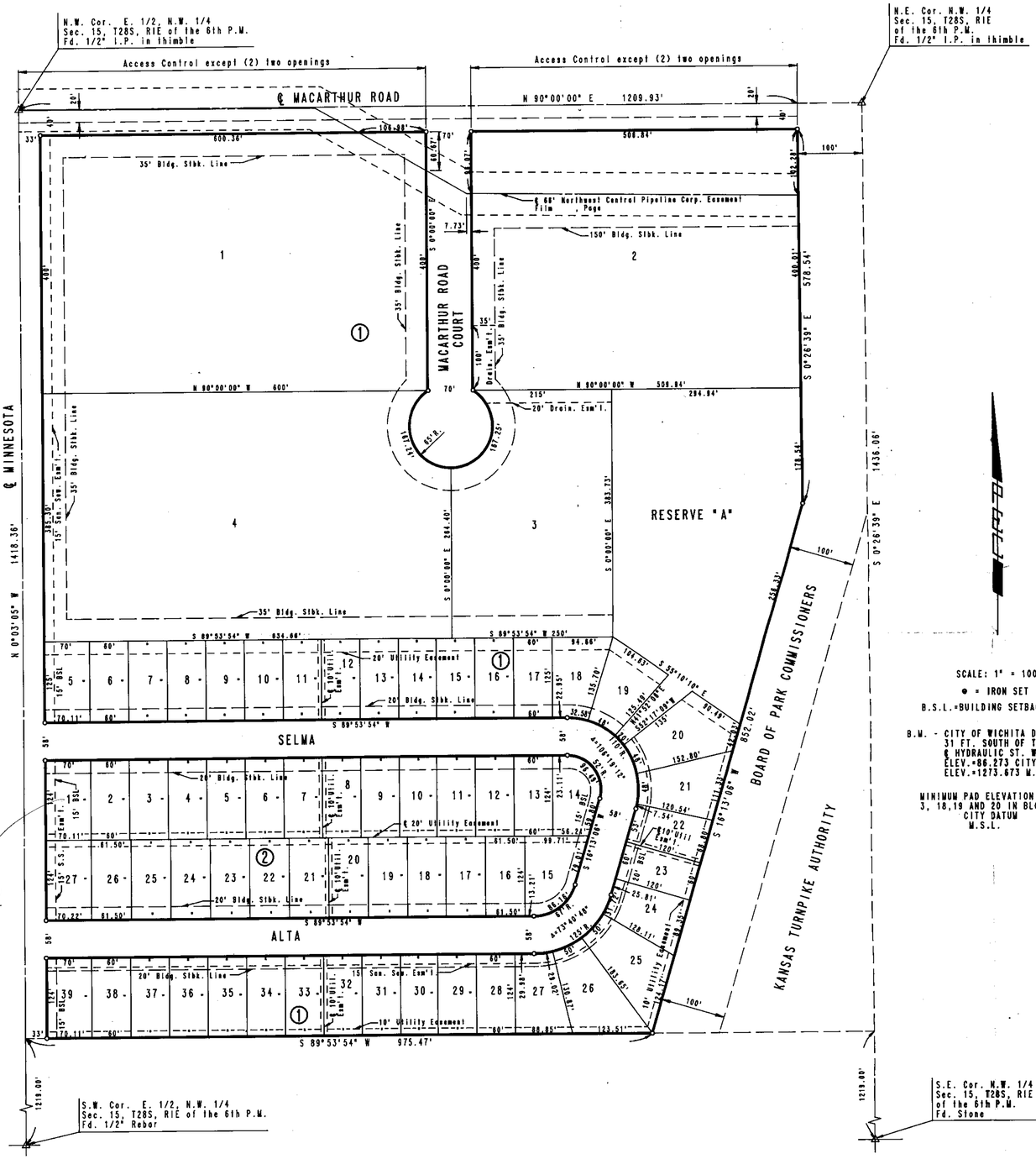
EMERY PARK ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/28/84 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7/20/84



SCALE: 1" = 100'

● = IRON SET

B.S.L.=BUILDING SETBACK LINE

B.M. - CITY OF WICHITA DISC 31 FT. AND 31 FT. SOUTH OF THE INTERSECTION ℄ HYDRAULIC ST. WITH ℄ MACARTHUR RD. ELEV.=86.273 CITY DATUM ELEV.=1273.673 M.S.L.

MINIMUM PAD ELEVATION FOR LOTS 2, 3, 18, 19 AND 20 IN BLOCK 1 SHALL BE CITY DATUM M.S.L.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF EMERY PARK ADDITION, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE THE SAME DESCRIBED AS THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) SOUTH, RANGE ONE (1) EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, LYING WEST OF THE KANSAS TURNPIKE AUTHORITY, EXCEPT THE SOUTH 1219 FEET THEREOF AND EXCEPT THE EAST 100 FEET THEREOF; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF SECTION 15 T28S, R1E OF THE 6TH P.M. THENCE BEARING N90°00'00"E ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 1209.93 FEET; THENCE BEARING S0°26'39"E PARALLEL TO AND 100.00 FEET WEST OF EAST LINE OF SAID NW 1/4 A DISTANCE OF 618.54 FEET; THENCE BEARING S18°13'06"W A DISTANCE OF 852.02 FEET; THENCE BEARING S89°53'54"W A DISTANCE OF 975.47 FEET TO A POINT IN THE WEST LINE OF THE E 1/2 OF SAID NW 1/4; THENCE ALONG SAID WEST LINE BEARING N0°03'05"W A DISTANCE OF 1438.36 FEET TO THE POINT OF BEGINNING. CONTAINING 37.79 ACRES MORE OR LESS.

_____
R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED PROPERTY OWNER OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND A RESERVE THE SAME TO BE KNOWN AS EMERY PARK ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE "A" IS HEREBY RESERVED FOR LANDSCAPING, OPEN SPACE, PEDESTRIAN USE, DRAINAGE AND A RETENTION-DETENTION SYSTEM. RESERVE "A" SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNER'S ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE LANDOWNERS' ASSOCIATIONS TO BE FORMED WITHIN EMERY PARK ADDITION.

MINIMUM PAD ELEVATION FOR LOTS 2, 3, 18, 19 AND 20 IN BLOCK 1 SHALL BE CITY DATUM, M.S.L.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MACARTHUR ROAD, OVER AND ACROSS THE NORTH LINE OF LOTS 1 AND 2 IN BLOCK 1, ARE HEREBY GRANTED TO CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO MACARTHUR ROAD AT TWO (2) LOCATIONS AND LOT 2, BLOCK 1 SHALL HAVE ACCESS TO MACARTHUR ROAD AT TWO (2) LOCATIONS; ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER:

_____
NAJIB T. SHABSHAB

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME NAJIB T. SHABSHAB, PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ CHAIRMAN
ELTON PARSONS

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1988.

_____ MAYOR
SHELDON KAMEN

_____ DEPUTY CITY CLERK
ALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1988.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

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

August 5, 1988

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-36 - EMERY PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 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 July 29, 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 Board of City Commissioners 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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew

Donald Losew
Planner

DL/pb
cc: Nagib T. Shabshab, c/o Tomey N. Shabshab, 340 Keith, Wichita 67209
Mike Lindebak, City Engineer