

STERLING FARMS 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED STERLING FARMS 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, STREETS AND A RESERVE. THE SAME BEING A TRACT OF LAND DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE AND 805.00 FEET SOUTH OF THE N.E. CORNER, S.E. 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE BEARING S0°20'14"W ALONG THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 964.34 FEET; THENCE BEARING N89°39'46"W ALONG THE EXTENDED NORTH LINE OF LOT 4, BLOCK 6, STERLING FARMS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 1000.00 FEET; THENCE BEARING N29°39'46"W ALONG THE EASTERLY LINE OF RESERVE "A" AS PLATTED IN SAID STERLING FARMS A DISTANCE OF 140.00 FEET; THENCE CONTINUING ON SAID EASTERLY LINE BEARING N36°09'43"E A DISTANCE OF 225.79 FEET; THENCE CONTINUING ALONG THE SOUTHERLY AND EASTERLY LINES OF RESERVE "A" AS PLATTED IN STERLING FARMS 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, THE FOLLOWING SIX COURSES: THENCE BEARING N89°29'40"E A DISTANCE OF 78.00 FEET; THENCE BEARING N0°30'20"W A DISTANCE OF 147.82 FEET; THENCE BEARING N36°09'40"E A DISTANCE OF 390.00 FEET; THENCE BEARING N11°09'40"E A DISTANCE OF 102.00 FEET; THENCE BEARING N40°09'40"E A DISTANCE OF 258.00 FEET; THENCE BEARING N81°43'23"E A DISTANCE OF 93.05 FEET TO A POINT IN THE SOUTH LINE OF STERLING STREET AS PLATTED IN STERLING FARMS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE ALONG SAID SOUTH LINE BEARING S49°39'46"E A DISTANCE OF 80.76 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SAID CURVE, BEING SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 40°00'00" AN ARC DISTANCE OF 195.48 FEET; THENCE BEARING S89°39'46"E ALONG SAID SOUTH LINE A DISTANCE OF 115.53 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET THEREOF DEDICATED FOR ROAD.

THE UTILITY EASEMENT AS PER FILM 1367, PAGE 681 IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND A RESERVE; THE SAME TO BE KNOWN AS STERLING FARMS 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ADJUTER'S RIGHTS OF ACCESS TO AND FROM STERLING STREET AND TYLER ROAD OVER AND ACROSS THE NORTH AND EAST LINES OF BLOCK 1, AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

A FIVE-FOOT WALL EASEMENT ALONG THE EAST LINE OF BLOCK 1 AS SHOWN, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

RESERVE "A" IS HEREBY PLATTED FOR LANDSCAPING, ENTRY MONUMENTS, AND AN IRRIGATION SYSTEM.

RESERVE "A" SHALL BE SUBJECT TO THE RESTRICTIVE CONVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS' ASSOCIATION AGREEMENTS AND SHALL BE MAINTAINED BY A LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN STERLING FARMS 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 14, BLOCK 1, SHALL BE ELEV. 1351 M.S.L.=163.6 CITY DATUM AND LOT 15, BLOCK 1, SHALL BE ELEV. 1350 M.S.L.=162.6 CITY DATUM

FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-178.

OWNER: KESSLER ENTERPRISES, A TRUST

BY: _____, TRUSTEE
LUCILLE MEYER

BY: _____, TRUSTEE
WILLIAM J. WALSH, JR.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1995, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LUCILLE MEYER AND WILLIAM J. WALSH, JR., TRUSTEES OF KESSLER ENTERPRISES, A TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DULY OF SAID TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, CHAIRMAN

JOHN W. MCKAY, JR.

_____, SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR

BOB KNIGHT

_____, DEPUTY CITY CLERK

PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK

SUSAN E. CROCKETT-SPOON

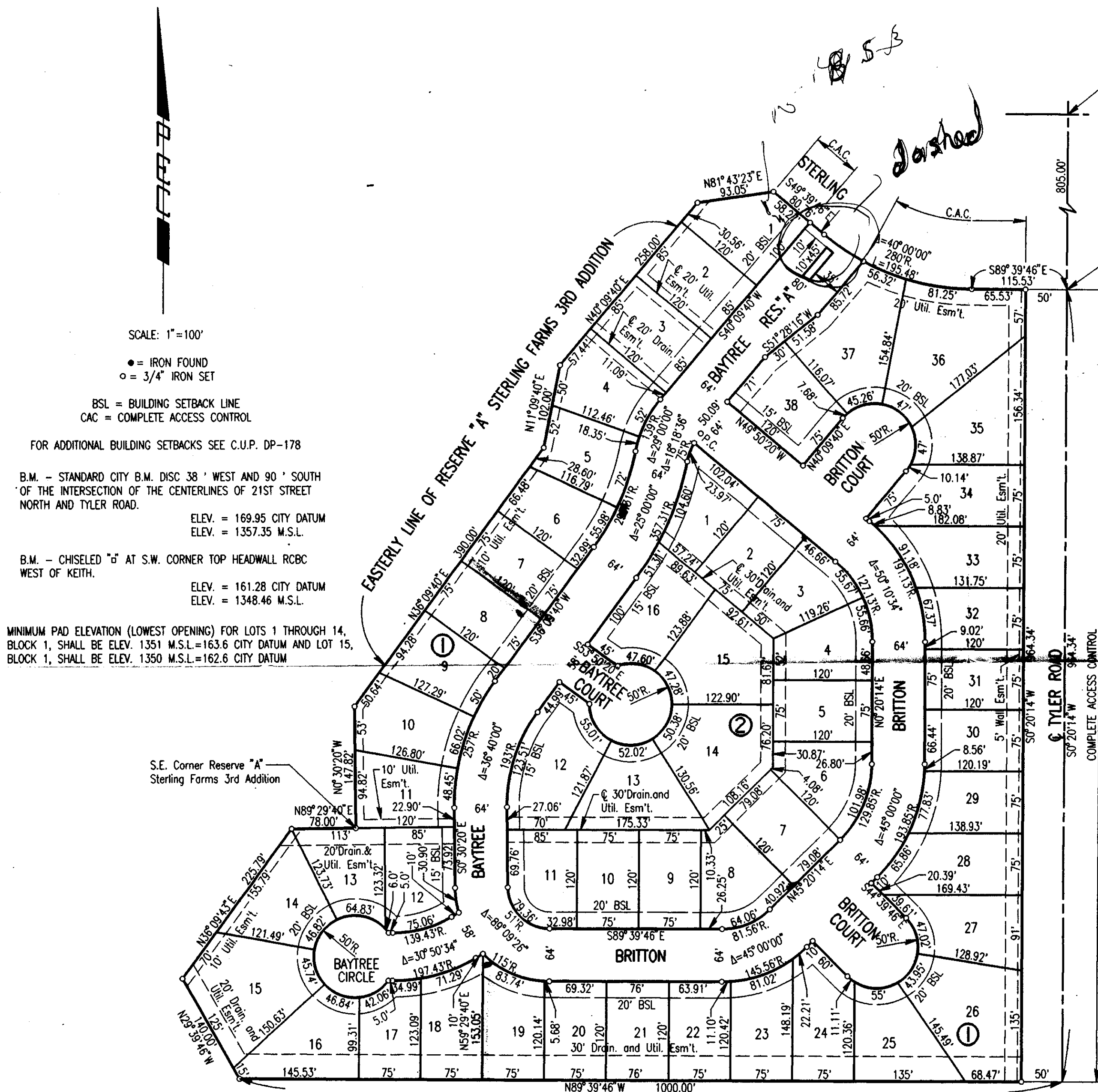
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT 10 A.M., ON THIS _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS

PAT KETTLER

_____, DEPUTY

ED RESA



SCALE: 1"=100'

● = IRON FOUND
○ = 3/4" IRON SET

BSL = BUILDING SETBACK LINE
CAC = COMPLETE ACCESS CONTROL

FOR ADDITIONAL BUILDING SETBACKS SEE C.U.P. DP-178

B.M. - STANDARD CITY B.M. DISC 38' WEST AND 90' SOUTH OF THE INTERSECTION OF THE CENTERLINES OF 21ST STREET NORTH AND TYLER ROAD.

ELEV. = 169.95 CITY DATUM
ELEV. = 1357.35 M.S.L.

B.M. - CHISELED "d" AT S.W. CORNER TOP HEADWALL RCBC WEST OF KEITH.

ELEV. = 161.28 CITY DATUM
ELEV. = 1348.46 M.S.L.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 14, BLOCK 1, SHALL BE ELEV. 1351 M.S.L.=163.6 CITY DATUM AND LOT 15, BLOCK 1, SHALL BE ELEV. 1350 M.S.L.=162.6 CITY DATUM



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

June 15, 1995

P.E.C., P.A. S/D 95-42

c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-42 STERLING FARMS 6th ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 June 8, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew".

Don Losew
Senior Planner

DL:rh

cc: Kessler Enterprises, A Trust, c/o William J. Walsh, Jr., Trustee, 1440 Gatewood,
Wichita, KS 67206
Ritchie Development Corp., c/o Jack Ritchie, 8100 E. 22nd Street North - Building
1000, Wichita, KS 67226
Mike Lindebak, City Engineer

signature.

- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. As requested by OCI, the final plat tracing shall clearly indicate the following street name changes: the cul-de-sac in the area of Lot 15, Block 2 shall be named Brittan Circle; Callahan and Callahan Court shall be used for the street segment extending from Baytree to the northeast line of Lot 7, Block 2; and Baytree shall continue to be used for the remaining street segment.
- R. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.
- S. The applicant is advised that no parking will be posted along Baytree in the area just south of Sterling.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-6

June 15, 1995

STAFF REPORT
(Final Plat Approved 6/8/95)

CASE NUMBER: S/D 95-42 STERLING FARMS 6TH ADDITION

OWNER/APPLICANT: Kessler Enterprises, A Trust, c/o William J. Walsh, Jr., Trustee, 1440 Gatewood, Wichita, KS 67206

AGENT: Ritchie Development Corp., c/o Jack Ritchie, 8100 E. 22nd Street North - Building 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: West of Tyler Road and north of 21st Street North

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

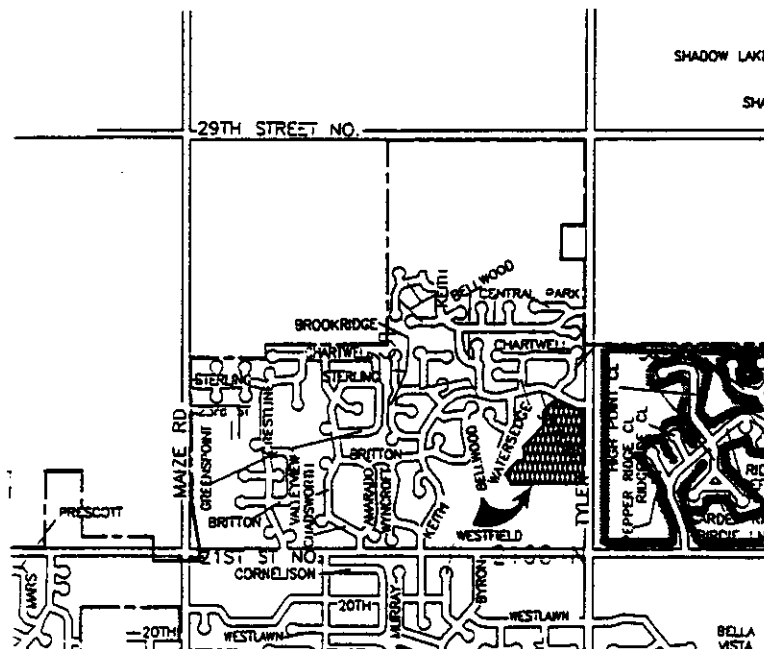
Residential:	54
Office:	
Commercial:	
Industrial:	
Total:	54

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" area between this plat's eastern line and the driving surface for Tyler Road.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. On the final plat tracing, a dashed line shall be used for the area where Baytree intersects Sterling. Solid lines are used if the involved street is being installed as a private rather than public facility.
- J. Prior to this plat being released for recording, as noted in the platting binder, proof that the second half of 1994 taxes having been paid will need to be provided.
- K. On the final plat tracing, a 15-foot building setback shall be platted on Lot 1, Block 1, to Sterling.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's