

PLAT NO. S/T 73-150 MAP NO. 5950

NAME COMOTARA SECOND ADDITION

LOCATION: At the Northeast corner of Woodlawn and
21st Street North

ENGINEER Van Doren, et al

OWNER Wichita Land Co.

APPLICATION FILED 12-12-73

* SKETCH PLAT FILED N/A

PRELIMINARY FILED 12-12-73

S/D ACTION 1-3-74 Copywd. subj. to cards.

FINAL FILED 1-28-74

S/D ACTION 2-7-74 approved

MAPC ACTION 2-14-74 approved

BCC ACTION 7-2-74 approved

RECORDED 7-10-74

* REMARKS See Comotara 1st add for sketch

S/D 73-150 - COMOTARA SECOND ADD.
At the NE corner of Woodlawn and
21st Street N. - Wichita Land Co.
by Van Doren, et al

ROUTED
1-2-73

ACTION

BASE

S/D COMMITTEE (prelim.) Approved 1-3-74
S/D Comm. approved ^{Dir. G. To Comdr.} 2-7-74
M.A.P.C. Approved 2-14-74

B.C.C. / ~~B.C.C.~~ Approved 7-2-74

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

5
7-18-74

COMOTARA SECOND ADDITION was
filed for record on JULY 10, 1974

John H. Hill
Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 73-150 Name COMOTARA SECOND ADDITION
Application & Sketch Filed: 12-12-73
Preliminary Plat Filed: 12-12-73 Approved by S/D: 1-3-74
Final Plat Filed: 1-28-74 Approved by S/D: 2-7-74
Approved by Metropolitan Area Planning Commission: 2-14-74

DESCRIPTION

General Location: Northeast corner of Wood-
lawn and 21st Street

Surveyor or Engineer: VanDoren-Hazard-Stallings-Schnacke
Owner: Wichita Land Co.
Address: P. O. Box 249, King of Prussia, Pa., 19406

- | | | |
|---|-----------------------|--------------------|
| 1. Gross Acreage of Plat <u>7.1</u> | 6. Access Control | |
| 2. Number of Lots: | St. _____ | No. Openings _____ |
| Residential <u>18</u> | St. _____ | No. Openings _____ |
| Commercial _____ | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>X</u> | Water _____ |
| Total Number of Lots: <u>18</u> | Sidewalk <u>X</u> | Drainage _____ |
| 3. Minimum Lot Area: <u>2</u> Acres | Sewer <u>X</u> | Other _____ |
| 4. Existing Zoning <u>"AA"</u> | | |
| 5. Special Problems Discussed <u>None</u> | | |

Valid petitions have been submitted guaranteeing the paving of Rock-wood Circle, and the extension of City water and sanitary sewer. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. Any relocation or abandonment of existing utilities shall be at the sole expense of the applicant.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Hill seconded and it carried unanimously.
(Arnholz and Hennessy absent.)

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

WICHITA LAND COMPANY
110 N. Main
Wichita, Kansas 67202

May 22, 1974

Mr. Curtis Newby
Metro Planning Department
City of Wichita
Wichita, Kansas 67202

Dear Mr. Newby:

The enclosed set of plats show the proposed sidewalk network for COMOTARA First and Second Additions. As you can see all single family lots have rear access to the walkways. Front sidewalks on Mainsgate and Bramblewood were included in the street contract that was let last February.

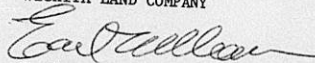
The sidewalks in the rear of the lots will be built as needed. As people move in we will be constructing the walkways. If these walks were constructed too soon, it might interfere with the installation of the utilities.

We anticipate completing some of the walks this year and will definitely complete all of the walkway system within two years.

If you need additional information, please feel free to contact our engineer, John Lundblade, or myself at any time.

Sincerely,

WICHITA LAND COMPANY



Earl Williams
Vice President

EW/des
Enclosures

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 9, 1974



TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Comotara, Second Addition

The plattors of Comotara Second Addition have submitted a valid petition for water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

A handwritten signature in black ink that reads "Bill H. Otten". The signature is written in a cursive style with a large, sweeping "B" and "O".

Bill H. Otten
Design & Planning Supt.

BHO:mw

cc: John D. Wynkoop, Director of Water
and Water Pollution Control.

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE May 9, 1974



TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Design & Planning Supt.

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Bill H. Otten
Bill H. Otten
Design & Planning Supt.

BHO:mw

cc: John D. Wynkoop, Director of Water
and Water Pollution Control.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

Alvin W. Long
President.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

ATTEST:

Chester C. McCullough
Secretary.

Robert J. Bell
Authorized Signatory



STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

A.L.T.A. COMMITMENT

SCHEDULE A

FORM 3361

Number
189033b

Effective Date
February 19, 1974 at 7:00 A. M.

1. Policy or Policies to be issued:

OWNER'S: ALTA Fm B 1970 \$

Proposed Insured:

CITY OF WICHITA

LOAN:

\$

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

WICHITA LAND COMPANY, A PENNSYLVANIA CORPORATION.

3. The land referred to in the Commitment is described in Schedule C.

SCHEDULE B — Section 1

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

NONE.

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.

3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. Year 1973 and prior years paid.

4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

5. Case No. C-29732, Leisure Living, Inc., vs Comotara, Inc., Wichita Land Company, et al, filed February 11, 1974, Pending.

A.L.T.A. COMMITMENT

FORM 3362

SCHEDULE B — continued

Number
189033b

SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes or special assessments which have not been certified to the office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
4. It is noted for informational purposes only that captioned property may become subject to special assessments for a waterworks system as set forth in City of Wichita Resolution filed August 28, 1972 in Book 28, Page 1230.
5. Agreement Granting Right-of-Way Easement and Subordinating Existing Easement, dated November 29, 1972, executed by and between Kansas Gas and Electric Company and Jack P. DeBoer Associates, Inc., for underground electric circuits over a portion of captioned property, filed December 1, 1972 in Book 40, Page 947.
6. It is noted for informational purposes only that captioned property may become subject to special assessments for a waterworks system as set forth in City of Wichita Resolution, filed December 6, 1972 in Book 41, Page 51.
7. It is noted for informational purposes only that captioned property may become subject to special assessments for street; sewer; sidewalks and water lines as set forth in City of Wichita Certificate filed December 26, 1972 in Book 42, Page 1484.
8. Declaration of Covenants, Easements, Charges and Liens, filed February 22, 1973 in Book 49, Page 206.
9. Consolidated Mortgage dated March 5, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 5, 1973 in Book 50, Page 723.

(Schedule B continued)

Section 2

Policy Number _____
OwnersPolicy Number _____
Loan

Commitment #189033b

10. Supplemental First Mortgage dated May 4, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed May 4, 1973 in Book 57, Page 1437.
11. Supplemental Second First Mortgage dated August 13, 1973, executed by Comotara, Inc., to First National City Bank, filed November 1, 1973 in Book 80, Page 323.
12. Mortgage dated October 15, 1973, executed by The Wichita Land Company to First National City Bank, filed December 7, 1973 in Book 83, Page 1281.
13. Second Mortgage dated March 2, 1973, executed by Jack P. DeBoer Associates, Inc., to First National City Bank, filed March 2, 1973 in Book 50, Page 342.
14. First Comotara Mortgage and Note Amendment dated June 13, 1973, by and between Jack P. DeBoer Associates, Inc., and First National City Bank, filed June 21, 1973 in Book 64, Page 145 and filed June 21, 1973 in Book 64, Page 140.
15. Agreement dated October 27, 1973, by and between The Ford Foundation and First National City Bank, filed November 9, 1973 in Book 81, Page 158.

A.L.T.A. COMMITMENT

FORM 3363

SCHEDULE C**Number**

189033b

The land referred to in this Commitment is described as follows:

A replat of part of Reserve "B", Comotara First Addition, an addition to Wichita, Sedgwick County, Kansas, described as beginning at a point on the North line of the Southwest Quarter of Section 6, Township 27 South, Range 2 East of the 6th P. M., said point being 392.78 feet West of the Northeast corner thereof; thence South $42^{\circ}01'10''$ E, 158.38 feet; thence S $23^{\circ}50'26''$ E, 176.17 feet; thence S $0^{\circ}54'33''$ E, 205 feet; thence S $30^{\circ}59'39''$ W, 202.85 feet; thence S $63^{\circ}25'46''$ W, 184.56 feet; thence S $89^{\circ}03'05''$ W, 240.00 feet; thence N $33^{\circ}51'38''$ W, 170.44 feet; thence N $14^{\circ}43'51''$ E, 103.20 feet; thence N $59^{\circ}42'57''$ E, 149.11 feet; thence N $73^{\circ}14'38''$ E, 107.60 feet; thence N $16^{\circ}45'22''$ W, 95.00 feet; thence N $42^{\circ}18'34''$ W, 163.59 feet to the East line of Mainsgate Road; thence Northerly along said East line with a radius of 393.10 feet, an arch length of 191.39 feet to a point on the North line of said Southwest Quarter; thence along said North line, N $89^{\circ}20'13''$ E, 250.00 feet to the point of beginning.

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, The Wichita Land Company, owner and plat-
tor of COMOTARA SECOND Addition, do hereby

certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Water line extensions
2. Sanitary sewer extensions
3. Street and storm sewer improvements
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within COMOTARA SECOND Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 11th day of February, 1974.



Wichita Land Company

Douglas Dyck Vice-President
Douglas Dyck

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 11th day of February,
1974, before me, a notary public in and for said County and State,
came Douglas Dyck, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Shirley J. Moore
Notary Public

My Commission Expires:
March 4, 1975
75-128

February 15, 1974

Mr. John Lundblade
VanDoren-Hazard-Stallings-Schnacke
260 North Rock Road, Suite 250
Wichita, Kansas 67218

Re: S/D 73-150 - Final Plat of
COMOTARA SECOND ADDITION

Dear Mr. Lundblade:

At the regular meeting of the Metropolitan Area Planning Commission on February 14, 1974, 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 February 8, 1974.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ☞ Certification by an attorney that fee title is vested in the platlor.
- ☞ Certification that all taxes due and payable for 1973 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Wichita Land Co., P. O. Box 249, King of Prussia, Pa. 19406
Dean Sellers, Assistant City Engineer

February 8, 1974

Mr. John Lundblade
Van Doren-Hazard-Stallings-Schnacke
260 North Rock Road, Suite 250
Wichita, Kansas 67218

Subject: S/D 73-150 - Final Plat of
COMOTARA SECOND ADDITION

Dear Mr. Lundblade:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this plat is subject to approval of the associated amended CUP, DP-46.
- B. The legal description within the engineer's certificate on the plat, shall be expanded to accurately describe the area being platted.
- C. The 20-foot easement indicated between Lots 7 and 8 shall be appropriately labeled as a "20-foot drainage easement."
- D. The plat tracing shall accurately reflect that Mainsgate Road is not a portion of Reserve "B", Comotara First Addition, and therefore is not included as part of this plat.
- By petition*
E. The applicant shall guarantee the paving of Rushwood Circle.
- F. Any relocation or abandonment of existing utilities shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- G. The purpose for which Reserve "B" is being reserved shall be indicated in the plat's text.
- By petition - part of street petition*
H. The applicant shall install or guarantee the extension of storm sewer to serve subject property.

Final Plat of COMOTARA SECOND ADDITION

February 8, 1974

Page 2

date substituted for sewer still need water
The applicant shall install or guarantee the extension of sanitary sewer and City water to serve each lot being platted.

J. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to some of the dimensions indicated on the plat.

sk The applicant shall contact Bob Vinson of the Department of Public Works relative to verification of the street name "Rushwood Circle" on this final plat being acceptable.

L. The applicant shall install or guarantee the installation of the private sidewalks associated with this plat as shown on the revised sidewalk plan.

M The applicant shall be advised that the sidewalk construction will be required at the time of final building inspection when the sidewalk has been required as a condition of plat approval.

N The Chairman of the Planning Commission shall be indicated as Marjorie L. Taylor.

O 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. Forms for the bond and irrevocable letter of credit are available from this office.

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, February 14, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Wichita Land Co., P. O. Box 249, King of Prussia, Pa., 19406
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-150 Name COMOTARA SECOND ADDITION
Date Application Rec'd. 12-12-73 Preliminary Approval 1-3-74
Scheduled S/D Meeting 2-7-74

DESCRIPTION

General Location At the northeast corner of Woodlawn and 21st Street
North

Owner Wichita Land Company

Surveyor/Engineer Van Doren-Hazard-Stallings-Schnacke-Engineers

Address 260 North Rock Road, Suite 250 Phone 686-7303

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.1</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>800</u> ft. |
| Residential <u>18</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>18</u> | TOTAL <u>800</u> ft. |
| 3. Minimum Lot Frontage <u>65</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,500</u> sq.ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) (Yes-No)
12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated amended C.U.P., DP-46.
- B. The legal description within the engineers certificate on the plat, shall be expanded to accurately describe the area being platted.
- C. The 20 foot easement indicated between Lots 7 and 8 shall be appropriately labeled as a "20 foot drainage easement".
- D. The plat tracing shall accurately reflect that Mainsgate Road is not a portion of Reserve "B", Comotara First Addition, and therefore is not included as part of this plat.
- E. The applicant shall guarantee the paving of Rushwood Circle.
- F. Any relocation or abandonment of existing utilities shall be at the sole expense of the applicant without cost to the City, County or any utility company.
- G. The purpose for which Reserve "B" is being reserved shall be indicated in the plat's text.
- H. The applicant shall install or guarantee the extension of storm sewer to serve subject property.
- I. The applicant shall install or guarantee the extension of sanitary sewer and City water to serve each lot being platted.
- J. It is the recommendation of the Planning Department Staff that the Subdivision Committee approve the applicant's revised sidewalk plan as submitted.
- K. The applicant shall install or guarantee the installation of the private sidewalks associated with this plat as shown on the revised sidewalk plan.



ENGINEERS ARCHITECTS

VAN DOREN-HAZARD-STALLINGS-SCHNACKE

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67218 - TEL. 316 686-7303

January 9, 1974

Re: Comotara Second Addition
Final Plat
Our Job No. 4-073-008-A0

Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Building Annex
104 South Main
Wichita, Kansas 67202

Gentlemen:

Submitted herewith for your review are 29 copies of the final plat of
COMOTARA SECOND ADDITION.

Very truly yours,

John E. Lundblade

John E. Lundblade

*Rhonda -
this needs to be
scheduled for Feb. 7
S/O meeting - we already
have a case file*

January 7, 1974

Van Doren-Hazard-Stallings-
Schnacke-Engineers
260 North Rock Road, Suite 250
Wichita, Kansas 67206

Subject: S/D 73-150 - Preliminary
Plat of BLOCK L, A REPLAT OF RESERVE
B, COMOTARA FIRST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 3, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. A new title shall be chosen for the plat which does not include reference to being a replat. The reference to be a replat of part of Reserve B, Comotara First Addition, shall appear in the legal description in the engineers certificate on the face of the plat.
- B. Approval of the plat is subject to the approval of the associated amended C.U.P. DP-46 which is to be considered by the Planning Commission on January 24, 1974.
- C. The 10 foot utility easement adjacent to a portion of the north line shall be increased to 15 feet.
- D. The applicant shall contact Bill McKinley relative to appropriate wording for access controls to be indicated in the plat's text.
- E. A 20 foot drainage easement shall be indicated centered on the common lot line between Lots 7 and 8.
- F. The applicant shall guarantee the paving of Rushwood Circle.
- G. Any relocation or abandonment of existing utilities shall be at the sole expense of the applicant without cost to the City, County or any utility company.

Preliminary Plat of BLOCK L,
A REPLAT OF RESERVE B, CO: YARA
FIRST ADDITION
January 7, 1974
Page 2

- H. The purpose for which "Reserve I" is intended, shall be indicated within the plat text on the face of the plat.
- I. The applicant shall install or guarantee the extension of storm sewer to serve subject property.
- J. The applicant shall install or guarantee the extension of sanitary sewer and City water to serve each lot being platted.
- K. The applicant shall submit a revised private sidewalk plan with the final plat. Said plan to be approved by the Subdivision Committee.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Wichita Land Company
P. O. Box 249
King of Prussia, Pa., 19406

Dean Selâers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-150 Name BLOCK L, A REPLAT OF RESERVE B, COMOTARA FIRST ADDITION
Date Application Rec'd. 12-12-73 Preliminary Approval _____
Scheduled S/D Meeting 1-3-73

DESCRIPTION

General Location At the northeast corner of Woodlawn and
21st Street North
Owner Wichita Land Company
Surveyor/Engineer Van Doren-Hazard-Stallings-Schnacke-Engineers
Address 260 N. Rock Road, Suite 250 Phone 686-7303

- | | | | |
|---|------------------------|---------------------------------|----------------|
| 1. Gross Acreage of Plat | <u>7.1</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>800</u> ft. | |
| Residential | <u>18</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>18</u> | TOTAL | <u>800</u> ft. |
| 3. Minimum Lot Frontage | <u>65</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>8,500</u> sq. ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</u> | | |
| 9. Public Water Supply Yes (Yes-No), Name | <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers Yes (Yes-No), Name | <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | _____ | (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area | _____ | | |

STAFF COMMENTS:

- A. A new title shall be chosen for the plat which does not include reference to being a replat. The reference to be a replat of part of Reserve B, Comotara First Addition, shall appear in the legal description in the engineers certificate on the face of the plat.
- B. Approval of the plat is subject to the approval of the associated amended C.U.P. DP-46 which is to be considered by the Planning Commission on January 24, 1974.
- C. The purpose for which "Reserve I" is intended, shall be indicated within the plat's text on the face of the plat.
- D. The applicant shall install or guarantee the extension of storm sewer to serve subject property.
- E. The applicant shall install or guarantee the extension of sanitary sewer and City water to serve each lot being platted.
- G. The applicant shall submit a revised private sidewalk plan with the final plat. Said plan to be approved by the Subdivision Committee.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5958
Section No.: 6
Twp. No.: T 27 S
Range: R 2 E

S/D No. 73-150

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: COMOTARA FIRST ADDITION Replat of Reserve "B"
General Location: Southwest quarter Section 6 - Southwest corner of Addition at 21st Street North and Woodlawn Blvd.
NE corner of Woodlawn and 21st St N
Name of Property Owner: Wichita Land Co.
Address: P.O. Box 249, King of Prussia, Pa. 19406 Phone: 215-265-5722
Name of Subdivider: Van Doren-Hazard-Stallings-Schnacke-Engineers
Address: 260 N. Rock Rd. Suite 250, Wichita, Ks. 67206 Phone: 686-7303
Name of Agent/Surveyor: Van Doren-Hazard-Stallings-Schnacke-Engineers
Address: 260 N. Rock Rd. Suite 250, Wichita, Ks. 67206 Phone: 686-7303
Date of Application: _____

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.1</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>800</u> ft. |
| Residential <u>18</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>18</u> | TOTAL _____ 800 ft. |
| 3. Minimum Lot Frontage <u>65 *</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> X <u>no</u> |
| 4. Minimum Lot Area <u>8,500</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
- * At building setback line.
9. Public Water Supply (Yes-~~No~~), Name City of Wichita
10. Public Sanitary Sewers (Yes-~~No~~), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-~~No~~)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Wichita Land Company
By: X Douglas Dyer, Vice-Pres.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Curt Henley
Date 12-12-73
Fee Submitted \$101.00