L. Prior to release of this plat for recording, the existing structures which encroach into utility easements and street right-of-way must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.

M. Any relocation, lowering or encasement of the pipeline, in adjacent Rock Road, which is made necessary by this development will not be at the expense of the City.

N. The proposed "vehicular access easement," depicted on proposed Lot 4, Block 2, shall be established by separate instrument. This easement shall be recorded prior to completing the plat so appropriate recording information may be indicated on the final plat tracing. The instrument establishing the easement shall clearly reference which property benefits from the easement, who is responsible for maintenance of the driving surface and who is responsible for initial construction of the driveway. A copy of the recorded easement shall be submitted for the plat file.

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

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

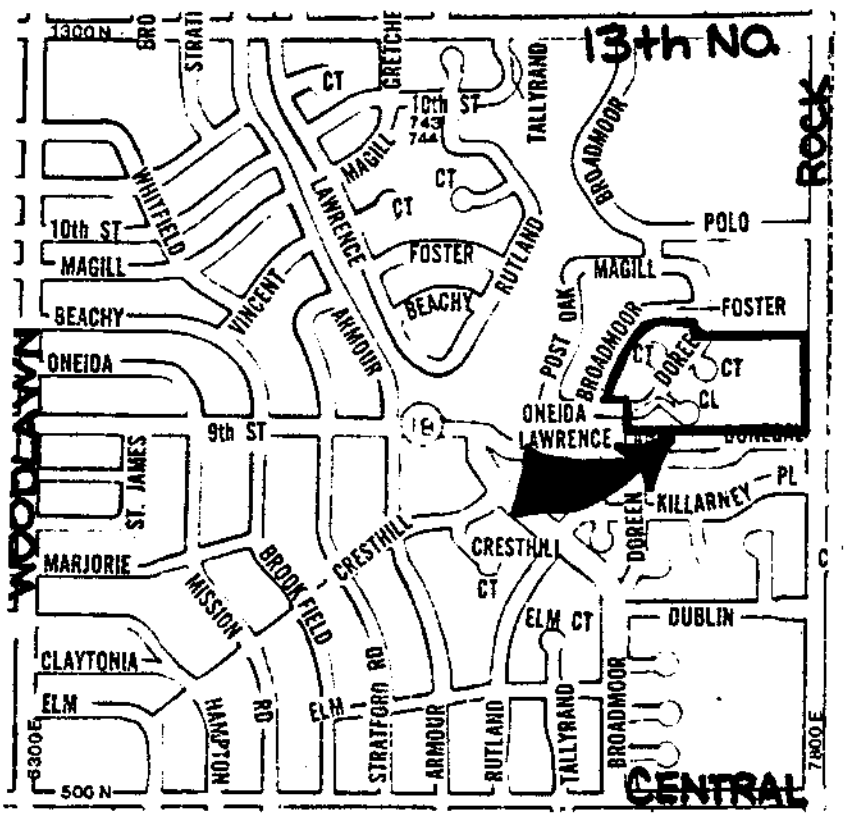
AGENDA ITEM #____

DECEMBER 3, 1987

STAFF REPORT
(Revised Final Plat; Final Approved 9/10/87)

CASE NUMBER:	S/D 87-62 - FAIRFIELD ESTATES 2ND
OWNER/APPLICANT:	Ralph Rudy
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	On the west side of Rock Road, ½-mile south of 13th Street North.
SITE SIZE:	23.1± Acres
NUMBER OF LOTS:	
Residential:	39
Office:	
Commercial:	
Industrial:	
Total:	39
MINIMUM LOT AREA:	12,400 Sq. Ft.
CURRENT ZONING:	"AA"
PROPOSED ZONING:	"AA"

VICINITY MAP:



STAFF COMMENTS:

NOTE: A final plat for this property was approved in September of this year. A revised final plat has been submitted to change the name of the east/west street adjacent to north lines of Lot 1 through 5, Block 3. (Oneida to Hartmoor)

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 paving of the proposed interior streets.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

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

F. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures for each new lot shall be submitted to assist with refiguring of existing special assessments.

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 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.

I. When the original Fairfield Estates Addition was platted in 1986, a restrictive covenant was filed which provided for formation of a Homeowner's Association and for perpetual ownership and maintenance of the reserves within that overall plat, by the Homeowner's Association. Since this plat constitutes a replat of a portion of the Fairfield Estates Addition, a revised restrictive covenant will need to be filed with this replat. Such revised covenant shall provide for the formation of the Association and for ownership and maintenance of the reserves.

J. 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.

K. On the final plat tracing, Reserve A shall be labeled on the face of the plat.

FAIRFIELD ESTATES 2ND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

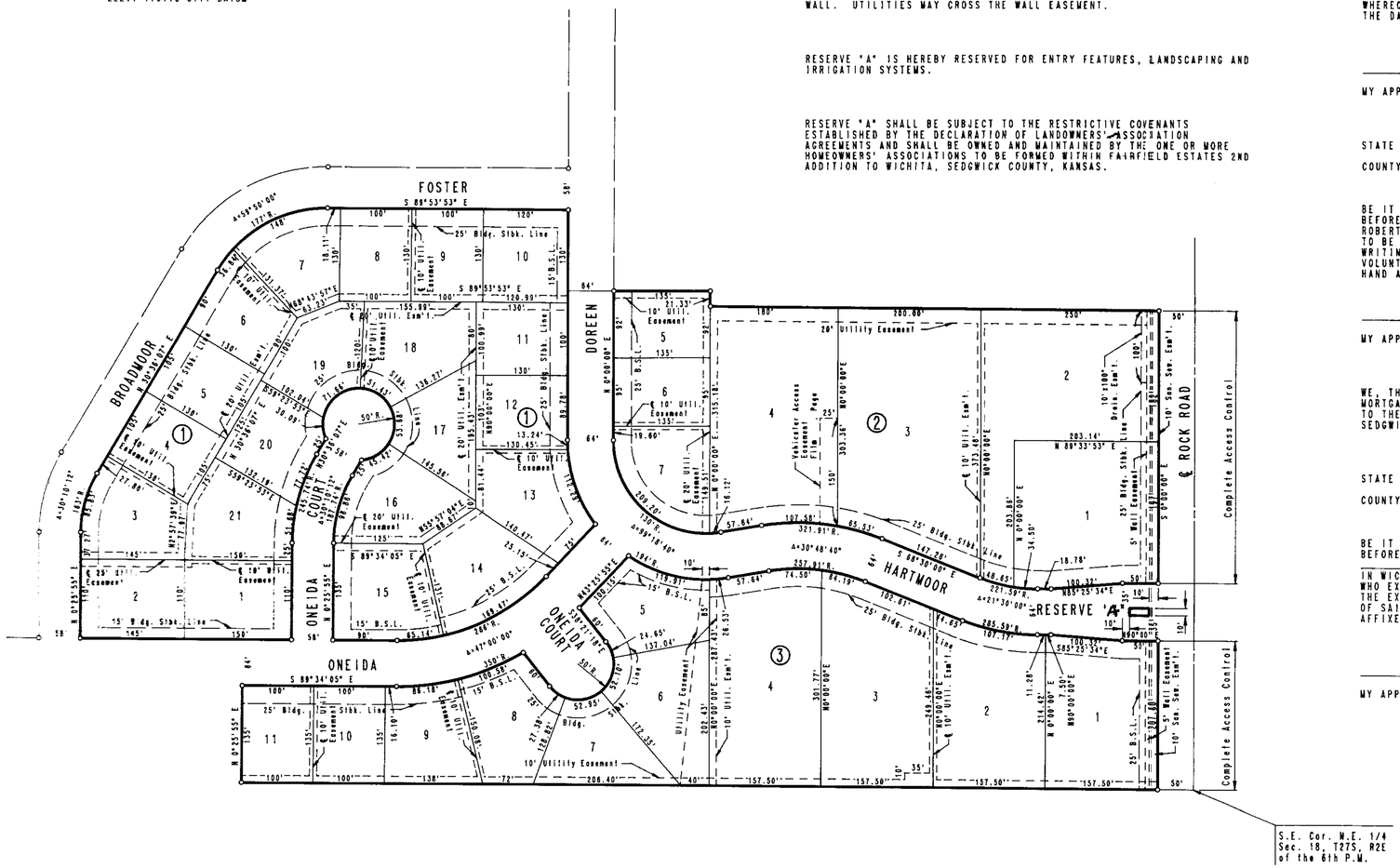
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/3/87 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 12/3/87

SCALE: 1" = 100'

o = IRON SET

B.S.L.=BUILDING SETBACK LINE

B.M. - CHISELED "□" S. END CURB RETURN WEST SIDE ROCK RD. AT E. 1/4 COR. SEC. 18, T27S, R2E. ELEV.=179.18 CITY DATUM



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF FAIRFIELD ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND A RESERVE THE SAME BEING A TRACT OF LAND IN THE N.E. 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. AND DESCRIBED AS: A REPLAT OF LOTS 24, 25 AND 26, IN BLOCK 2; ALL OF BLOCK 9; LOTS 9 THROUGH 17 IN BLOCK 10; ALL IN FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, ALSO IN THIS REPLAT ARE INCLUDED BOTH DOREEN COURTS, ONEIDA CIRCLE, DOREEN STREET BETWEEN THE EXTENSIONS OF THE EAST LINE OF LOT 23, BLOCK 2 AND THE SOUTH LINE OF LOT 8, BLOCK 10; THE EAST 6.00 FEET OF BROADMOOR STREET AND THE SOUTH 6.00 FEET OF FOSTER STREET ALL IN SAID FAIRFIELD ESTATES.

_____
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 WE, THE UNDERSIGNED PROPERTY OWNERS 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 FAIRFIELD ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE 5.0 FOOT WALL EASEMENT, AS SHOWN IN THE EAST SIDE OF BLOCKS 2 AND 3 IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" IS HEREBY RESERVED FOR ENTRY FEATURES, LANDSCAPING AND IRRIGATION SYSTEMS.

RESERVE "A" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN FAIRFIELD ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM ROCK ROAD OVER AND ACROSS THE EAST LINE OF LOTS 1 AND 2, BLOCK 2, AND EAST LINE OF LOT 1, BLOCK 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA. ALL PORTIONS OF FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED BY VIRTUE OF K.S.A.12-512(b), AMENDED.

OWNERS:

_____
RALPH RUDY

_____ _____
ROBERT D. TAYLOR KATHLEEN A. TAYLOR

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME RALPH RUDY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE 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 APPOINTMENT EXPIRES: _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME ROBERT D. TAYLOR AND KATHLEEN A TAYLOR, TO ME PERSONNALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME AS THEIR 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 APPOINTMENT EXPIRES: _____

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME _____, OF THE FIRST NATIONAL BANK IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR WRITTEN.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

WE, BANK IV, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME _____, OF BANK IV IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

WE, KANSAS STATE BANK AND TRUST COMPANY, IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON A PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF FAIRFIELD ESTATES 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME _____, OF KANSAS STATE BANK AND TRUST COMPANY IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
MY APPOINTMENT 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
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
DON WRIGHT

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

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

December 10, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-62 - FAIRFIELD ESTATES 2ND

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 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 December 4, 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

Donald Losew
Junior Planner

DL:dlk

cc: Ralph Rudy, 715 N. Gow, Wichita, KS 67203
Steve Critchfield, 434 N. Oliver, Suite 108, Wichita, KS 67208
Bill Yung, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

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