L. The applicant shall submit the standard avigational easement and restrictive noise covenant for this entire property.

M. On the final plat tracing, a 15-foot utility, drainage and private street easement shall be indicated adjacent to the north line of Lot 1, Block 1.

N. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference that this is a replat of Lot 10, Block 4, Sycamore Village 3rd Addition, not Sycamore Village 4th Addition.

O. On the final plat tracing, the plattor's text shall be amended to reference the platting of "complete access control" to 24th Street North across the south line of this plat.

P. The final plat tracing shall indicate a 20-foot building setback on Lot 1, Block 1 from that lot's north line. This is needed in order to maintain at least a 5-foot separation between the future building and the drainage and private street easement. This will allow landscaping along the north wall of the future building.

Q. Closure computations shall be submitted with the final plat tracing.

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

S. 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 improvements required to be guaranteed with this plat?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-23 Name: SYCAMORE VILLAGE 4TH ADDITION

Preliminary Approved: 3/1/84
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: West of Rock Road in an area north of 24th Street North.
Owner: ~~Wichita Development Corp, 8500 N. Rock Road, #100, Wichita, KS 67226~~ Sprout Construction 6200 E. Central 67208
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 5.5 Acres
2. Number of Lots:
   - Residential: 16
   - Office:
   - Commercial:
   - Industrial:
   - Total: 16
3. Minimum Lot Area: 6,700 Sq. Ft.
4. Existing Zoning: AA under C.U.P. (DP-73)
5. Proposed Zoning: AA

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Comotara Residential Community Unit Plan (DP-73).

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

B. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.

C. The applicant shall guarantee the extension of municipal water to serve all the lots being platted.

D. The applicant shall guarantee the paving of the proposed private street to the public street paving standard.

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

F. The final plat tracing shall indicate a hammerhead turnaround for the deadend street shown on the preliminary plat.

G. Provisions will need to be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities.

H. On the final plat tracing, the labeling of the 15-foot easement adjacent to the outside of Reserve "A" shall be corrected to read "15-foot utility, drainage and private street easement."

I. The final plat tracing shall label the name of the proposed private street as "Rock Road Court."

J. The applicant shall submit a covenant requiring four (4) off-street parking spaces per dwelling unit in this plat.

K. The applicant shall submit restrictive covenants which call out restrictions for lot-owner use of the 15-foot utility, drainage and private street easement adjacent to Rock Road Court. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.

March 21, 1985

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

Re: S/D 84-23 - Final Plat of Sycamore Village 4th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 21, 1985, 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 March 15, 1985.

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.

needs to pay second half.

3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

3500 North Rock Road, 67226

cc: Sproul Construction, ~~6200 East Central, Wichita, KS 67208~~
Mike Lindebak, City Engineer

FINAL PLAT OF

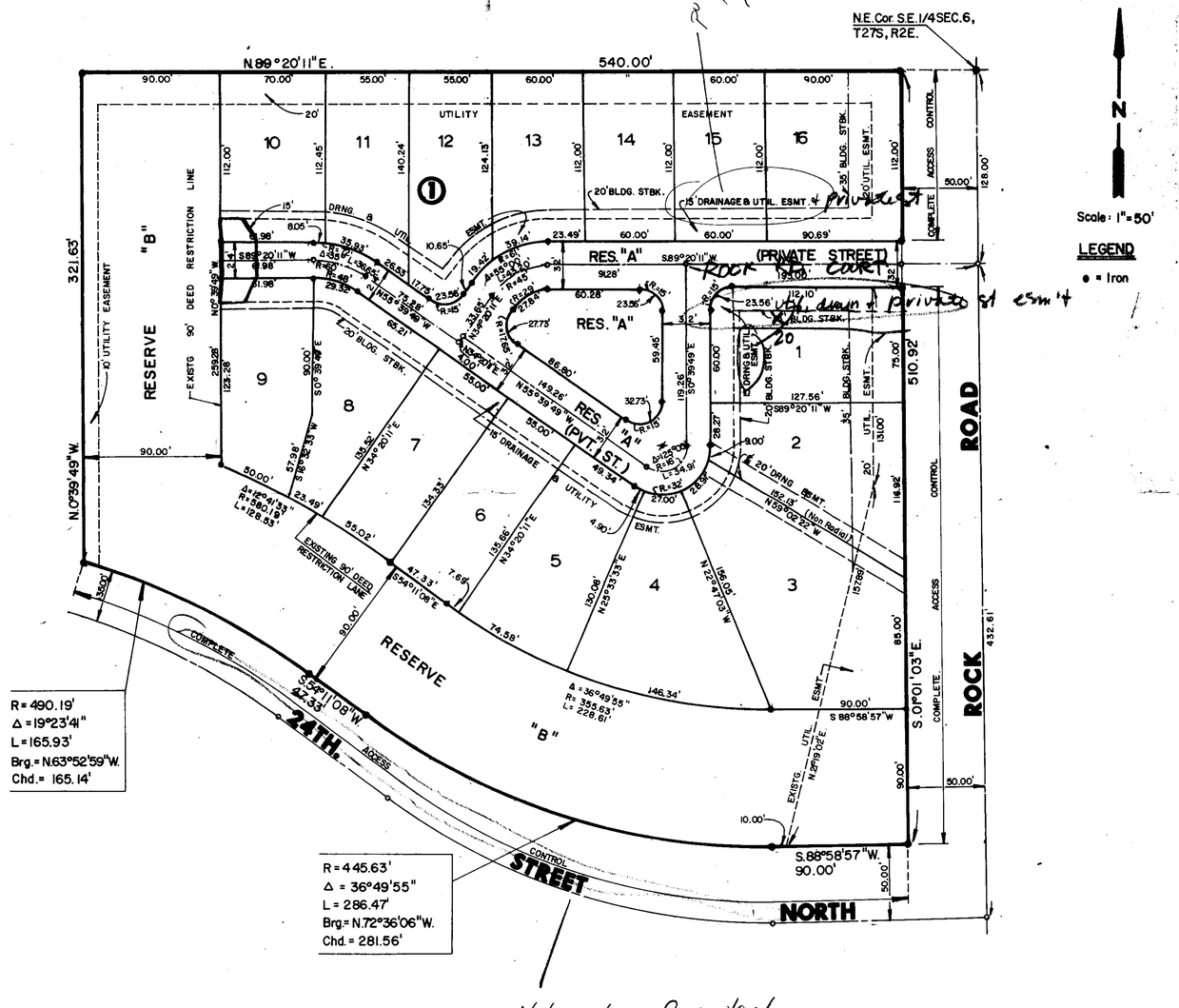
SYCAMORE VILLAGE 4TH. ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____



I, Kenneth Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "SYCAMORE VILLAGE 4TH ADDITION", an addition to Wichita, Sedgwick County, Kansas into lots, a block, and reserves, the same being accurately set forth in the accompanying plat and described as follows:

A replat of Lot 10, Block 4, "SYCAMORE VILLAGE 4TH ADDITION", an addition to Wichita, Sedgwick County, Kansas located in the southeast quarter of Section 6, Township 27 South, Range 2 East of the 6th P.M..

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1985.

Kenneth H. Bengtson
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 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 Engineers Certificate, have caused the same to be surveyed and platted into lots, a block, and reserves the same to be known as "SYCAMORE VILLAGE 4TH ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. Reserve "A" is for a private street, drainage, utilities, parking and landscaping. Reserve "B" is for utilities, drainage, landscaping, and open space. All reserves shall be owned and maintained by the Homeowners Association. All abutters' rights of access to or from Rock Road over and across the west right-of-way line of Rock Road are hereby granted to the City of Wichita, Kansas provided however, that the subdivision shall have access to Rock Road at one location as shown on the accompanying plat. The lot and easements within the above described property are being vacated and replatted by virtue of K.S.A. 12.[illegible]

Sproul Construction Company

By: _____
David E. Sproul

STATE OF KANSAS
SS:
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1985, before me, a Notary Public in and for said State and County, came David E. Sproul on behalf of Sproul Construction Company 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: _____

The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas has received and approved this plat of "SYCAMORE VILLAGE 4TH ADDITION".

Dated this _____ day of _____, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
James C. McLean

_____, Secretary
Robert M. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1985.

_____, Mayor
Robert G. Knight

_____, City Clerk
Donald C. Bisick

Entered on transfer record this _____ day of _____, 1985.

_____, County Clerk
Don Wright

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 _____ this _____ day of _____, 1985.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa