J. 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.

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. If any part of the proposed reserves is to be designated as a floodway, the plattor's text on the final plat tracing shall reference the standard floodway language.

M. 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.

N. 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 mail box locations can be determined.

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

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

Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required and is the proposed minimum building pad correct?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-28 Name: BAY COUNTRY ESTATES

Preliminary Approved: 5/7/87
Scheduled S/D Meeting: 6/4/87

DESCRIPTION

General Location: Northwest corner of Maple and 119th Street West.
Owner: Westlink Investment Corporation, 11216 W. Maple, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 18.1±
2. Number of Lots:
   - Residential: 40
   - Office:
   - Commercial:
   - Industrial:
   - Total: 40
3. Minimum Lot Area: 11,700 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

NOTE: This plat represents the final platting of a portion of an overall preliminary plat approved by the Subdivision Committee on May 7, 1987.

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 construction of the storm sewers required by this plat.

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

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

F. The Bay Country/Sheriac/Cedar Park paving petition shall provide for the construction of a sidewalk on one side of this street. As this street is a continuation of Bay Country Street to the north, the petition shall place the required sidewalk on the same side of the street as is provided for by the plat to the north.

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

H. In order to provide for the movement of pedestrians within this subdivision, and in order to provide for a connecting link of sidewalk from this subdivision to a future arterial sidewalk on 119th Street West, it is recommended that the plattor guarantee sidewalks at the following locations:

   1. South side of Sheriac Street from the east line of Cedar Park to the northerly line of Lot 4, Block 2.

   2. East side of Coachhouse from the south line of Burton to the northerly line of Lot 4, Block 2.

   3. South side of Burton, adjacent to the north line of Lot 8, Block 2.

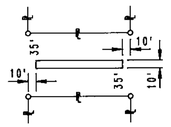
I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

OFFICE COPY
DO NOT REMOVE

BAY COUNTRY ESTATES

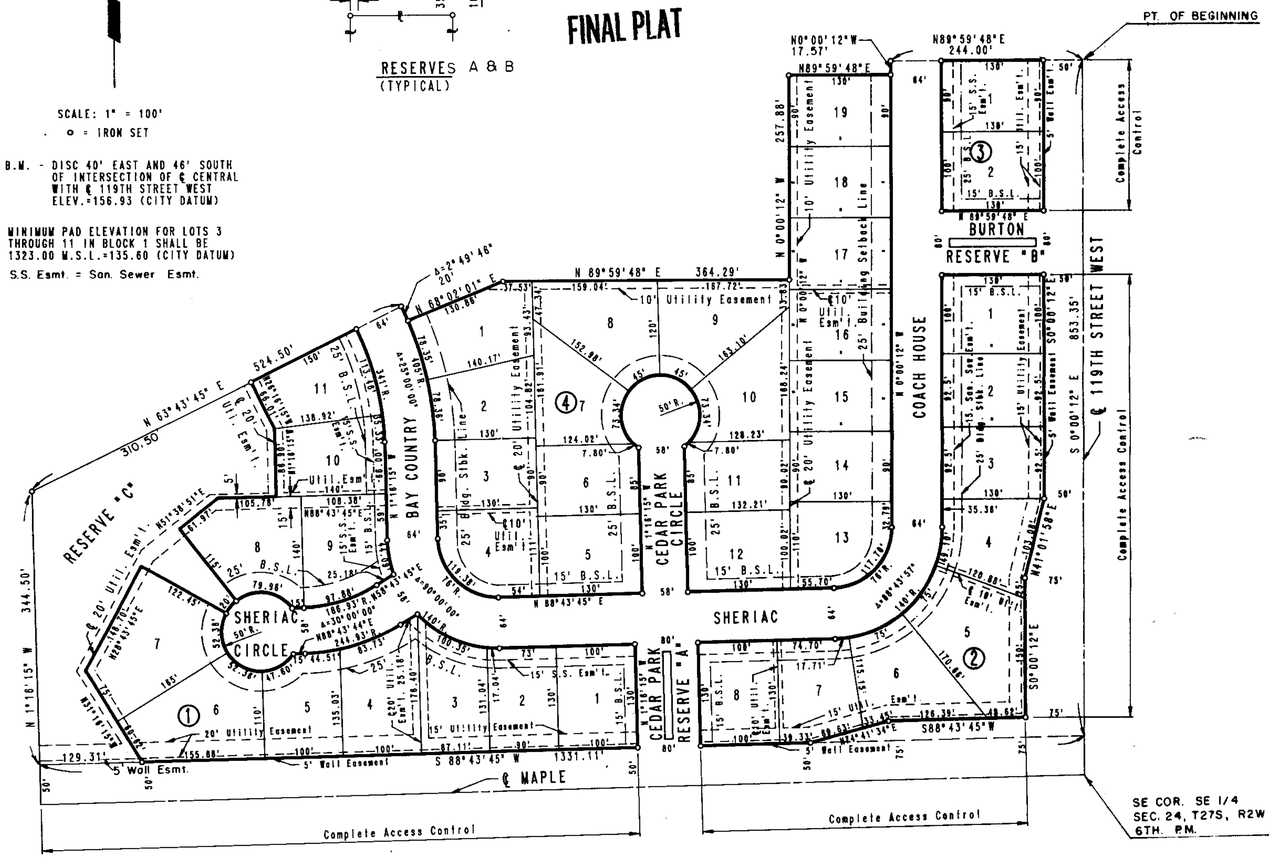
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/4/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/5/87



RESERVES A & B
(TYPICAL)

FINAL PLAT



SCALE: 1" = 100'

o = IRON SET

B.M. - DISC 40' EAST AND 46' SOUTH OF INTERSECTION OF ℄ CENTRAL WITH ℄ 119TH STREET WEST ELEV.=156.93 (CITY DATUM)

MINIMUM PAD ELEVATION FOR LOTS 3 THROUGH 11 IN BLOCK 1 SHALL BE 1323.00 M.S.L.=135.60 (CITY DATUM)

S.S. Esmt. = San. Sewer Esmt.

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 CAUSED TO BE SURVEYED AND PLATTED BAY COUNTRY ESTATES TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS, AND RESERVES THE SAME BEING A TRACT OF LAND IN THE S.E. 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH P.M. AND DESCRIBED AS: BEGINNING AT A POINT IN THE EAST LINE AND 903.36 FEET NORTH OF S.E. CORNER OF THE S.E. 1/4 OF SAID SECTION 24; THENCE BEARING S 0°00'12" E ALONG THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 853.35 FEET; THENCE BEARING S 88°43'45" W PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID S.E. 1/4 A DISTANCE OF 1331.11 FEET; THENCE BEARING N 1°16'15" W A DISTANCE OF 344.50 FEET; THENCE BEARING N 63°43'45" E A DISTANCE OF 524.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 405.00 FEET AND A CHORD OF 20.00 FEET BEARING S 24°51'22" E; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'46" AN ARC DISTANCE OF 20.00 FEET; THENCE BEARING N 68°02'01" E A DISTANCE OF 130.86 FEET; THENCE BEARING N 89°59'48" E A DISTANCE OF 364.29 FEET; THENCE BEARING N 0°00'12" W A DISTANCE OF 257.88 FEET; THENCE BEARING N 89°59'48" E A DISTANCE OF 130.00 FEET; THENCE BEARING N 0°00'12" W A DISTANCE OF 17.57 FEET; THENCE BEARING N 89°59'48" E A DISTANCE OF 244.00 FEET TO THE POINT OF BEGINNING.

_____
R.W. LINN, P.E. LIC. NO. 3884

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 RESERVES. THE SAME TO BE KNOWN AS BAY COUNTRY ESTATES 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 BLOCKS 1,2,&3, IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

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

RESERVE "C" IS HEREBY RESERVED FOR DRAINAGE, LANDSCAPING, IRRIGATION SYSTEMS, PEDESTRIAN IMPROVEMENTS, AND UTILITIES CONFINED WITHIN EASEMENTS.

ALL RESERVES 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 BAY COUNTRY ESTATES.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM MAPLE AND 119TH STREET WEST OVER AND ACROSS THE SOUTH LINE OF BLOCKS 1 AND 2 AND THE EAST LINE OF BLOCKS 2 AND 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION FOR LOTS 3 THROUGH 11 IN BLOCK 1 SHALL BE 1323.00 M.S.L. =135.60 (CITY DATUM)

OWNERS:

WESTLINK INVESTMENT CORPORATION

_____, PRESIDENT
THURMAN W. SMITH

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THURMAN W. SMITH, PRESIDENT OF WESTLINK INVESTMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION, 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:

WE, THE FIRST NATIONAL BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF BAY COUNTRY ESTATES 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 AFORESAID 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 ACKNOWLEDGE THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY 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 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 _____, 1987.

_____, CHAIRMAN
JOHN TERRY MOORE

_____, 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 _____, 1987.

_____, 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 _____, 1987.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

June 11, 1987

Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: Final Plat S/D 87-28 - BAY COUNTRY ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:bb

cc: Westlink Investment Corporation
Attn: Thurman Smith
11216 West Maple
Wichita, Kansas 67209