

OFFICE COPY
DO NOT REMOVE

STERLING FARMS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3-4-93 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3-5-93

SCALE: 1"=100'
O = IRON SET

B.M. - STANDARD CITY B.M. DISC 38 FT. WEST AND
90 FT. SOUTH OF CENTERLINE INTERSECTION
OF 21ST STREET NORTH AND TYLER ROAD.
ELEV. -169.95 CITY DATUM

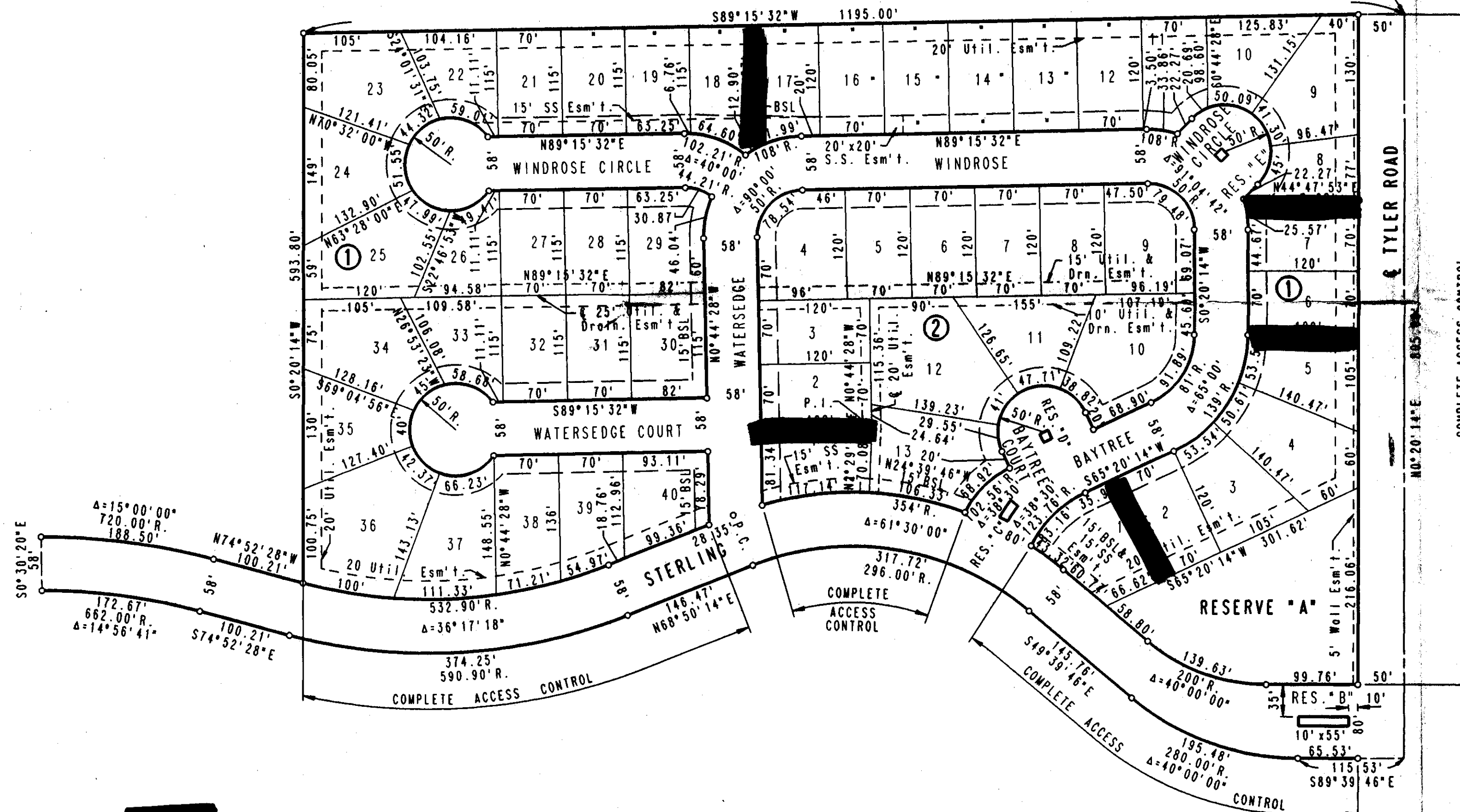
ALL BUILDING SETBACK LINES ARE 20'
UNLESS NOTED OTHERWISE.

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

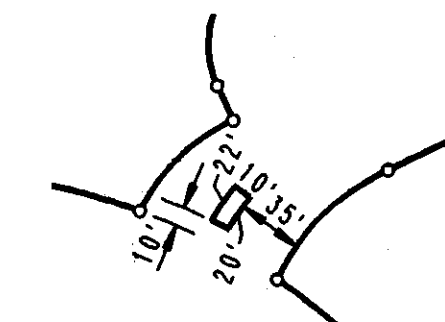
MINIMUM PAD ELEVATION (LOWEST OPENING)
FOR LOTS 1 THROUGH 9, BLOCK 1, SHALL BE
ELEVATION 1352.0' M.S.L. OR ELEVATION
164.6' CITY DATUM.

FINAL PLAT

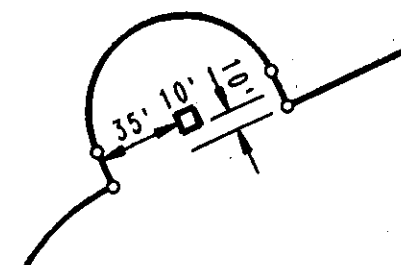
N.E. CORNER S.E. 1/4
SEC. 5, T27S, R1W
OF THE 6TH P.M.



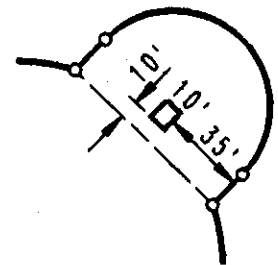
10' Center Line
KGE Easement



DETAIL RESERVE "C"



DETAIL RESERVE "D"



DETAIL RESERVE "E"

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 _____
1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED
STERLING FARMS 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
INTO LOTS, BLOCK, STREETS, AND RESERVES. THE SAME BEING A TRACT OF
LAND DESCRIBED AS: BEGINNING AT THE N.E. CORNER OF THE S.E. 1/4 OF
SECTION 5, TOWNSHIP 27 SOUTH, RANGE 1 WEST, OF THE 6TH P.M.; THENCE
BEARING S89°15'32"W ALONG THE NORTH LINE OF SAID S.E. 1/4 A DISTANCE
OF 1195.00 FEET; THENCE BEARING S0°20'14"W A DISTANCE OF 593.80 FEET;
THENCE BEARING N74°52'28"W A DISTANCE OF 100.21 FEET TO THE P.C. OF A
CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET; THENCE ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 15°00'00" AN ARC DISTANCE OF 188.50
FEET TO A POINT IN THE NORTH LINE OF STERLING STREET AS PLATTED IN
STERLING FARMS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS;
THENCE BEARING S0°30'20"E A DISTANCE OF 58.00 FEET TO THE N.E. CORNER
OF LOT 21, BLOCK 6, AS PLATTED IN SAID STERLING FARMS AND ALSO TO A
POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 662.00 FEET AND A
CHORD OF 172.18 FEET BEARING S82°20'48"E; THENCE ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 14°56'41" AN ARC DISTANCE OF 172.67 FEET;
THENCE BEARING S74°52'28"E A DISTANCE OF 110.21 FEET TO THE P.C. OF A
CURVE TO THE LEFT HAVING A RADIUS OF 590.90 FEET; THENCE ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 36°17'18" AN ARC DISTANCE OF 374.25
FEET; THENCE BEARING N68°50'14"E A DISTANCE OF 146.47 FEET TO THE P.C.
OF A CURVE TO THE RIGHT HAVING A RADIUS OF 296.00 FEET; THENCE ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 61°30'00" AN ARC DISTANCE OF
317.72 FEET; THENCE BEARING S49°39'46"E A DISTANCE OF 145.76 FEET TO THE
P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET; THENCE
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" AN ARC
DISTANCE OF 195.48 FEET; THENCE BEARING S89°39'46"E A DISTANCE OF
115.53 FEET TO A POINT IN THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 5;
THENCE BEARING N0°20'14"E ALONG SAID EAST LINE A DISTANCE OF 805.00
FEET TO THE POINT OF BEGINNING. CONTAINING 18.7628 ACRES MORE OR
LESS.

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 RESERVES. THE SAME TO BE KNOWN AS
STERLING FARMS 2ND 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.

A FIVE-FOOT WALL EASEMENT ALONG THE EAST LINE OF BLOCK 1, AND
RESERVE "A", 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 OPEN SPACE, ENTRY MONUMENTS
DRAINAGE, DRAINAGE STRUCTURES, LAKE, WALKWAYS, LANDSCAPING AND
UTILITIES CONFINED TO EASEMENTS.

RESERVES "B" AND "C" ARE HEREBY PLATTED FOR LANDSCAPING ENTRY
MONUMENTS, IRRIGATION SYSTEMS, AND UTILITIES CONFINED TO
EASEMENTS.

RESERVES "D" AND "E" ARE HEREBY PLATTED FOR LANDSCAPING,
IRRIGATION SYSTEMS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES "A" THROUGH "E" SHALL BE SUBJECT TO THE RESTRICTIVE
CONVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS'
ASSOCIATION AGREEMENTS AND SHALL BE OWNED AND MAINTAINED BY A
LANDOWNERS' ASSOCIATION TO BE FORMED WITHIN STERLING FARMS 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM TYLER ROAD AND
STERLING STREET OVER AND ACROSS THE EAST LINES OF BLOCK 1, AND
RESERVE "A", AND THE SOUTH LINES OF BLOCKS 1, 2 AND RESERVE "A"
AS SHOWN, ARE HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 4,
BLOCK 1, SHALL BE ELEVATION 1352.0' M.S.L. OR ELEVATION 164.6'
CITY DATUM.

FOR ADDITIONAL 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 THAT ON THIS _____ DAY OF _____
1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY,
CAME LUCILLE MEYER & 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 DEED 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 AREA PLANNING COMMISSION,
WICHITA, KANSAS. DATE THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
L. O. BRECKENRIDGE, 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 _____, 1993.

_____, MAYOR
FRANK M. OJILE

_____, DEPUTY CITY CLERK
PAT BURNETT

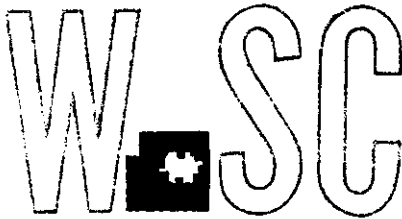
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____,
1993.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____,
1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 12, 1993

P.E.C.
c/o Gary Wiley
303 South Topeka
Wichita, KS 67202

Re: S/D 93-9 - STERLING FARMS 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

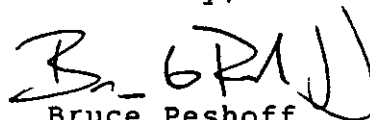
At the regular meeting of the Metropolitan Area Planning Commission on March 11, 1993, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 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,


Bruce Peshoff
Associate Planner

BP:rh

cc: Kessler Enterprises, a Trust, c/o William J. Walsh, Jr., 1440
Gatewood, Wichita, KS 67206
Mike Lindebak, City Engineer

determined.

- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.
- V. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

METROPOLITAN AREA PLANNING COMMISSION

March 11, 1993

STAFF REPORT
(Final Plat Approved 3/4/93)

CASE NUMBER: S/D 93-9 - STERLING FARMS 2ND ADDITION

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

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

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

SITE SIZE: 18.8 Acres

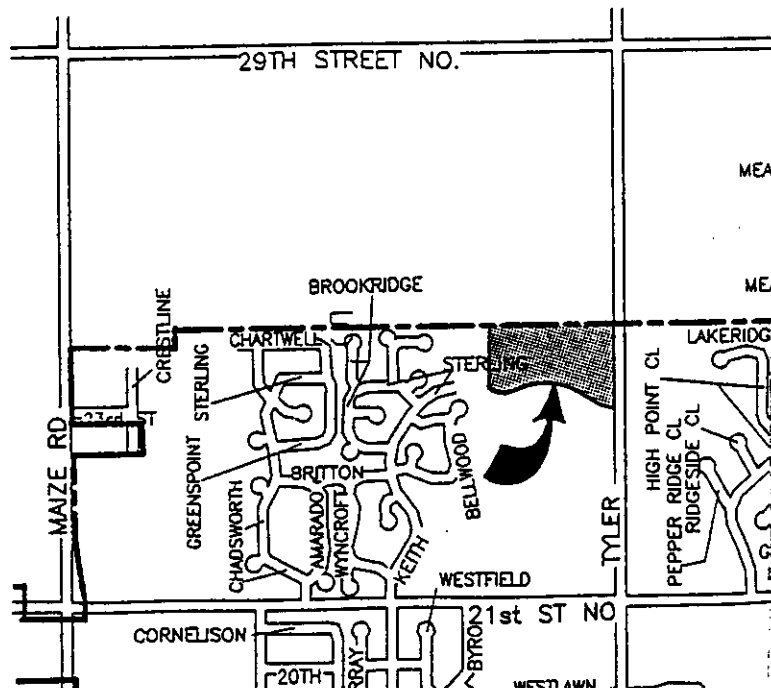
NUMBER OF LOTS

Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	53

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "AA" (DP-178)

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. Based upon an overall sidewalk plan submitted by the applicant, sidewalk needs to be guaranteed along Sterling. This sidewalk was intended to extend from Tyler Road along the south side of Sterling until reaching a system of Reserves planned to the south. At that point, the sidewalk was to branch southward into the Reserves and northward across to the north side of Sterling and then continuing westward along Sterling until it connected up with the sidewalk to be installed with the first Sterling Farm Addition.
- G. As provided for in general provision 18 of CUP, DP 178 at the time of platting, the applicant shall submit a guarantee that provides for this plat to pay for his proportionate share of the construction costs for the paving of adjacent Tyler Road to a two lane arterial street standard. A similar guarantee was required for the 1st Sterling Farm Addition, and involved Tyler Road just north of 21st Street North.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special

assessments.

- K. The above covenant shall also provide that the home owners association will maintain the "parking strip" or open space area between Tyler Road's pavement and this plat's east line.
- L. 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.
- M. Although Sterling is platted with a 58-foot right-of-way, it is being considered as functioning as a collector since residential lots are being platted so as not to front on or have access directly on to this street. As with the previous Sterling Farm Addition, however, this is conditioned on parking not occurring on this street. As with the previous Addition, the applicant shall submit a covenant that obligates the Homeowners' Association to install no parking signs if conditions occur which warrant such an action.
- N. Although the plat's text indicates that utilities can be installed in each Reserve, within easements, none of the Reserves indicate an easement. The final plat tracing should either indicate easements within the Reserves as appropriate, or the plat's text should be amended, i.e., drop references to utilities within the Reserves or make the Reserves blanket easements.
- O. Prior to this plat being released for recording, the applicant should provide proof that all applicable property taxes have been paid.
- P. On the final plat tracing, the building setback lines should be clearly labeled and dimensioned. As shown, it is not clear if a 20 or 25-foot front yard setback is intended. Although a reference to the CUP is provided, the plat should clearly label and establish setbacks for this residential plat.
- Q. 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.
- R. 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.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be