

February 6, 1987

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

Re: S/D 85-105 - Final Plat of Larksfield Place Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 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 January 31, 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.

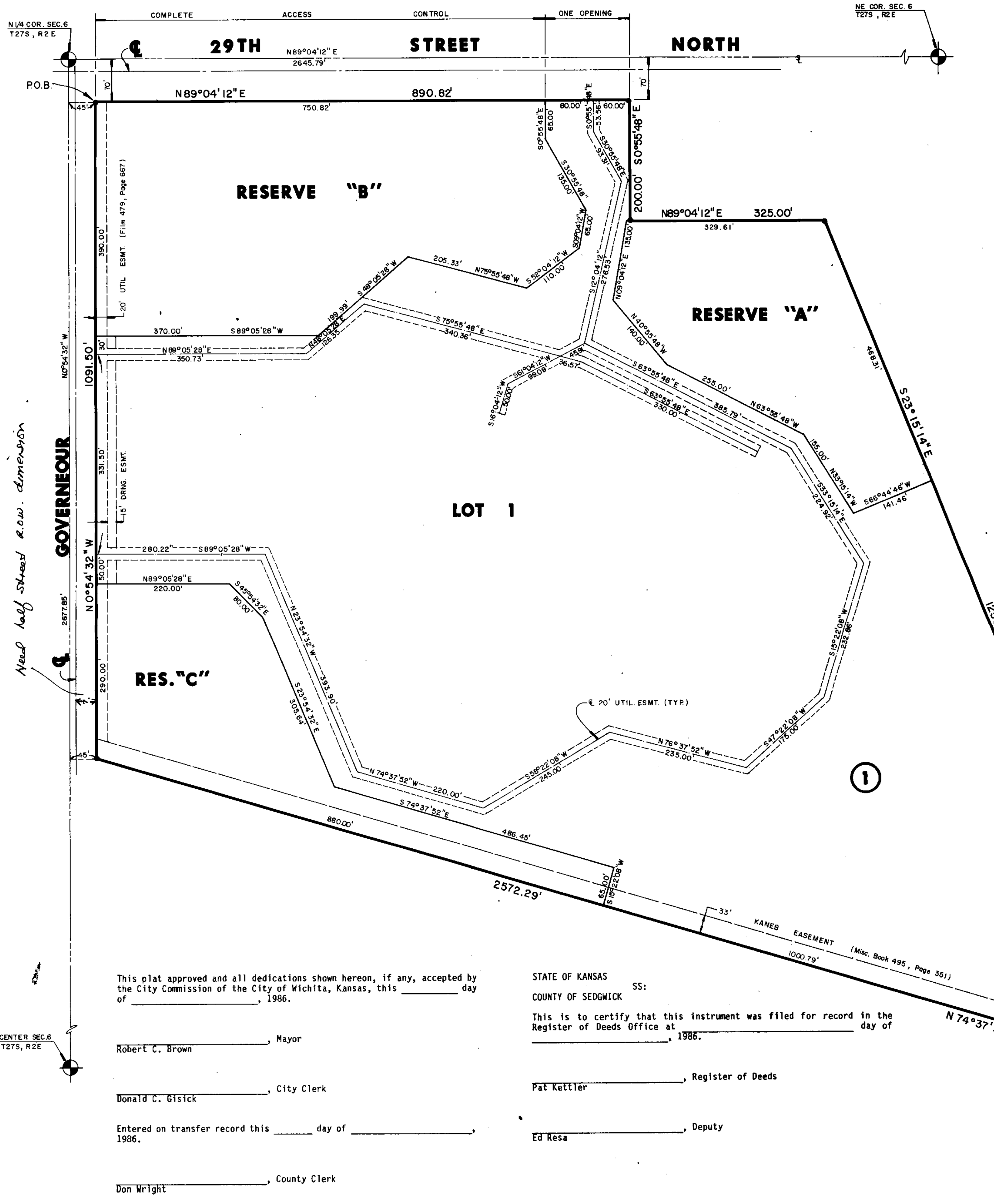
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Wesley Medical Endowment Foundation, 3306 E. Central, Wichita, KS 67208  
Landmark Communities, Inc., 3500 N. Rock Rd., #100, Wichita, KS 67208  
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226  
Mike Lindebak, City Engineer



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 1-30-86 SUBJECT LARKSFIELD PLACE TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 1-31-86 **AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS**

**OFFICE COPY**  
**DO NOT REMOVE**  
**FINAL PLAT**

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "LARKSFIELD PLACE", an addition to Wichita, Sedgwick County, Kansas into lots, blocks and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the northeast quarter of Section 6, Township 27 south, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at the southeast corner of 29th Street North and Gouverneur, said point being 70.00 feet south and 45.00 feet east of the northwest corner of said quarter section; thence easterly along the south line of 29th Street North, N 89° 04' 12" E, 890.82 feet to the northwest corner of Jeff and Jay Second Addition; thence S 0° 55' 48" E, 200.00 feet; thence N 89° 04' 12" E, 325.00 feet to the northwest corner of Comotara Retirement Center Addition; thence S 23° 15' 14" E, 1258.43 feet to a point on a curve to the right, thence 219.34 feet along said curve having a radius of 50.00 feet, a central angle of 251° 21' 25", a long chord of 81.24 feet bearing S 50° 18' 04" E; thence N 75° 22' 08" E, 53.38 feet to the beginning of a curve to the left; thence 145.70 feet along said curve having a radius of 249.01 feet, a central angle of 33° 31' 26", a long chord of 143.63 feet bearing W 58° 36' 25" E; thence N 41° 50' 42" E, 75.44 feet to the beginning of a curve to the right; thence 188.54 feet along said curve having a radius of 228.62 feet, a central angle of 47° 14' 56", a long chord of 183.24 feet bearing N 65° 28' 10" E; thence N 89° 05' 38" E, 400.00 feet to the westerly line of Rock Road; thence along said westerly line S 0° 54' 22" E, 616.92 feet; thence N 86° 21' 56" W, 81.77 feet; thence N 74° 37' 52" W, 2572.29 feet to the easterly line of Gouverneur; thence along said easterly line N 0° 54' 32" W, 1091.50 feet to the point of beginning containing 50.64 acres, more or less.

I hereby certify that the details on this plat are correct to the best of my knowledge and belief this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Kenneth H. Bengtson, P.E.  
Mid-Kansas Engineering Consultants, P.A.  
3500 North Rock Road, #800  
Wichita, KS 67226

*Label and Show 1/2 str. r.o.w.*

|                    |                    |                    |
|--------------------|--------------------|--------------------|
| R = 50.00'         | R = 249.01'        | R = 228.62'        |
| Δ = 251°21'25"     | Δ = 33°31'26"      | Δ = 47°14'56"      |
| L = 219.34'        | L = 145.70'        | L = 188.54'        |
| Brg. = S50°18'04"E | Brg. = N58°36'25"E | Brg. = N65°28'10"E |
| Chrd. = 81.24'     | Chrd. = 143.63'    | Chrd. = 183.24'    |

Know all men by these presents, that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate have caused the same to be platted into lots, blocks, and reserves, the same to be known as "LARKSFIELD PLACE", an addition to Wichita, Sedgwick County, Kansas. The reserves are platted for construction and maintenance of public utilities, drainage, landscaping, irrigation and recreation areas. Reserves shall be owned and maintained by the ~~Larksfeld Place Owners Association~~ *Wesley Medical Endowment Foundation*. Easements for the construction and maintenance of public utilities and drainage are hereby granted. All abutters rights of access over and across the south line of 29th Street North except for one opening as shown on the face of the plat, are hereby granted to the City of Wichita, Kansas. *which shall be determined by the City Engineer.*

Wesley Medical Endowment Foundation

By: \_\_\_\_\_  
Duane L. Dyer, President

STATE OF KANSAS SS:  
COUNTY OF SEDGWICK

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me a Notary Public in and for said State and County, came Wesley Medical Endowment Foundation by Duane Dyer, President, 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. In the day and year above written.

\_\_\_\_\_, Notary Public

My Appointment Expires: \_\_\_\_\_

This plat of "LARKSFIELD PLACE" 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 dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Robert C. Brown, Mayor

Donald C. Gistic, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Don Wright, County Clerk

STATE OF KANSAS SS:  
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

SUBDIVISION REPORT

S/D 85-105 - LARKSFIELD PLACE ADDITION

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- I. If this plat involves the platting of floodways, the standard floodway language shall be included as part of the final plat tracing.
- J. If this plat involves the platting of floodways, that portion of each reserve intended to be used as floodway shall be delineated. Dimensions and bearings shall be provided for the boundary of each floodway.
- K. If this plat involves the use of the reserves as floodways, the platator's text, on the final plat tracing, shall be amended to reference floodways as a purpose of the affected reserves.
- L. The final plat tracing shall indicate an appropriately sized easement to cover the 42-inch RCP storm water sewer, located west of the Greenbriar Circle cul-de-sac. Prior to submitting this plat for scheduling before the City Commission, the applicant shall meet with City Engineering regarding the geometrics and labeling of the required easement. If an easement presently exists to cover the storm sewer, it shall be indicated along with appropriate recording information.
- M. If the utility easements indicated on this plat are already filed of record, their recording information shall be indicated on the final plat tracing.
- N. The final plat shall reference, on the face of the plat as well as in the platator's text, that building setbacks are per the requirements of the Comotara Development Residential Community Unit Plan (DP-73) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- O. 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.
- P. 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.
- Q. The platator's text shall be amended to state that the location of the one permitted opening to 29th Street North "shall be determined by the City Engineer."
- R. The final plat shall indicate the amount of half-street right-of-way existing for Gouverneur adjacent to this property.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- U. The applicant's agent should be prepared to state why the stub storm water sewer easement, shown as part of the preliminary plat on Lot 2, has not been shown on this final plat. (Film 724, pg. 321.)
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- W. The City Engineer's representative should be prepared to state if portions of Reserves A, B and C should be platted for floodway purposes.

S/D No.: 85-105      Name: LARKSFIELD PLACE ADDITION

Preliminary Approved: 12/5/85  
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: Southeast corner of 29th Street North and Gouverneur.  
Owner: Wesley Medical Endowment Foundation, 3306 East Central, Wichita,  
KS 67226  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 10.01 Acres
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 10.01 Acres
  4. Existing Zoning: "AA" with C.U.P. (DP-73)
  5. Proposed Zoning: "AA" & "B" (Z-2739) with C.U.P. (DP-73)
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STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Comotara Community Unit Plan (DP-73). This plat proposes the platting of C.U.P. Parcels 4, 5, and 16A, and a portion of Parcel 16. Reserve "A" covers Parcel 16A which provides for development of community recreational facilities and floodway. Reserve "B" covers that portion of Parcel 16 which was not platted as part of Comotara Retirement Center Addition. Permitted uses for Parcel 16 include development of community recreational facilities and floodway. Lot 1 encompasses C.U.P. Parcels 4 and 5. Parcel 4 corresponds roughly with the perimeter of the zone case (Z-2739) requesting "B" (multi-family) zoning. That portion of Lot 1, which is not within the perimeter of the zone change request, corresponds roughly to C.U.P. Parcel 5. Planned development of this parcel is for a maximum of 300 mid-rise apartments.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - C. The applicant shall submit a copy of the instrument which establishes the Kanab Pipeline Company Easement on this property.
  - D. The applicant shall provide proof, by letter from the Kanab Pipeline Company or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
  - E. Since this plat proposes the vacation of a portion of the storm drainage easement granted on Film 491, Page 574, proper reference to K.S.A. 12-512(B) shall be made in the engineer's text on the final plat tracing.
  - F. 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.
  - G. On February 4, 1986, the Board of City Commissioners will consider the associated zone case requesting "B" (multi-family) zoning for a portion of this lot.
  - H. 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.