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. 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.

Q. 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.

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.

T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat and is the drainage dedication near the northwest corner of Barrington and Ridge Road acceptable?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

JANUARY 28, 1988

STAFF REPORT
[redacted]: Preliminary Approved 12/17/87)

CASE NUMBER: S/D 87-122 - BARRINGTON PLACE

OWNER/APPLICANT: Alban Born, c/o Arthur Borst, 802 N. Ridge Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: South side of 21st Street North, in an area west of Ridge Road.

SITE SIZE: 43.8 Acres

NUMBER OF LOTS:

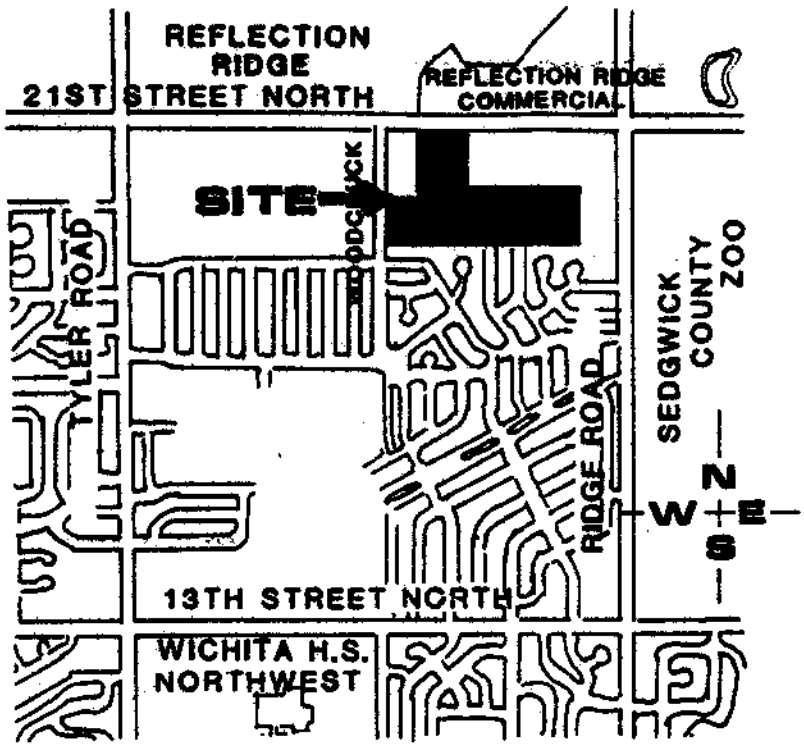
Residential:	151
Office:	
Commercial:	
Industrial:	
Total:	151

MINIMUM LOT AREA: 7,700 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. The applicant shall guarantee the paving of Woodchuck adjacent to the plat. The paving petition shall provide for the construction of sidewalks on each side of this collector street.

G. The applicant shall guarantee the medial improvements on 21st Street required as a result of this subdivision.

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

I. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property east of Ridge Road.

J. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over these responsibilities.

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 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.

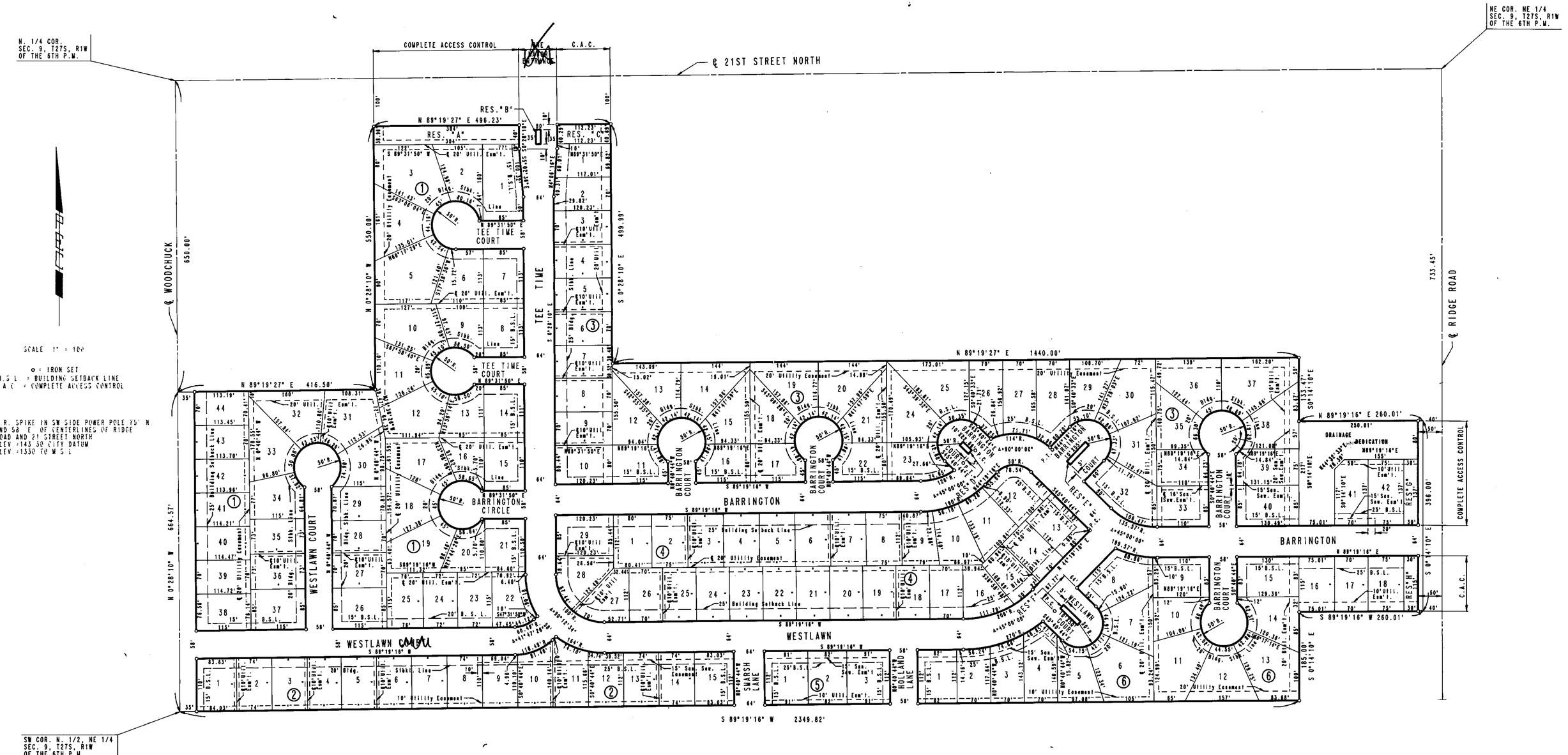
L. It is noted that the applicant desires to plat 20-foot frontyard building setbacks on all residential lots fronting streets with 58-foot rights-of-way.

M. On the final plat tracing, the Court suffix shall be deleted from the Westlawn Street name adjacent to Lot 1 through 10, Block 2.

N. On the final plat tracing, the "major entrance note" shall be removed from the intersection of the Tee Time/21st Street North intersection.

BARRINGTON PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



FINAL PLAT

OFFICE COPY
DO NOT REMOVE

BARRINGTON PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE 11/28/88 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 11/28/88

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 _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING BARRINGTON PLACE, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, RESERVES, AND A DRAINAGE DEDICATION, THE SAME BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF THE N 1/2 OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING N0°28'10"W ALONG THE WEST LINE OF SAID N.E. 1/4 A DISTANCE OF 664.57 FEET; THENCE BEARING N89°19'27"E ALONG THE SOUTH LINE OF LOT 1, BLOCK A, ALDERSGATE ADDITION, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 416.50 FEET; THENCE BEARING N0°28'10"W ALONG THE EAST LINE OF SAID ADDITION A DISTANCE OF 550.00 FEET; THENCE BEARING N89°19'27"E PARALLEL TO AND 100 FEET SOUTH OF THE NORTH LINE OF SAID N.E. 1/4 A DISTANCE OF 496.23 FEET; THENCE BEARING S0°28'10"E A DISTANCE OF 499.99 FEET; THENCE BEARING N89°19'27"E A DISTANCE OF 1440.00 FEET; THENCE BEARING S0°14'10"E A DISTANCE OF 133.47 FEET; THENCE BEARING N89°19'16"E A DISTANCE OF260.01 FEET; THENCE BEARING S0°14'10"E PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID N.E. 1/4 A DISTANCE OF 396.00 FEET; THENCE BEARING S89°19'16"W A DISTANCE OF 260.01 FEET; THENCE BEARING S0°14'10"E A DISTANCE OF 185.00 FEET TO A POINT IN THE SOUTH LINE OF THE N 1/2 OF THE N.E. 1/4 OF SAID SECTION 9; THENCE BEARING S89°19'16"W ALONG SAID SOUTH LINE THAT IS THE NORTH BOUNDARY LINE OF WESTWOOD HEIGHTS FIRST ADDITION AND THE NORTH BOUNDARY LINE OF WESTWOOD HEIGHTS SECOND ADDITION, WICHITA KANSAS, A DISTANCE OF 2349.82 FEET TO THE POINT OF BEGINNING. CONTAINING 46.15 ACRES MORE OR LESS.

_____
R.W. LINN, P.E., LIC. NO. 3684 RLS 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, RESERVES AND A DRAINAGE DEDICATION, THE SAME TO BE KNOWN AS BARRINGTON PLACE, AN 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. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 21ST STREET NORTH AND RIDGE ROAD OVER AND ACROSS THE NORTH LINE OF BLOCKS 1 AND 3 AND EAST LINE OF BLOCKS 3 AND 6 ARE HEREBY GRANTED TO THE CITY OF WICHITA. THE DRAINAGE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES.

RESERVES "A", "C", "G" AND "H" ARE HEREBY PLATTED FOR WALLS, ENTRY MONUMENTS, LANDSCAPING, IRRIGATION SYSTEMS, AND UTILITIES CONFIMED WITHIN EASEMENTS. RESERVES "B", "D", "E" AND "F" ARE HEREBY PLATTED HEREBY PLATTED FOR LANDSCAPING AND IRRIGATION SYSTEMS.

ALL RESERVES SHALL BE SUBJECT TO RESTRICTIVE COVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY ONE OR MORE HOMEOWNERS' ASSOCIATIONS TO BE FORMED WITHIN BARRINGTON PLACE

OWNERS:

_____ AND _____
ALBAN F. BORN JANICE L. BORN

_____ AND _____
ARTHUR BORST ARTIE P.M. BORST

_____ AND _____
W.A. SCHRADER WINNIE MAE SCHRADER

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 ALBAN F. BORN AND JANICE L. BORN, HUSBAND AND WIFE, TO ME PERSONALLY 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 COMMISSION EXPIRES: _____

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 ARTHUR BORST AND ARTIE P.M. BOIST, HUSBAND AND WIFE, TO ME PERSONALLY 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 COMMISSION EXPIRES: _____

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 W.A. SCHRADER AND WINNIE MAE SCHRADER, HUSBAND AND WIFE, TO ME PERSONALLY 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 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
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

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

_____, 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
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4421

February 4, 1988

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

Re: Final Plat S/D 87-122 - BARRINGTON PLACE

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 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 January 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 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 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: Alban Born, c/o Arthur Borst, 802 N. Ridge Road, Wichita, KS 67212
Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500, Wichita, KS 67226
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

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