

February 20, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-103 - Final Plat of the Nett Park Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, 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 February 14, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Gaylan W. Nett, Sr., 1650 S. Meridian, Suite 7, Wichita, KS 67213
Mike Lindebak, City Engineer

THE NETT PARK

OFFICE COPY
DO NOT REMOVE WICHITA, KANSAS.

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-13-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-14-86

N

1" = 100'
0 = Iron

This plat of "THE NETT PARK
ADDITION", Wichita, Kansas, has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan
Area Planning Commission, Wichita, Kansas.
Dated this day of 1986.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

William J. Goebel Chairman

Michael E. Lindebak Secretary

This plat approved and all ded-
ications shown hereon accepted by the Board of
Commissioners of the City of Wichita, Kansas, this
 day of 1986.

Robert C. Brown Mayor

Donald C. Grisick City Clerk

Entered on transfer record this
 day of 1986.

Don Wright County Clerk

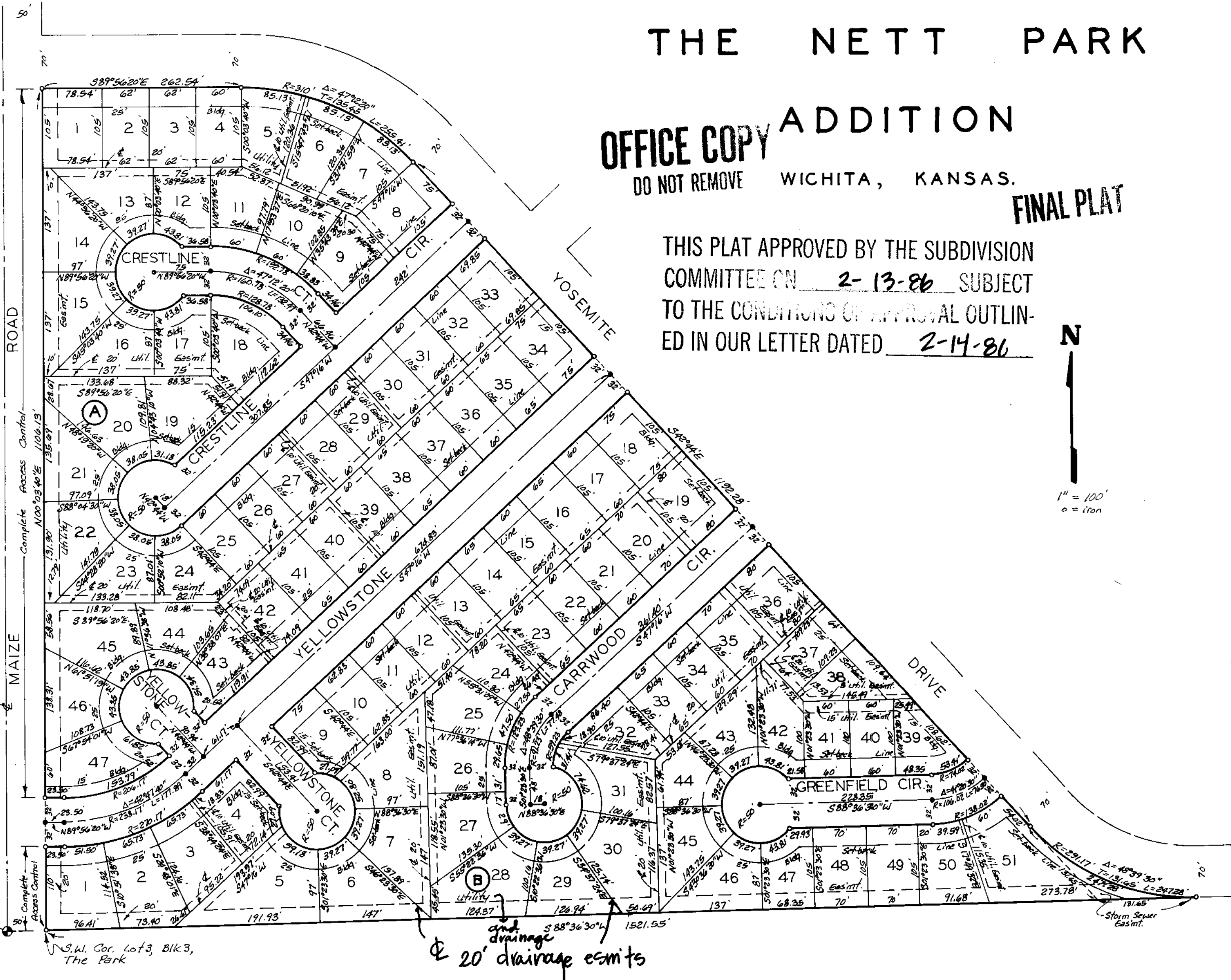
State of Kansas, S.S. This is to certify that this plat
Sedgwick County, S.S. has been filed for record in the office of the
Register of Deeds, this day of
1986, at o'clock M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

We, the undersigned, holders of
a mortgage on the above described property do
hereby consent to this plat of "THE NETT PARK
ADDITION", Wichita, Kansas.

Wichita State Bank



State of Kansas, S.S. We, Baughman Company, P.A. Survey-
ors in aforesaid county and state do hereby certify that
we have surveyed and platted "THE NETT PARK ADDITION",
Wichita, Kansas and that the accompanying plat is a true and
correct exhibit of the property surveyed, described as and
being a replat of Lots 1, 2 and 3, Block 3, The Parkan
Addition to Wichita, Sedgwick County, Kansas. The utility
easements, building setbacks and access control being vacated
by virtue of K.S.A. 12-512(b).

All being situated in the NW 1/4 of Sec. 12, Twp. 28-S,
R-1-W of the 6th. P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Know all men by these presents
that we, the undersigned, have caused the land describ-
ed in the surveyors certificate to be platted into lots,
blocks and streets to be known as "THE NETT PARK
ADDITION", Wichita, Kansas. The utility easements are
hereby granted as indicated for the construction and maint-
enance of all public utilities. The storm sewer easement
is hereby granted for storm sewer purposes. The streets
are hereby dedicated to and for the use of the public.
All abutters rights of access to or from Maize Rd. over and
across the west line of Lots 1, 14, 15, 20, 21, 22, 45, 46 and 47,
Block A, and Lot 1, Block B, are hereby granted to the
City of Wichita, Kansas.

Gaylan W. Nett, Sr.

Linda S. Nett

Gaylan W. Nett, Jr.

Melody L. Nett

State of Kansas, S.S. The foregoing instrument acknowl-
edged before me, this day of
1986, by of
Wichita State Bank, on behalf of the corporation.

My App't. Exp. Notary Public

State of Kansas, S.S. The foregoing instrument acknowl-
edged before me, this day of 1986
by Gaylan W. Nett, Sr. and Linda S. Nett, his wife and
by Gaylan W. Nett, Jr. and Melody L. Nett, his wife.

My App't. Exp. Notary Public

S/D No.: 85-103 Name: THE NETT PARK ADDITION

Preliminary Approved: 12/5/85
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: Southeast corner of Maize Road and Yosemite Drive.
Owner: Gaylan W. Nett, Sr., 1650 S. Meridian, Suite 7, Wichita, KS 67213
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 22.5 Acres
2. Number of Lots:
 - Residential: 98
 - Office:
 - Commercial:
 - Industrial:
 - Total: 98
3. Minimum Lot Area: 6,300 Sq. Ft.
4. Existing Zoning: "R-5" & "LC"
5. Proposed Zoning: "AA" (Z-2735)

STAFF COMMENTS:

NOTE: This plat represents a replat of Lots 1, 2 and 3, Block 3, The Park Addition. This property is subject to the provisions of "The Park" Residential Community Unit Plan (DP-66), and represents the replatting of C.U.P. Parcel No. 6. Whereas the original C.U.P. depicted development of this property with apartments and townhomes, single-family dwellings are now planned. An associated zone case (Z-2735), requesting "R-5" and "LC" to "AA" will be heard by the City Commission on February 4, 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 the paving of the proposed interior streets, including Yosemite Drive.
- D. The applicant shall guarantee the construction of storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The Yosemite Drive street paving petitions shall provide for the construction of sidewalks on each side of this collector street.
- G. 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 structures constructed on subject property.
- H. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2735).
- I. Since the Community Unit Plan for this property depicts development of this site with garden apartments and townhouses, an adjustment to the C.U.P. is needed in order to provide for the single-family uses now proposed by this plat. This plat shall not be submitted for scheduling before the Board of City Commissioners until the needed C.U.P. adjustment has been completed.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.