

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water across this site's frontage to Ridge Road.
- B. Applicant shall submit, for recording with this plat, the cross-lot drainage agreement required by the drainage plan for this property. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- C. The final plat tracing shall indicate complete access control for the south 60 feet of Lot 2.
- D. Because of changes being made in the MAPC's membership, on the final plat tracing the MAPC chairman's signature block should be left blank or if a new chairman is appointed before the tracing is submitted, that name should be indicated.
- E. 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.
- F. 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 signature.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

August 12, 1993

STAFF REPORT
(Final Plat Approved 8/5/93)

CASE NUMBER: S/D 93-46 BROCK ADDITION

OWNER/APPLICANT: Patice Properties, Attn: Paul Brock, P. O. Box 1615,
Pebble Beach, CA 93953

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS
67211

LOCATION: Northwest of 13th Street North and Ridge Road

SITE SIZE: 2.87 Acres

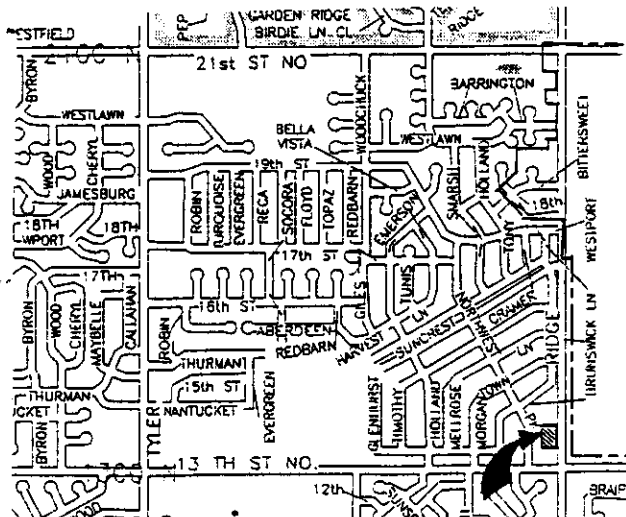
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.0 Acre

CURRENT ZONING: LC

VICINITY MAP:



COPY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 16, 1993

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 93-46 - BROCK ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 12, 1993, 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 August 5, 1993.

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 developers.

Please call if you have any questions.

Sincerely,

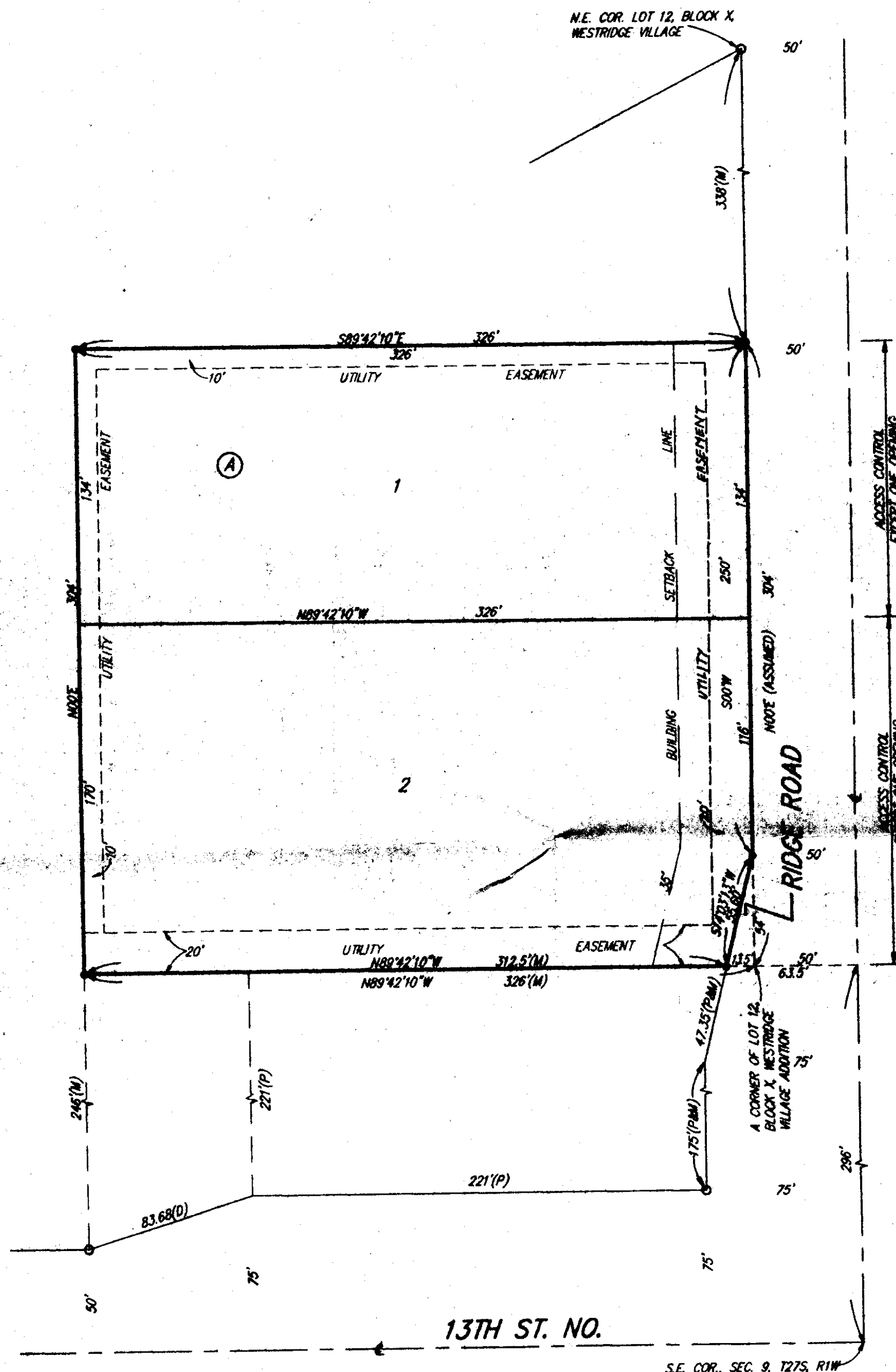
Don Losew
Senior Planner

DL:rh

cc: Patice Properties, Attn: Paul Brock, P. O. Box 1615, Pebble Beach, CA 93953
Mike Lindebak, City Engineer

BROCK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
County of Sedgwick) ss We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "BROCK ADDITION" to Wichita, Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of that part of Lot 12, Block X,
Westridge Village, Sedgwick County, Kansas, beginning at a corner of said
Lot 12, said corner being 50 feet west and 296 feet north of the S.E.
Corner of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County,
Kansas; thence west parallel with the south line of said S.E. 1/4 and
along a line of said Lot 12 and extended, 326 feet; thence north parallel
with the east line of said S.E. 1/4, 304 feet; thence east parallel with
the south line of said S.E. 1/4, 326 feet to the east line of said Lot 12;
thence south along the east line of said Lot 12 and parallel with the
east line of said S.E. 1/4, 304 feet to the point of beginning.

All being situated in the SE 1/4 of Sec. 9, Twp. 27-S, R-1-W of
the 6th P.M., Sedgwick County, Kansas.
Existing public easements and dedications being vacated by
virtue of KSA 12-512(b).

Baughman Company, P.A.

Date _____

Gregory F. Severns Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into lots, a block, and a street to be known
as "BROCK ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The street is hereby dedicated to
and for the use of the public. All abutters rights of access to or
from Ridge Road over and across the east lines of Lots 1 and 2 are
hereby granted to the City of Wichita, Kansas provided, however, that
Lots 1 and 2 shall have access to Ridge Road at one location each
as shall be determined by the City Engineer of the City of Wichita,
Kansas.

PATICE Properties, LLC

Celeste Silva-Brock Member

State of Kansas)
Sedgwick County) ss The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1993, by Celeste Silva-Brock,
Member, PATICE Properties, LLC, on behalf of the Company.

My App't. Exp. _____ Notary Public

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

Dated this _____ day of _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
L. O. Breckenridge, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

Mayor
Elma Broadfoot

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1993.

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) ss This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1993, at _____ o'clock _____ M., and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

- = 1/2 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)

FOUND CORNERS ARE OF UNIDENTIFIED
ORIGIN UNLESS IDENTIFIED ON SKETCH

BEARING BASE = ASSUMED

- (P) = PLATTED
- (D) = DESCRIBED
- (M) = MEASURED

1"=50'