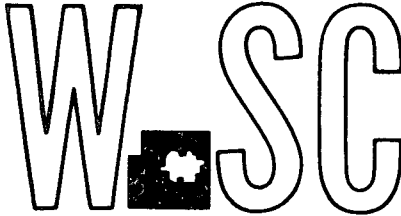


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

June 25, 1982

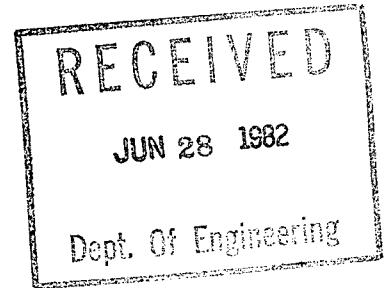
Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 82-30 - Final plat of Forest Hills Office Park Fourth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 24, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall meet with City Engineering and make satisfactory arrangements regarding the north-south drainage easement on Lot 1. It may need to be designated as a public drainage easement and/or a guarantee submitted for improvements. If it remains as a private easement, a covenant will be required which provides for the maintenance responsibilities.
- B. If necessary, the applicant shall submit a new covenant for the east-west private drainage easement which was originally granted on the plat of Forest Hills Office Park Third Addition. The applicant's agent shall contact the Planning Department regarding this matter.
- C. Since the combined frontage of Lots 1 and 2 is only 35 feet on Webb Road, and further, since "access control except one opening" is being platted, the final plat tracing shall indicate a 35-foot joint egress and ingress easement from Webb Road west into the major portions of Lots 1 and 2. The plat's text shall make proper reference to the access easement. A separate instrument shall be submitted which calls out the beneficiaries of the joint access easement as well as the construction and maintenance responsibilities of each party.
- D. A 10-foot north-south utility easement just west of the exception, from the south line of the plat to the south line of Lot 3, shall be added to the final plat tracing.
- E. A private water easement shall be shown on the plat tracing for the service line from Lot 1 which crosses Lot 2.



Baughman Company
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- F. Since several easements granted by the Third Addition are being vacated by this replat, appropriate reference shall be made to K.S.A. 12-512(b) in the surveyor's text.
- G. If any of the easements shown on this plat have previously been granted by separate instrument and recorded, the recording data shall be shown on the final plat tracing.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

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, July 1, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Kathryn B. Gould, P.O. Box 8640, 67208
X Mike Lindebak, City Engineering