J. 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.

K. 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.

L. On the final plat tracing, the "Point of Beginning" shall be indicated on the face of the plat.

M. On the final plat tracing, the discrepancies between the face of the plat and the engineer's text shall be eliminated.

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. On the final plat tracing, the first line of the plattor's text shall be amended to reference the platting of the reserves.

P. On the final plat tracing, all utility easements shall be labeled and, where applicable, their centerlines shall be indicated.

Q. On the final plat tracing, a 25-foot front yard building setback shall be platted on the lots that are fronting on to the collector street (Yellowstone).

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 Board of City Commissioners.

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?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-96 Name: THE PARK 2ND ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 2/12/87

## DESCRIPTION

General Location: South of Pawnee, on the west side of Yellowstone.
Owner: A-K Corporation, 902 N. West, Wichita, KS 67211
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 5
2. Number of Lots:
   - Residential: 21
   - Office:
   - Commercial:
   - Industrial:
   - Total: 21
3. Minimum Lot Area: 6,000 Sq. Ft.
4. Existing Zoning: "R-5" (DP-66)
5. Proposed Zoning: "R-5" (DP-66)

---

STAFF COMMENTS:

NOTE: This property is subject to the provisions of "The Park Residential Community Unit Plan (DP-66). The applicant has obtained an administrative adjustment to the Community Unit Plan which provides for development of single-family uses rather than townhomes as originally proposed.

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.

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

E. Since Yellowstone at this location is classified as a collector street, the City's Sidewalk Ordinance requires the applicant to submit a notarized sidewalk certificate which states that a sidewalk will be constructed adjacent to Yellowstone at the time of Lot 1 through 6 and Lot 21's development. However, given the fact that no other sidewalks exist on the paved collector street, and further, since townhomes have been constructed to the north between this plat and Pawnee, it is recommended that the Subdivision Committee recommend that the City Commission waive the requirements of Section 3(C)(1) of the Sidewalk Ordinance.

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

G. 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.

H. As this final plat fails to indicate lot numbers, the final plat tracing shall indicate lot numbers in the same order and arrangement that were shown on the preliminary plat.

I. The final plat tracing shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/12/07 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 2/13/07

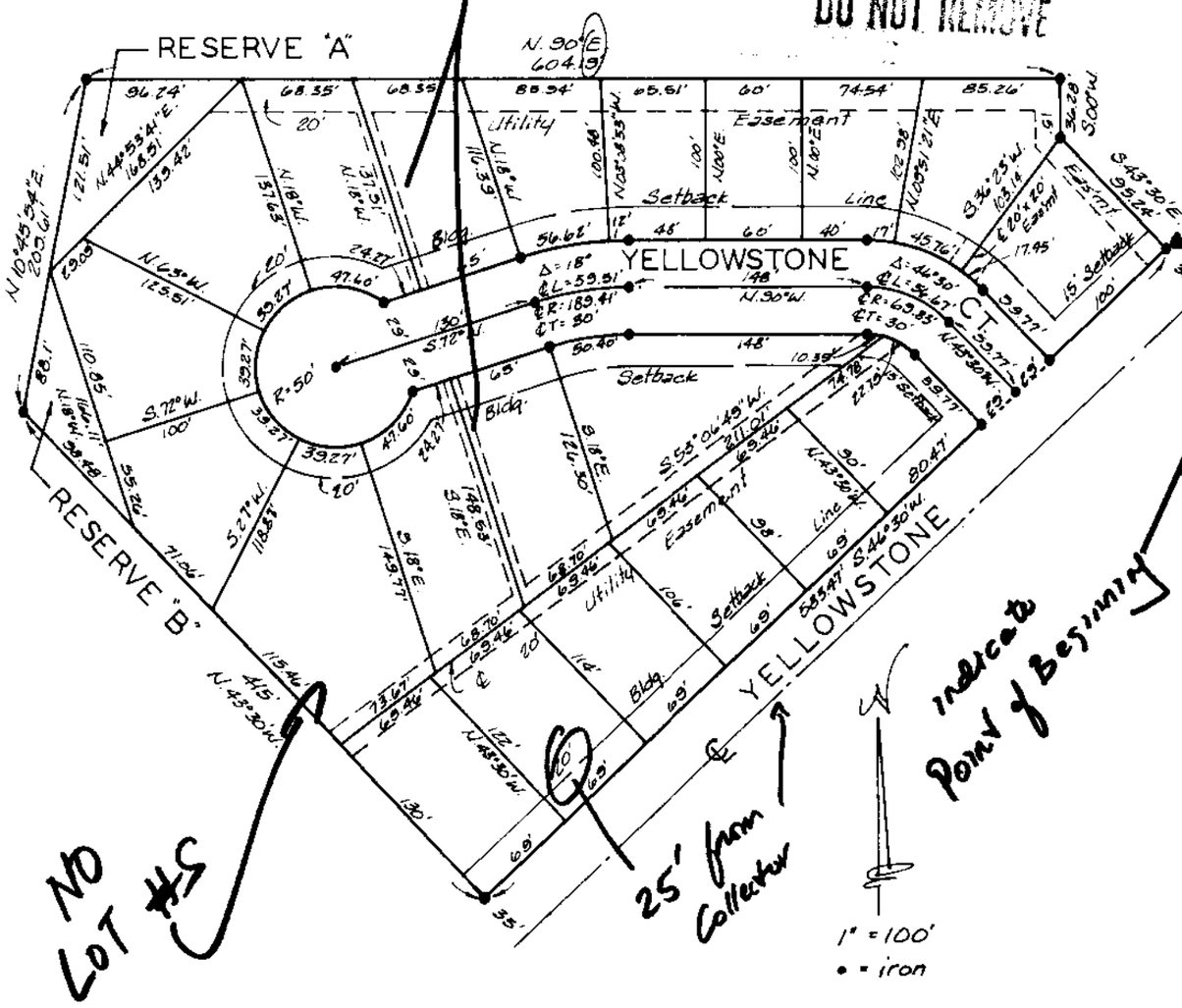
FINAL PLAT

# THE PARK 2ND ADDITION

WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

label & dimension




State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A. Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE PARK 2ND 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 that part of Lot 1, Block 1, The Park, an addition to Wichita, Sedgwick County, Kansas, described as commencing at the N.E. Corner of said Lot 1; thence S.00°E., along the east line of said Lot 1, 217.11 feet to the P.C. of a curve; thence southwesterly along the east line of said Lot 1 and on a curve to the right having a radius of 420 feet, a distance of 340.86 feet to the P.T. of said curve; thence S.46°30'W., along the southeasterly line of said Lot 1, 191 feet for a place of beginning; thence N.43°30'W., 95.24 feet; thence N.00°E. 36.23 feet; thence N.90°W., 604.19 feet to the west line of said Lot 1; thence S.10°45'54"W., along the west line of said Lot 1, 209.61 feet to the S.W. corner of said Lot 1; thence S.43°30'E., along the southwesterly line of said Lot 1, 415 feet to the S.E. corner of said Lot 1; thence N.46°30'E., along the southeasterly line of said Lot 1, 583.47 feet to the place of beginning. Being situated in the N.W.¼ of Sec. 5, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

_____ Date

Baughman Company, P.A.

_____ Surveyor

This plat of "THE PARK 2ND ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____ 198__

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
John Terry Moore

_____ Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____ 198__

_____ Mayor
Tony Casado

_____ City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____ 198__

_____ County Clerk
Don Wright

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ____ day of _____ 198__, at ____ o'clock __ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

Reserves

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a street to be known as "THE PARK 2ND ADDITION", Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserves A and B are hereby reserved for open space and drainage and utility easements.

Ownership and maintenance of Reserves

A. J. Soerries Realestate, Inc.

_____ President
A. J. Soerries

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of _____ 198__ by A. J. Soerries, President of A. J. Soerries Realestate, Inc., on behalf of the corporation.

_____ Notary Public

My Appt. Exp. _____

February 19, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-96 - THE PARK 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 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 February 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 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 plattor.

3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: A-K Corporation, 902 N. West, Wichita, KS 67211