

- M. 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves.
- N. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed minimum building pad for Lots 1 through 14, Block 1. Also, are any drainage improvements required by the platting of this property?
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-98 Name: TEAL COVE ADDITION

Preliminary Approved: 10/11/84
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: North of 37th Street North in an area east of Woodlawn.
Owner: William Oliver, Jr.
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Cross Acreage of Plat: 43 Acres
 2. Number of Lots:
 - Residential: 43
 - Office:
 - Commercial:
 - Industrial:
 - Total: 43
 3. Minimum Lot Area: 7,200 Sq. Ft.
 4. Existing Zoning: "AA" as in CUP DP-II9
 5. Proposed Zoning: Same
-

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the construction of sidewalks adjacent to the east line of Lot 1, Block 1 and Lot 34, Block 1 (multi-family zoning - include in street paving petition).
- E. A covenant providing for four off-street parking spaces per dwelling unit for Lots 5 through 19, Block 1 shall be submitted for recording.
- F. The applicant shall guarantee all drainage improvements required by the platting of this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a copy of the 50-foot cooperative refinery easement agreement which encumbers this property.
- I. Any relocation, encasement or lowering of the cooperative refinery pipeline made necessary by the development of this property, shall be at the applicant's expense.
- J. The final plat tracing shall label more clearly the utility easements adjacent to the northwest lines of Lots 7 through 10, Block 1.
- K. On the final plat tracing, the east line of the floodway being platted as part of Lot 1, Block 1 shall be changed to a dashed line rather than a solid line.
- L. As stated in the note labeled "FOR INFORMATION ONLY," adjacent to the east line of this plat, the final plat tracing shall indicate the platting of a contingent dedication for right-of-way for the proposed Northeast Circumferential. The contingent dedication falls within the 125-foot wide K.G. & E. easement. Reserves should not be platted for the contingent dedication.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 84-98 - Final Plat of Teal Cove Addition
November 9, 1984
Page 3

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 15, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagely
Senior Planner

FLN:mlh

cc: William Oliver, Jr., 300 Page Court, Wichita, KS 67202
Mike Lindebak, City Engineer

November 9, 1984

Mid-Kansas Engineering Consultants, P.A.
240 North Rock Road, Suite 130
Wichita, KS 67206

Re: S/D 84-98 - Final Plat of Teal Cove Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 9, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- % 100 ☒ A. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- % 100 ☒ B. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- % 100 ☒ C. The applicant shall guarantee the paving of the proposed interior streets.
- sidewalks? ☒ D. The applicant shall guarantee the construction of sidewalks adjacent to the east line of Lot 1, Block 1 and Lot 34, Block 1 (multi-family zoning - include in street paving petition).
- covenant ☒ E. A covenant providing for four off-street parking spaces per dwelling unit for Lots 5 through 19, Block 1 shall be submitted for recording.
- % 100 ☒ F. The applicant shall guarantee the storm sewers required by the platting of this property.
- certificate ☒ G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ H. The applicant shall submit a copy of the 50-foot cooperative refinery easement agreement which encumbers this property.

- ~~I.~~ Any relocation, encasement or lowering of the cooperative refinery pipeline made necessary by the development of this property, shall be at the applicant's expense.
- J. The final plat tracing shall label more clearly the utility easements adjacent to the northwest lines of Lots 7 through 10, Block 1.
- ~~X.~~ On the final plat tracing, the east line of the floodway being platted as part of Lot 1, Block 1 shall be changed to a dashed line rather than a solid line.
- ~~X.~~ As stated in the note labeled "FOR INFORMATION ONLY," adjacent to the east line of this plat, the final plat tracing shall indicate the platting of a contingent dedication for right-of-way for the proposed Northeast Circumferential. The contingent dedication falls within the 125-foot wide K.G. & E. easement. Reserves should not be platted for the contingent dedication.
- Ownership of maintenance of reserves assigned to adjacent lots in platting text.* ~~M.~~ 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. The covenant shall contain a provision which gives the City the authority to maintain the reserves and charge the costs to the owner(s) in the event the owner(s) fail to maintain the reserves. *Not needed because ownership defined by plat*
- ~~X.~~ The final plat tracing shall indicate a 10 foot utility easement centered on the lot line common to Lots 6 and 7, Block 1.
- O. Closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11-8-84 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11-9-84

FINAL PLAT
OFFICE COPY
DO NOT REMOVE

DO NOT REMOVE

FINAL PLAT OF

TEAL COVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Michael D. Harding, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "TEAL COVE", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Streets, Reserves and a Floodway, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying within the southwest quarter of Section 30, Township 26 South, Range 2 east of the 6th Principal Meridian, more particularly described as follows:

Beginning at a point on the north line of 37th Street North, said point being 50.00 feet north of the south line of said southwest quarter section; thence easterly along said north line bearing S 88° 53' 40" E, 1068.76 feet; thence N 03° 17' 55" E, 624.98 feet; thence N 69° 30' 20" W, 105.00 feet; thence N 79° 45' 20" W, 100.00 feet; thence N 58° 56' 20" W, 30.00 feet; thence N 87° 21' 20" W, 71.22 feet to the southeast corner of reserve "B", "Northbrook", an addition to Wichita, Sedgwick County, Kansas; thence northerly along the east line of said addition bearing N 00° 47' 00" W, 100.18 feet; thence N 20° 23' 00" W, 295.23 feet; thence N 49° 13' 00" W, 715.00 feet; thence N 00° 47' 00" W, 100.00 feet; thence N 29° 13' 00" W, 315.00 feet; thence N 89° 13' 00" E, 505.00 feet to a point on the east line of said southwest quarter section; thence southerly along said east line bearing S 00° 47' 00" E, 1902.58 feet to the point of beginning containing 43.00 acres more or less.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1984.

Michael D. Harding
Mid-Kansas Engineering Consultants, P.A.
240 N. Rock Road, Suite 130
Wichita, KS 67206

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, blocks, streets, reserves and a floodway, the same to be known as "TEAL COVE" an addition to Wichita, Sedgwick County, Kansas. Reserves "A" and "B" are being platted for construction and maintenance of public utilities, landscaping, irrigation, walls, entry signs, entrance structures, and drainage. The floodway shall be the responsibility of the owners of Lot 1, Block 1 until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission from the City Engineers office. Minimum pad elevation on Lots 1 thru 14 inclusive, of Block 1 shall be as indicated on the face of the plat. The reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities are hereby granted as indicated. All abutters rights of access to or from 37th Street North over and across the south line of "TEAL COVE", is hereby granted to the City of Wichita. Building setbacks shall be in accordance with the Northbrook Community Unit Plan (D.P. - 119) on file in the Wichita, Sedgwick County, Metropolitan Area Planning Department office.

By: William Oliver Jr.

STATE OF KANSAS
COUNTY OF SEDGWICK

Be it remembered that on this _____ day of _____, 1984, before me, a Notary Public in and for said State and County, came William Oliver Jr. 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 by notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

This plat of "Teal Cove" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1984.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James C. Wilson, Chairman

Robert A. Lakin, 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 _____, 1984.

Robert G. Knight, Mayor

Donald C. Gisick, City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1984.

Jack Spratt, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Michael T. Sawyer, County Clerk

Entered on transfer record this _____ day of _____, 1984.

Michael T. Sawyer, County Clerk

STATE OF KANSAS
COUNTY OF SEDGWICK

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ day of _____, 1984.

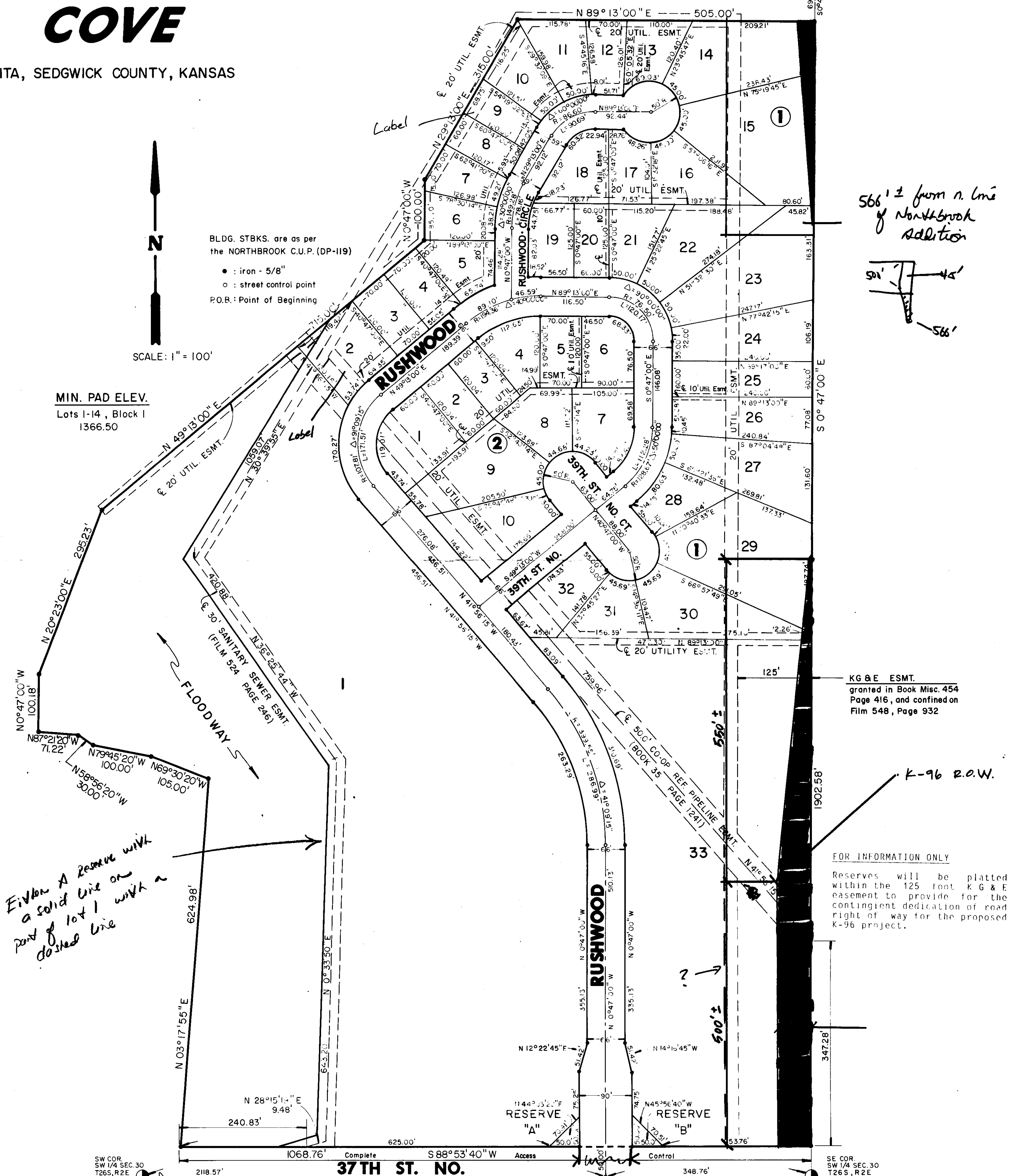
_____, Register of Deeds

Pat Kettler, Deputy

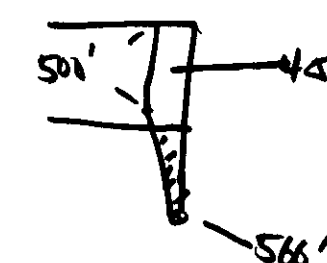


SCALE: 1" = 100'

MIN. PAD ELEV.
Lots 1-14, Block 1
1366.50



566' ± from n. line
of Northbrook
addition



KG & E ESMT.
granted in Book Misc. 454
Page 416, and confined on
Film 548, Page 932

K-96 R.O.W.

FOR INFORMATION ONLY

Reserves will be platted within the 125 foot K & E easement to provide for the contingent dedication of road right of way for the proposed K-96 project.

SW COR
SW 1/4 SEC. 30
T26S, R2E

37TH ST. NO.

SE COR
SW 1/4 SEC. 30
T26S, R2E