J. Approval of this plat will require waiving of the minimum 60-foot wide lot frontage and 6,000 square foot lot size requirements of the Subdivision Regulations (Section 7-204(D)(1)).

K. On the final plat tracing, the street names Sarasota and Sarasota Circle shall not be used. For emergency services, this name is too similar to the existing street name of Saratoga. As indicated at the time of preliminary plat approval, the use of the names "Siesta Key Circle" and "Siesta Cove Circle" are acceptable.

L. On the final plat tracing, the City Council signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.

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. 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.

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.

R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and is the proposed minimum high point ground elevation acceptable?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
:TROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-54 Name: THE MOORINGS 4TH ADDITION

Preliminary Approved: 7/2/87
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: In an area west of Meridian and south of 53rd Street North.
Owner: Mibac, Inc., 1901 West 13th, Wichita, KS 67203
Surveyor/Engineer: Poe and Associates of Kansas, Inc., 434 N. Oliver, Suite 110, Wichita, KS 67208

1. Gross Acreage of Plat: 18.6 Acres
2. Number of Lots:
   - Residential: 80
   - Office:
   - Commercial:
   - Industrial:
   - Total: 80
3. Minimum Lot Area: 5,000 Sq. Ft.
4. Existing Zoning: "AA" with DP-78
5. Proposed Zoning: "AA" with DP-78

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Moorings Community Unit Plan (DP-78). This plat represents the platting of C.U.P. Parcel 2, the provisions for which were amended administratively on April 22, 1987. As amended, planned development of the lots in this plat will allow: single-family housing, minimum lot areas of 5,000 square feet, minimum frontages of 50-feet, 20-foot front yard setbacks and where no easements exist, zero rear yard setbacks.

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 any drainage improvements required by the platting of this property.

D. The applicant shall guarantee the paving of Keywest between Keywest Court of the Moorings 3rd Addition to Siesta Key (Circle) of this addition. When the preliminary plat was approved, the Subdivision Committee voted to recommend to the Planning Commission that the City Council waive that portion of the sidewalk ordinance which requires sidewalks on both sides of Keywest (collector street). The Subdivision Committee based this recommendation on the fact that very little existing sidewalks were in place between the plat and Meridian.

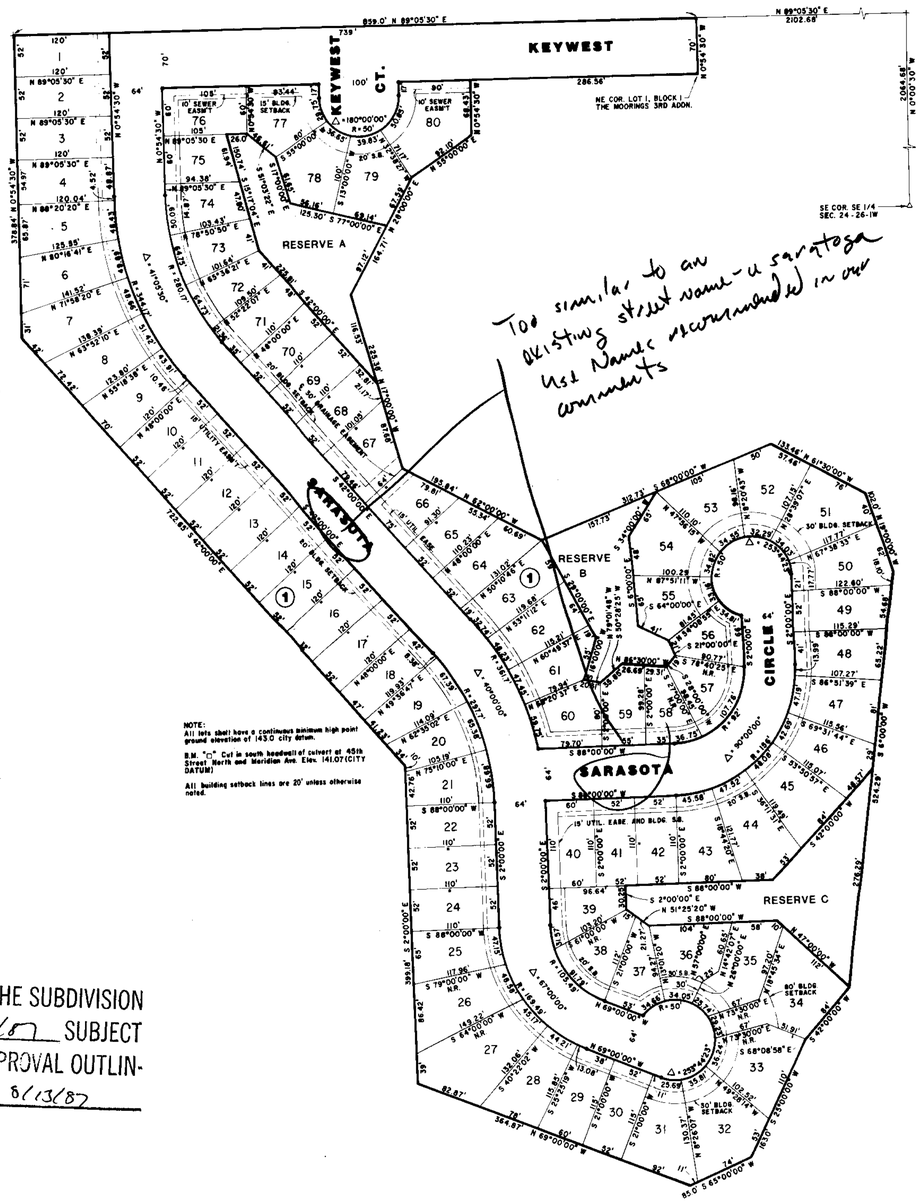
E. The applicant shall guarantee the paving of the proposed interior streets.

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

G. On the final plat tracing, the plattor's text shall be amended to indicate that ownership and maintenance of the reserves shall be the responsibility of either a lot or home owner's association.

H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot (or home) 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.

I. On the final plat tracing, the plattor's text shall be amended to include reference to the minimum building pad elevation.



Too similar to an existing street name - a saratoga list Names recommended in our comments

SCALE: 1" = 100'

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/13/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/13/87

OFFICE COPY
DO NOT REMOVE

THE MOORINGS 4TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

Somewhat strange how bearings are stated in text versus how they appear around plat - a N-S-E-W are reversed, depending on how they appear.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

We, Kenny E. Hill, and William P. Fox, being duly licensed respectively as a Professional Engineer and Land Surveyor in said County and State, do hereby certify that we have platted and surveyed THE MOORINGS 4th ADDITION to Wichita, Sedgwick County, Kansas, being described as follows:

Commencing at the Southeast Corner of the Southeast Quarter (SE1/4) of Section 24, Township 26 South, Range 1 West of the 6th P.M. Sedgwick County, Kansas; thence N 0°00'30" W for a distance of 2064.68 feet to the Northeast Corner of THE MOORINGS, an addition to Wichita, Sedgwick County, Kansas; thence S 89°05'30" W for a distance of 2102.68 feet to the point of beginning, thence S 0°54'30" E for a distance of 70 feet to the Northeast Corner of Lot 1, Block 1 of THE MOORINGS 3rd ADDITION; thence continuing on the boundary of THE MOORINGS 3rd ADDITION for the next 7 courses S 89°05'30" W for a distance of 286.56 feet; thence S 0°54'30" E for a distance of 68.43 feet; thence S 55°00'00" W for a distance of 92.10 feet; thence S 28°00'00" W for a distance of 164.71 feet; thence S 17°00'00" E for a distance of 225.38 feet; thence S 62°00'00" E for a distance of 195.84 feet; thence N 68°00'00" E for a distance of 312.73 feet; thence S 61°30'00" E for a distance of 133.46 feet; thence S 19°00'00" E for a distance of 102.0 feet; thence S 6°00'00" W for a distance of 524.29 feet; thence S 42°00'00" W for a distance of 84.00 feet; thence S 25°00'00" W for a distance of 163.00 feet; thence S 65°00'00" W for a distance of 85.00 feet; thence N 69°00'00" W for a distance of 364.87 feet; thence N 2°00'00" W for a distance of 399.18 feet; thence N 42°00'00" W for a distance of 722.65 feet; thence N 00°54'30" W for a distance of 378.84 feet; thence N 89°05'30" E for a distance of 859.00 feet to the point of beginning, containing 18.21 acres more or less. The bearing of the East line of said Southeast Quarter (SE1/4) is assumed to be N 0°00'30" W. The accompanying plat is a true and correct exhibit of property surveyed.

Dated this _____ day of _____, 1987.

_____ (SEAL)
Kenny E. Hill, P.E.

_____ (SEAL)
William P. Fox, L.S.

KNOW ALL MEN BY THESE PRESENTS:

That we, MIBAC, Inc., have caused the land described in the Engineer's Certificate to be platted into lots, a block, streets and reserves. The streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for the construction and maintenance of drainage and utilities. Reserve "A", "B" and "C" are reserved for open space and a lake to be owned and maintained by an ownership association. Development of this property shall be in accordance with The Moorings Community Unit Plan a copy of which is on file in the Metropolitan Area Planning Department.

Need to indicate min. bldg. pad. elev. on lot.

a lot owner's or homeowner's

MIBAC, INC.

_____
C. Bill Bachman, President

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

Be it remembered that on this _____ day of _____, 1987, before me, a Notary Public in and for said County and State, came MIBAC, INC., by its President, C. Bill Bachman, to me known to be the same person who executed the foregoing instrument duly acknowledged by me. In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

_____ (SEAL)
Notary Public

My Appointment Expires _____

This Plat of THE MOORINGS 4th ADDITION to Wichita, Sedgwick County, Kansas has been submitted and approved by this 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 (SEAL)

This Plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Robert G. Knight

_____, City Clerk
Dale Rea (SEAL)

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS.

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ A.M.-P.M. on the _____ day of _____, 1987.

JN

_____, Register of Deeds
Pat Kettler

_____, Chief Deputy
Ed Resa

August 20, 1987

Poe & Associates of Kansas, Inc.
434 N. Oliver, Suite 110
Wichita, KS 67208

Re: Final Plat S/D 87-54 - THE MOORINGS 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 20, 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 August 13, 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: Mibac, Inc., 1901 West 13th, Wichita, KS 67203