J. On the final plat tracing, the 25-foot building setback line on Lot 12, Block 1 shall be more clearly indicated.

K. As was stated at the time of preliminary platting, the street name of Huntington is already used elsewhere in the City and cannot be used on this plat. On the final plat tracing, Manchester shall be used as an alternate street name.

L. The final plat tracing shall indicate the platting of minimum building pad elevations on Lots 5, 6, 7 and Lots 18 through 32. These minimum building pad elevations shall be referenced in the plattor's text and noted on the face of the plat. They shall be expressed in both Mean Sea Level and City Datum.

M. The final plat tracing shall indicate the side-lot line utility easements requested by K.G.&E. that are marked on the surveyor's copy of the final plat.

N. 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.

O. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

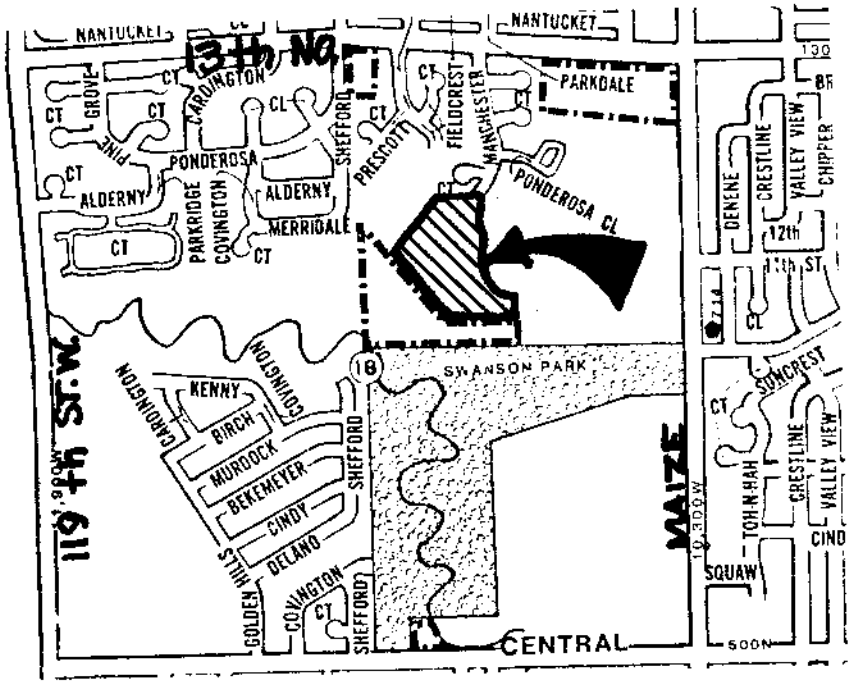
AGENDA ITEM #____

OCTOBER 29, 1987

STAFF REPORT

CASE NUMBER:	S/D 87-105 - HUNTINGTON PLACE THIRD ADDITION
OWNER/APPLICANT:	Huntington Corporation
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants, P.A.
LOCATION:	In an area south of 13th Street North and west of Maize Road.
SITE SIZE:	21.26 Acres
NUMBER OF LOTS:	
Residential:	61
Office:	
Commercial:	
Industrial:	
Total:	61
MINIMUM LOT AREA:	8,221 Sq. Ft.
CURRENT ZONING:	"AA" with DP-152
PROPOSED ZONING:	"AA" with DP-152

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-152). This property is planned to be developed with single-family homes.

This plat represents the third final plat of an overall preliminary plat approved on March 27, 1986.

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 the paving of the proposed interior streets.

E. As per the sidewalk plan for the overall Huntington Place Addition, the paving petition for Manchester (collector) shall provide for sidewalks along the west side of this street within the area being platted.

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

G. 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.

H. 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.

I. 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.

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

October 29, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-105 - HUNTINGTON PLACE THIRD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 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 October 23, 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

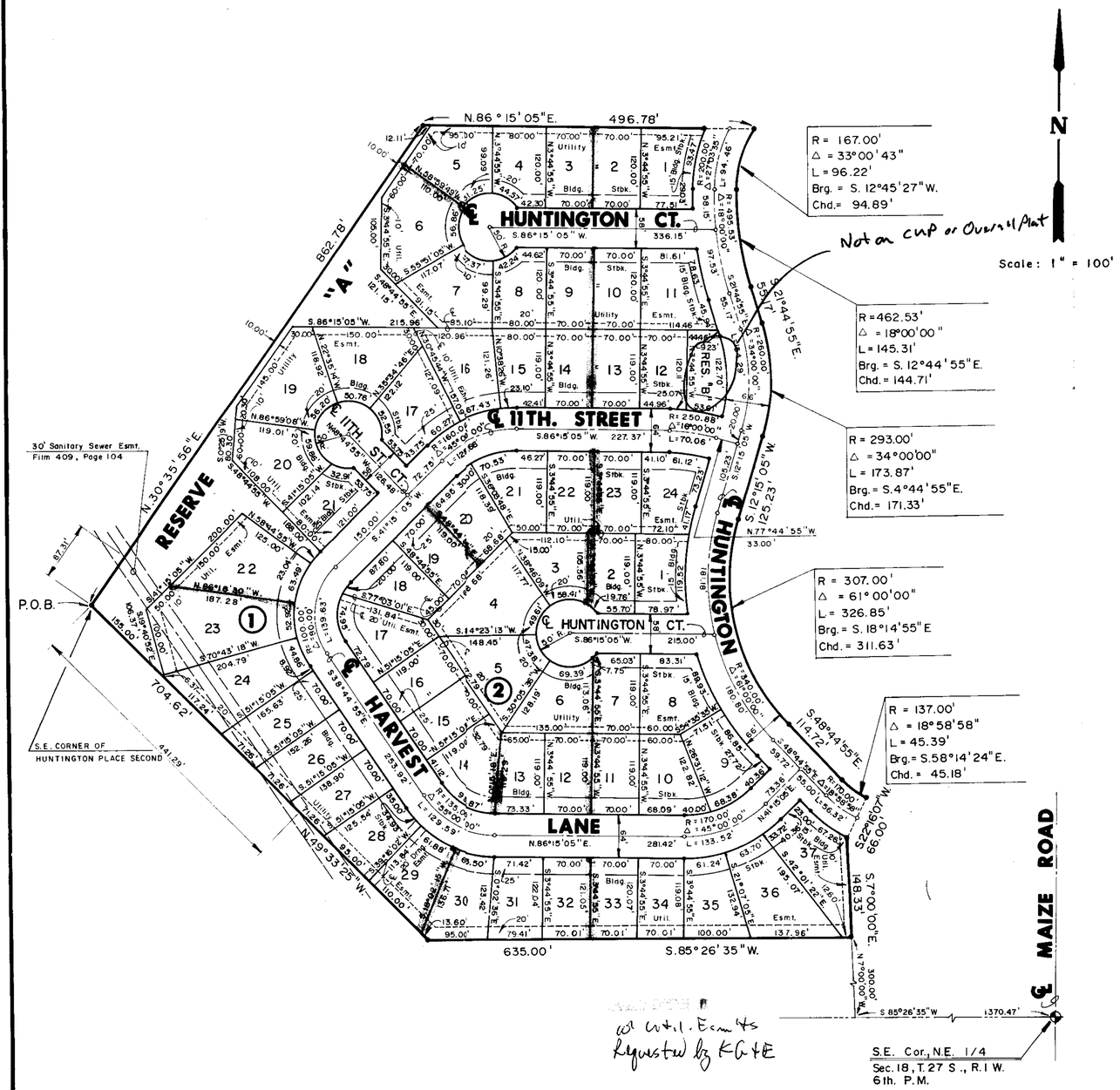
cc: Huntington Corporation, 1125 S. Rock Road, Wichita, KS 67207

FINAL PLAT OF

HUNTINGTON PLACE THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/22/87 SUBJECT TO THE CONDITIONS NOTED AND CHECKED IN OUR LETTER DATED 10/22/87



I, Kenneth H. Bengtson, Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HUNTINGTON PLACE THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter, Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of HUNTINGTON PLACE SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence N 30° 35' 56" E, 862.78 feet along the East line of said HUNTINGTON PLACE SECOND ADDITION to a point on the South line of HUNTINGTON PLACE, an addition to Wichita, Sedgwick County, Kansas; thence N 86° 15' 05" E, 422.32 feet along said South line of said HUNTINGTON PLACE; thence N 86° 15' 05" E, 74.46 feet to a point on a curve to the left; thence along said curve 96.22 feet, said curve having a central angle of 33° 00' 43", a radius of 167.00 feet, and a long chord of 94.89 feet, bearing S 12° 45' 27" W, to a point on a curve to the left; thence along said curve 145.31 feet, said curve having a central angle of 18° 00' 00", a radius of 462.53 feet, and a long chord of 144.71 feet, bearing S 12° 44' 55" E; thence S 21° 44' 55" E, 55.17 feet to a point on a curve to the right; thence along said curve 173.87 feet, said curve having a central angle of 34° 00' 00", a radius of 293.00 feet, and a long chord of 171.33 feet, bearing S 04° 44' 55" E; thence S 12° 15' 05" W, 125.23 feet to a point on a curve to the left; thence along said curve 326.85 feet, said curve having a central angle of 61° 00' 00", a radius of 307.00 feet, and a long chord of 311.63 feet, bearing S 18° 14' 55" E; thence S 48° 44' 55" E, 114.72 feet to a point on a curve to the left; thence along said curve 45.39 feet, said curve having a central angle of 18° 58' 58", a radius of 137.00 feet, and a long chord of 45.18 feet, bearing S 58° 14' 24" E; thence S 22° 16' 07" W, 66.00 feet; thence S 07° 00' 00" E, 148.33 feet; thence S 85° 26' 35" W, 635.00 feet; thence N 49° 33' 25" W, 704.62 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

Kenneth H. Bengtson, P.E., L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Reserves and Streets, the same to be known as "HUNTINGTON PLACE THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The reserves are platted for the construction and maintenance of public utilities, drainage, private parks, landscaping, recreation, walks and open spaces. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of drainage and public utilities, as indicated on the accompanying plat, are hereby granted.

HUNTINGTON CORPORATION

_____
Keith L. Anderson
President

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came Keith L. Anderson on behalf of Huntington Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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: _____

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

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

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, 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

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa