Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-66 Name: FANTASEA II

Preliminary Approved: 7/31/86
Scheduled S/D Meeting: 8/14/86

DESCRIPTION

General Location: On the north side of 32nd Street North, in an area west of Governeour, if extended from the south.
Owner: Landmark Communities, Inc., 3500 N. Rock Road #100, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road, Bldg. #800, Wichita, KS 67226

1. Gross Acreage of Plat: 5.9 Acres
2. Number of Lots:
   - Residential: 2
   - Office:
   - Commercial:
   - Industrial:
   - Total: 2
3. Minimum Lot Area: 1.42 Acres
4. Existing Zoning: "R-5" with (DP-95)
5. Proposed Zoning: "R-5" with (DP-95)

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Fantasea Commercial Community Unit Plan (DP-95). Lot 1 is approved for development of 10 duplexes or 17 townhouses, or a child care center if approved by the Board of Zoning Appeals. Lot 2 is approved for development of either 36 duplexes or 54 townhouses.

A. The applicant shall guarantee the relocation of the 42-inch storm sewer proposed by this replat.

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

C. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.

D. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.

E. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as the M.A.P.C. Vice-Chairman.

F. The final plat tracing shall indicate the recording information for the 100-foot wide K.G.&E. easement on this property.

G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

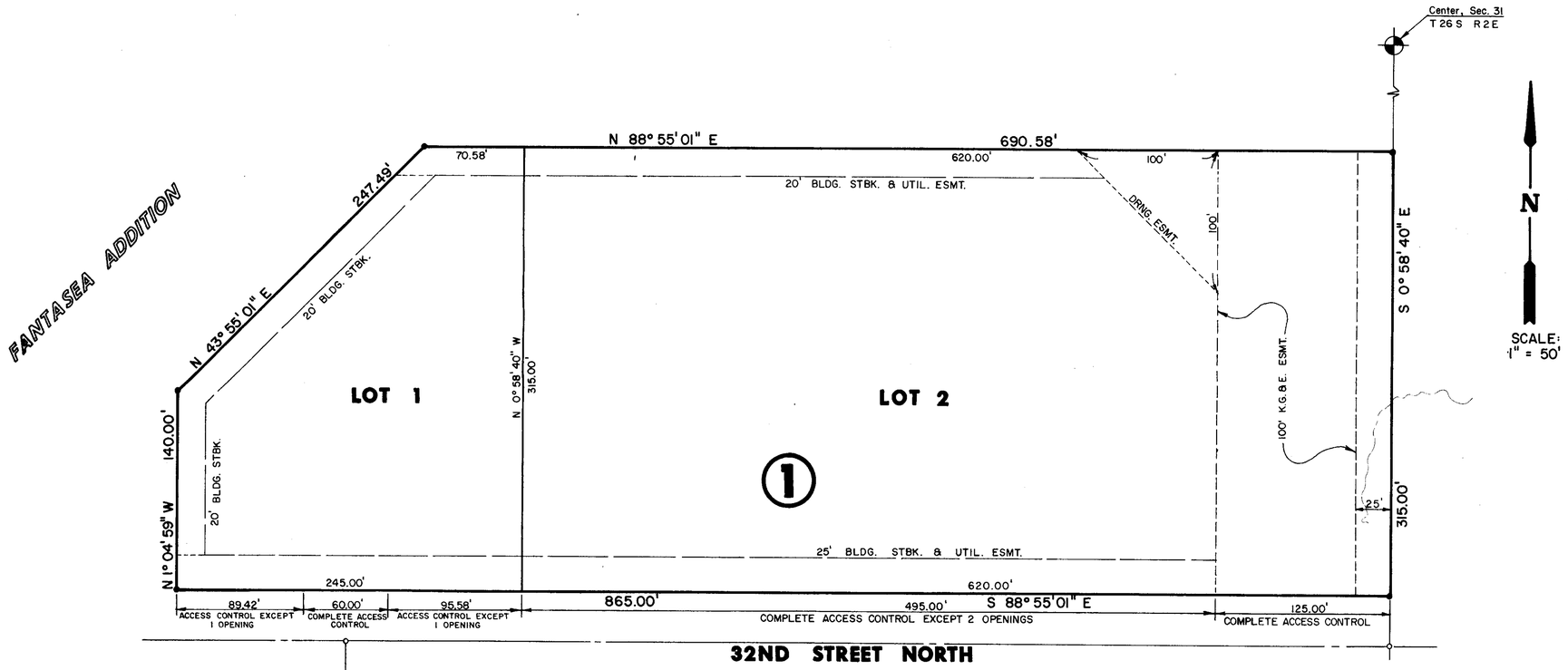
H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

FINAL PLAT OF

FANTASEA II

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FANTASEA II", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying the Southwest Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

A replat of Lot 2, Block 1, Fantasea, an addition to Wichita, Sedgwick County, Kansas.

The drainage easement in the above described property is located and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of 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 N. Rock Road, Building #800
Wichita, KS 67226

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 and a block, the same to be know as "FANTASEA II", an addition to Wichita, Sedgwick County, Kansas. Easements for drainage and the construction and maintenance of public utilities, as indicated by the accompanying plat, are hereby granted. All abutters rights of access to and from 32nd Street North over and across the South line of "FANTASEA II" are hereby granted to the City of Wichita, Kansas; provided, however, Lot 1, Block 1, shall have access to 32nd Street North at two locations and Lot 2, Block 1, shall have access to 32nd Street North at two locations, as shall be determined by the City Engineer of Wichita, Kansas. Minimum building pad elevation on Lots 1 and 2, Block 1, shall be 182.00 feet, City of Wichita datum.

LANDMARK COMMUNITIES, INC.

By: _____
Elton V. Parsons, Vice President

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Elton V. Parsons, Vice President, Landmark Communities, Inc., 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 the day and year above written.

_____, Notary Public

My Appointment Expires: _____

We, Bank IV, Wichita, National Association, mortgagees on the above described property, do hereby consent to the plat of "FANTASEA II".

BANK IV, WICHITA, NATIONAL ASSOCIATION

By: _____
J.D. Newman, Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came J.D. Newman, on behalf of Bank IV, Wichita, National Association, 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 the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "FANTASEA II" 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

_____, Chairman
William J. Goebel

_____, Secretary
Michael E. Lindebak

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.

_____, Mayor
Tony Casado

_____, City Clerk
Donald C. Gisick

Entered on transfer record this _____ day of _____, 1986.

_____, County Clerk
Don Wright

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

August 21, 1986

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

Re: Final Plat S/D 86-66 - FANTASEA II

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 21, 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 August 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 plattor.

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: Landmark Communities, Inc., 3500 N. Rock Road #100,
Wichita, KS 67226