

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 the paving of the proposed interior streets.
- E. As part of the overall sidewalk plan submitted by the applicant for the Sterling Farm Addition, sidewalk is to be installed along the west line of Reserve "A".
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant is reminded, and was indicated during review of the Sterling Farms Second Addition, that under general provision 18 of CUP, DP-178 at the time of platting, provisions are to be made for guaranteeing improvements to Tyler Road. City Engineering needs to indicate how this development is to share in such improvements.
- H. 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.
- I. 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.
- J. 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.
- K. Prior to this plat being released for recording, the applicant

METROPOLITAN AREA PLANNING COMMISSION

May 6, 1993

STAFF REPORT
(Final Plat Approved 4/29/93)

CASE NUMBER: S/D 93-22 - STERLING FARMS 3RD ADDITION

OWNER/APPLICANT: Kessler Enterprises, A Trust, c/o William J. Walsh, Jr., 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., 303 South Topeka, Wichita, KS 67202

LOCATION: East of Tyler Road, north of 21st Street North

SITE SIZE: 15.1 Acres

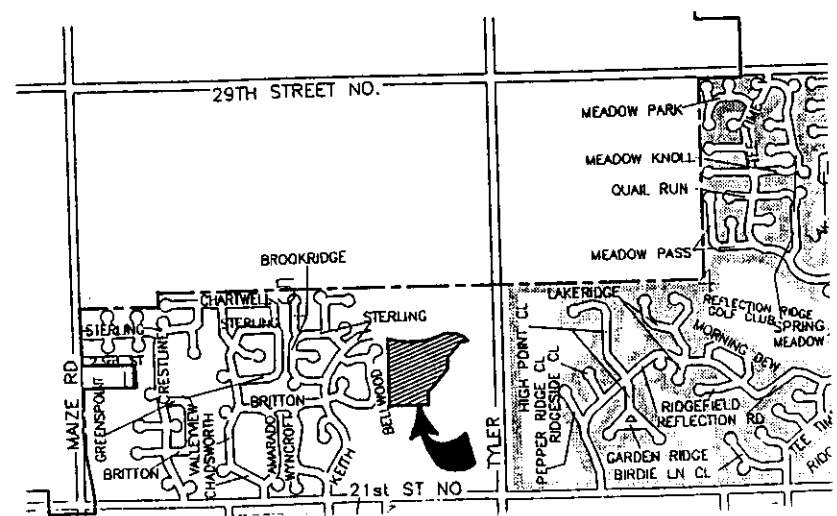
NUMBER OF LOTS

Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	27

MINIMUM LOT AREA: 10,000 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling (DP-178 Amendment #1)

VICINITY MAP:



COPY

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202-1688
P.E.C. (316) 268-4421

Attn: Gary Wiley
303 South Topeka
Wichita, KS 67202

May 7, 1993

Re: S/D 93-22 - STERLING FARMS 3RD ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on May 6, 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 April 30, 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,

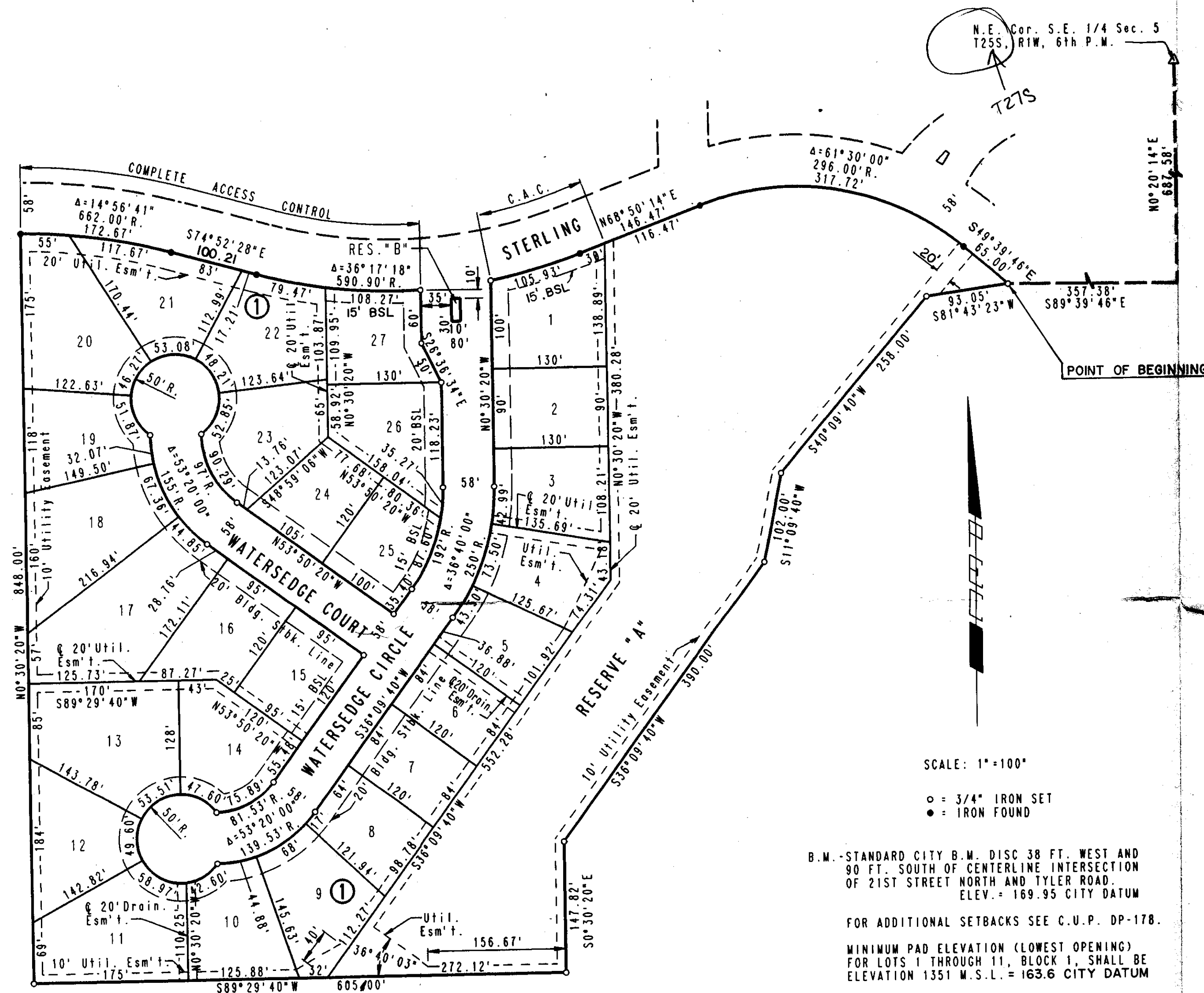
Don Losew
Senior Planner

DL:rh

cc: Kessler Enterprises, A Trust, c/o William J. Walsh, Jr., 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

FILE COPY

STERLING FARMS 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



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 3RD ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, STREETS, AND RESERVES. THE SAME BEING A TRACT OF LAND DESCRIBED AS: COMMENCING 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 S0°20'14"W ALONG THE EAST LINE OF SAID S.E. 1/4 A DISTANCE OF 805.00 FEET; THENCE BEARING N89°39'46"W A DISTANCE OF 115.53 FEET TO THE P.C. OF A CURVE TO THE RIGHT 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 N49°39'46"W A DISTANCE OF 80.76 FEET TO THE POINT OF BEGINNING; THENCE BEARING S81°43'23"W A DISTANCE OF 93.05 FEET; THENCE BEARING S40°09'40"W A DISTANCE OF 258.00 FEET; THENCE BEARING S36°09'40"W A DISTANCE OF 390.00 FEET; THENCE BEARING S0°30'20"E A DISTANCE OF 147.82 FEET; THENCE BEARING S89°29'40"W ALONG THE EXTENDED NORTH LINE OF RESERVE A AS PLATTED IN STERLING FARMS, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, A DISTANCE OF 605.00 FEET TO A POINT IN THE EAST LINE OF LOT 13, BLOCK 6, IN SAID STERLING FARMS; THENCE BEARING N0°30'20"W ALONG THE EAST LINE OF SAID BLOCK 6 A DISTANCE OF 848.00 FEET TO THE N.E. CORNER OF LOT 21 IN SAID BLOCK 6 AND TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 662.00 FEET AND A CHORD OF 172.18 FEET BEARING S82°20'48"E, THROUGH A CENTRAL ANGLE OF 14°56'41" AN ARC DISTANCE OF 172.67 FEET; THENCE BEARING S74°52'28"E A DISTANCE OF 100.21 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 65.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15.1392 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 3RD 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.

RESERVE "A" IS HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS DRAINAGE, DRAINAGE STRUCTURES, LAKE, WALKWAYS, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.

RESERVE "B" IS HEREBY PLATTED FOR LANDSCAPING ENTRY MONUMENTS AND IRRIGATION SYSTEMS.

RESERVES "A" AND "B" SHALL BE SUBJECT TO THE RESTRICTIVE CONVENANTS ESTABLISHED BY THE DECLARATION OF LANDOWNERS ASSOCIATION TO BE FORMED WITHIN STERLING FARMS 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM STERLING STREET OVER AND ACROSS THE NORTH LINES OF LOT 1, AND LOTS 20, 21, 22, AND 27, BLOCK 1, AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOTS 1 THROUGH 11, BLOCK 1, SHALL BE ELEVATION 1351 M.S.L. = 163.6 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.

OWNER: RITCHIE DEVELOPMENT CORPORATION

BY: _____
JACK D. RITCHIE, C.E.O.

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, 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 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 _____

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 JACK D. RITCHIE, CHIEF EXECUTIVE OFFICER OF RITCHIE DEVELOPMENT CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON 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

THE 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
ELMA BROADFOOT

_____, 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