

SUBDIVISION REPORT

Preliminary Plat S/D 86-95 - SOUTHGLEN ADDITION

Page 2

final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. The easement should also provide for the handling of drainage from Lot 1 to 47th Street South.

- N. The final plat tracing shall indicate the south line of the 70-foot wide Ingress-Egress and Drainage Easement.
- O. At the time of submitting the final plat tracing for scheduling before the Board of City Commissioners, five (5) copies of the preliminary site development for the mobile home park on Lot 3 shall be submitted. The preliminary site development plan was approved, however the following additions or changes shall be indicated on the plan:
 - 1) The location of the 70-foot wide Ingress-Egress and Drainage Easement on the mobile home park site. This should include the recording information for this easement.
 - 2) The recording information for the east/west drainage easement which cuts through the mobile home park.
 - 3) The location of the 30-foot wide pipeline easement which encumbers the property being platted for the mobile home park. The recording information for this pipeline easement shall be referenced.
- P. On the final plat tracing, the platlor's text shall be amended to reference who is to own and maintain the reserve being platted. The text shall also state the purposes of the reserve (i.e., Floodway and Recreation).
- Q. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 3, Southglen Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- R. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve 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.
- S. The final plat tracing shall dimension the amount of half-channel right-of-way existing for the Riverside Drainage District to the east of this plat, along with a dimension for the amount of additional right-of-way being established for the Riverside Drainage District by this plat.
- T. The final plat tracing shall indicate an overall east/west dimension for the southern-most line of the plat (being platted as the centerline of Custy Street). Also, an overall east/west dimension for the north line of the plat shall be indicated (i.e., include the amount of additional right-of-way being established for the Riverside Drainage District in the dimension).
- U. On the final plat tracing, the wording in the platlor's text, regarding restriction of floodway use, shall be amended to reference that work in the floodway shall be approved by the "City Engineer" rather than "the appropriate governing body".
- V. On the final plat tracing, a block designation shall be indicated on the face of the plat or the platlor's text shall be amended to delete reference to the platting of a block.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Y. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what minimum building pad elevation needs to be platted?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-95 Name: SOUTHGLEN ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: South of 47th Street South, in an area east of Broadway.
Owner: The Fourth National Bank & Trust, as Trustee, 100 N. Broadway,
Wichita, KS 67202
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 41.8±
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 67,275 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "C" and "G" (Z-2794)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2794), requesting "AA" to "C" and "G" has been approved subject to platting. Lots 1 and 2 will be zoned "C". The bulk of Lot 3 will be zoned "G".

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of the storm sewer water sewers and detention pond needed to drain this plat.
- C. The applicant shall participate in the construction of a permanent cul-de-sac to terminate 50th Street South.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2 and 3.
- E. The applicant shall guarantee a left turn lane on 47th Street South to serve Lot 3 of this plat. This left turn lane shall be built to accommodate left turns into the park from westbound lanes on the arterial street. Approval from KDOT will be required for the left turn lane improvement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- H. The final plat shall indicate the recording information for the 30-foot pipeline easement on this property.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The applicant shall submit a copy of the instrument which establishes the 30-foot pipeline easement on this property.
- L. The final plat shall reference the minimum building pad elevation that is required for this plat. This elevation shall be referenced in both City Datum and Mean Sea Level. It should be indicated near the legend on the face of the plat and mentioned in the plat's text.
- M. Since Lot 1's access to 47th Street South is across Lot 3, it is necessary for the applicant to establish a joint access easement across Lot 3 to benefit Lot 1. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE OF 12/4/86 SUBJECT
TO THE ORDINANCES OF THE BOARD OUTLIN-
ED IN OUR LETTER DATED 12/5/86

SOUTHGLEN ADDITION

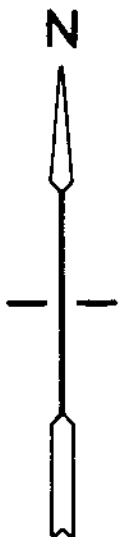
WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

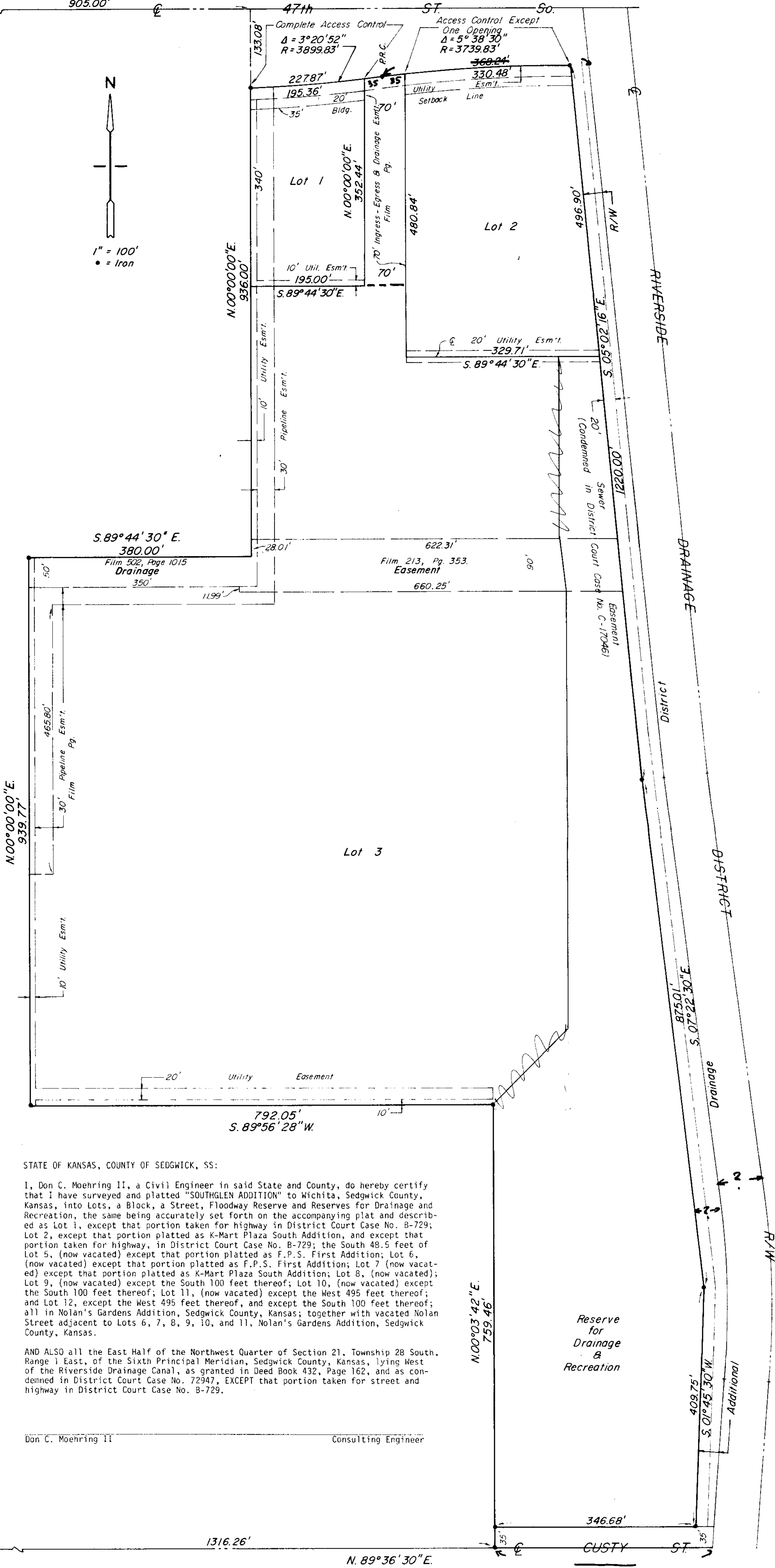
OFFICE COPY
DO NOT REMOVE

NW Cor. Sec. 21, T.28S., R.1E.
of the 6th PM.

S. 89°44'30"E.
905.00'



1" = 100'
• = Iron



Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, a Block, a Street, Floodway Reserve and Reserve for Drainage and Recreation, to be known as "SOUTHGLEN ADDITION" to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from 47th Street South, over and across the North line of Block A, are hereby granted to the City of Wichita, provided however, that Lots 2 and 3 shall each have access to 47th Street South, at 1 location as determined by the City Engineer. The Floodway Reserve shall be the responsibility of the adjacent property owners until such time as the governing body exercising jurisdiction, elects to assume the responsibility for maintenance and improvement of drainage; provided further that no structure shall be constructed on or within said Floodway Reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the appropriate governing body, City Engineer.

BANK IV, WICHITA, N.A. (being formerly known as The Fourth National Bank and Trust Company, Wichita,) as Trustee

E. H. Loveless, Vice President and Trust Officer

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this day of , 1986, before me, a Notary Public in and for said State and County came E. H. Loveless, Vice President and Trust Officer, of Bank IV Wichita, N.A., formerly The Fourth National Bank and Trust Company, Wichita, Trustee, on behalf of the bank and the trust, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Trust. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Lorrayne Bitting, Notary Public

My Commission Expires

This plat of "SOUTHGLEN ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this day of , 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

John Terry Moore, Chairman

Michael E. Lindebak, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this day of , 1986.

Tony Casado, Mayor

Donald C. Gistick, City Clerk

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 on the day of , 1986.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this day of , 1986.

Don Wright, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "SOUTHGLEN ADDITION" to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Street, Floodway Reserve and Reserves for Drainage and Recreation, the same being accurately set forth on the accompanying plat and described as Lot 1, except that portion taken for highway in District Court Case No. B-729; Lot 2, except that portion platted as K-Mart Plaza South Addition, and except that portion taken for highway, in District Court Case No. B-729; the South 48.5 feet of Lot 5, (now vacated) except that portion platted as F.P.S. First Addition; Lot 6, (now vacated) except that portion platted as F.P.S. First Addition; Lot 7 (now vacated) except that portion platted as K-Mart Plaza South Addition; Lot 8, (now vacated); Lot 9, (now vacated) except the South 100 feet thereof; Lot 10, (now vacated) except the South 100 feet thereof; Lot 11, (now vacated) except the West 495 feet thereof; and Lot 12, except the West 495 feet thereof, and except the South 100 feet thereof; all in Nolan's Gardens Addition, Sedgwick County, Kansas; together with vacated Nolan Street adjacent to Lots 6, 7, 8, 9, 10, and 11, Nolan's Gardens Addition, Sedgwick County, Kansas.

AND ALSO all the East Half of the Northwest Quarter of Section 21, Township 28 South, Range 1 East, of the Sixth Principal Meridian, Sedgwick County, Kansas, lying West of the Riverside Drainage Canal, as granted in Deed Book 432, Page 162, and as condemned in District Court Case No. 72947, EXCEPT that portion taken for street and highway in District Court Case No. B-729.

Don C. Moehring II, Consulting Engineer

S.W. Cor. NW 1/4, Sec. 21.

December 11, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-95 - SOUTHGLEN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 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 December 5, 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 platfor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: The Fourth National Bank and Trust, as Trustee, 100 N. Broadway,
Wichita, KS 67202