

- L. On the final plat tracing, the rear lot line utility easement on Lots 8 through 16 shall be expanded in order to avoid the 40-foot gap between the 10-foot easement on the western tier of lots and the 10-foot easement on the eastern tier of lots. This extra wide utility easement is needed to provide room for utilities without removing the existing hedgerow. The language in the plat's text regarding one lot's right to cross another lot with utility connections shall be deleted from the final plat tracing.
- M. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- N. 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.
- O. 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 determined.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOVEMBER 19, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 5/12/83)

CASE NUMBER: S/D 87-112 - WILDERNESS 4TH ADDITION

OWNER/APPLICANT: Slawson Investment Corporation

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: In an area south of 29th Street North and west of Webb.

SITE SIZE: 13.9± Acres

NUMBER OF LOTS:

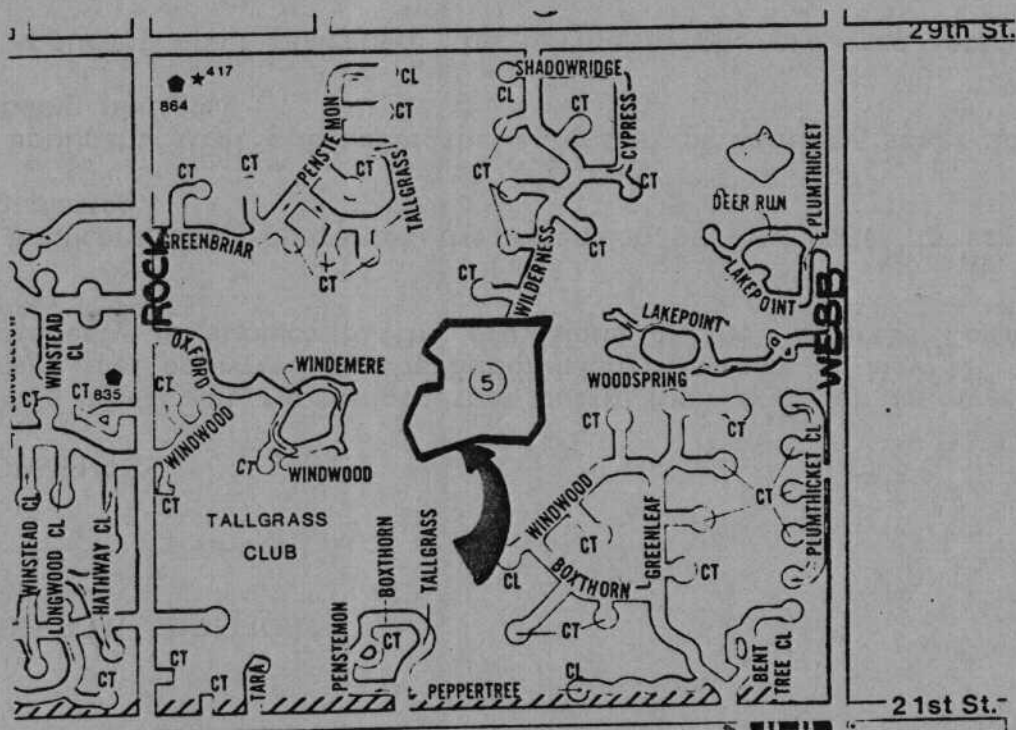
Residential:	25
Office:	
Commercial:	
Industrial:	
Total:	25

MINIMUM LOT AREA: 12,170 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA" (DP-96)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This final plat represents the fourth final plat for an overall preliminary plat approved by the Subdivision Committee on May 12, 1983. This property is subject to the provisions of the Tallgrass Community Unit Plan (DP-96).

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. 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.
- H. The applicant shall submit a copy of the instrument which establishes the KANEB easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. On the final plat tracing, the recording information for the pipeline easement shall be referenced.
- K. On the final plat tracing, the required minimum building pad elevation shall be expressed in both mean sea level and city datum. The minimum building pad shall not only be stated in the plat's text, but also noted on the face of the plat.

FINAL PLAT

WILDERNESS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/19/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/19/87

OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

WE, THE MELLON BANK, N.A., PITTSBURGH, PA., HOLDER OF A MORTGAGE ON
THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF
WILDERNESS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

BY _____, VICE PRESIDENT.

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY,
CAME _____ OF THE MELLON BANK, N.A.,
PITTSBURGH, PA., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE
THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT
AND DEED OF SAID BANK, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE
WICHITA-SEDCWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
WICHITA, KANSAS, DATED THIS _____ DAY OF _____
1987

_____, CHAIRMAN
ELTON PARSONS

_____, 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 _____, 1987

_____, MAYOR
ROBERT C. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____
1987

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____
DAY OF _____, 1987

_____, REGISTER OF DEEDS
PAT KEITLER

_____, DEPUTY
ED REA

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND
COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____
1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND
PLATTING OF WILDERNESS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY,
KANSAS, INTO LOTS AND A BLOCK AND RESERVES, THE SAME BEING A TRACT
OF LAND IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH
PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WILDERNESS THIRD
ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS AND THE
WEST LINE OF THE NE 1/4 OF SAID SECTION 5; THENCE BEARING
S88°03'20"E ALONG SAID SOUTH LINE A DISTANCE OF 264.93 FEET; THENCE
BEARING N21°37'53"E A DISTANCE OF 21.24 FEET TO THE SW CORNER OF
LOT 3, BLOCK 2, IN SAID WILDERNESS THIRD ADDITION; THENCE BEARING
S88°03'20"E A DISTANCE OF 159.31 FEET TO THE SE CORNER OF SAID LOT
3; THENCE BEARING S21°37'51"W A DISTANCE OF 255.12 FEET; THENCE
BEARING S0°52'07"E A DISTANCE OF 535.65 FEET; THENCE BEARING
S44°07'53"W A DISTANCE OF 127.28 FEET; THENCE BEARING S89°07'53"W A
DISTANCE OF 224.00 FEET; THENCE BEARING S69°07'53"W A DISTANCE OF
488.63 FEET; THENCE BEARING N31°19'35"W A DISTANCE OF 187.10 FEET;
THENCE BEARING N5°01'06"E A DISTANCE OF 110.00 FEET; THENCE BEARING
N31°38'18"E A DISTANCE OF 284.23 FEET; THENCE BEARING N89°05'37"E A
DISTANCE OF 141.97 FEET; THENCE BEARING N0°52'07"W A DISTANCE OF
61.45 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
208.00 FEET; THENCE ALONG SAID CURVE THROUGH AN ANGLE OF 33°25'50"
AN ARC DISTANCE OF 121.36 FEET; THENCE BEARING N57°26'17"W A
DISTANCE OF 151.68 FEET; THENCE BEARING N44°07'53"E A DISTANCE OF
344.39 FEET TO THE SW CORNER OF RESERVE "A" IN SAID WILDERNESS
THIRD ADDITION; THENCE ALONG THE SOUTH LINE OF SAID RESERVE "A"
BEARING S88°03'20"E A DISTANCE OF 76.39 FEET TO THE POINT OF
BEGINNING.

R.W. LINN,
P.E., LIC. NO. 3684, R.L.S. NO. 534
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 ENGINEER'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS, A BLOCK, STREETS AND RESERVES, THE SAME TO BE KNOWN AS
WILDERNESS 4TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC UTILITIES DRAINAGE AND ACCESS, ARE HEREBY GRANTED. STREETS
ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVES "A", "B", AND "C" ARE HEREBY RESERVED FOR LANDSCAPING,
IRRIGATION SYSTEMS, UTILITIES CONFINED WITHIN EASEMENTS, AND
PEDESTRIAN IMPROVEMENTS. MINIMUM PAD ELEVATION FOR LOTS 19
THROUGH 23 IN BLOCK 1 SHALL BE _____ M.S.L. EQUAL _____ CITY
DATUM.

LOTS 13 THROUGH 16 INCLUSIVE SHALL HAVE THE RIGHT TO EXTEND UTILITY
SERVICE CONNECTIONS ACROSS THE WEST 20 FEET OF LOTS 8 THROUGH 12
INCLUSIVE AND LOTS 9 THROUGH 12 INCLUSIVE SHALL HAVE THE RIGHT TO
EXTEND UTILITY SERVICE CONNECTIONS ACROSS THE EAST 20 FEET OF
LOTS 13 THROUGH 16 INCLUSIVE.

OWNER: SLAWSON INVESTMENT CORPORATION

_____, VICE PRESIDENT
LARRY A. CHAMBERS

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____
1987, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY,
CAME LARRY A. CHAMBERS, VICE PRESIDENT OF SLAWSON INVESTMENT
CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE
THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT
AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE
WRITTEN.

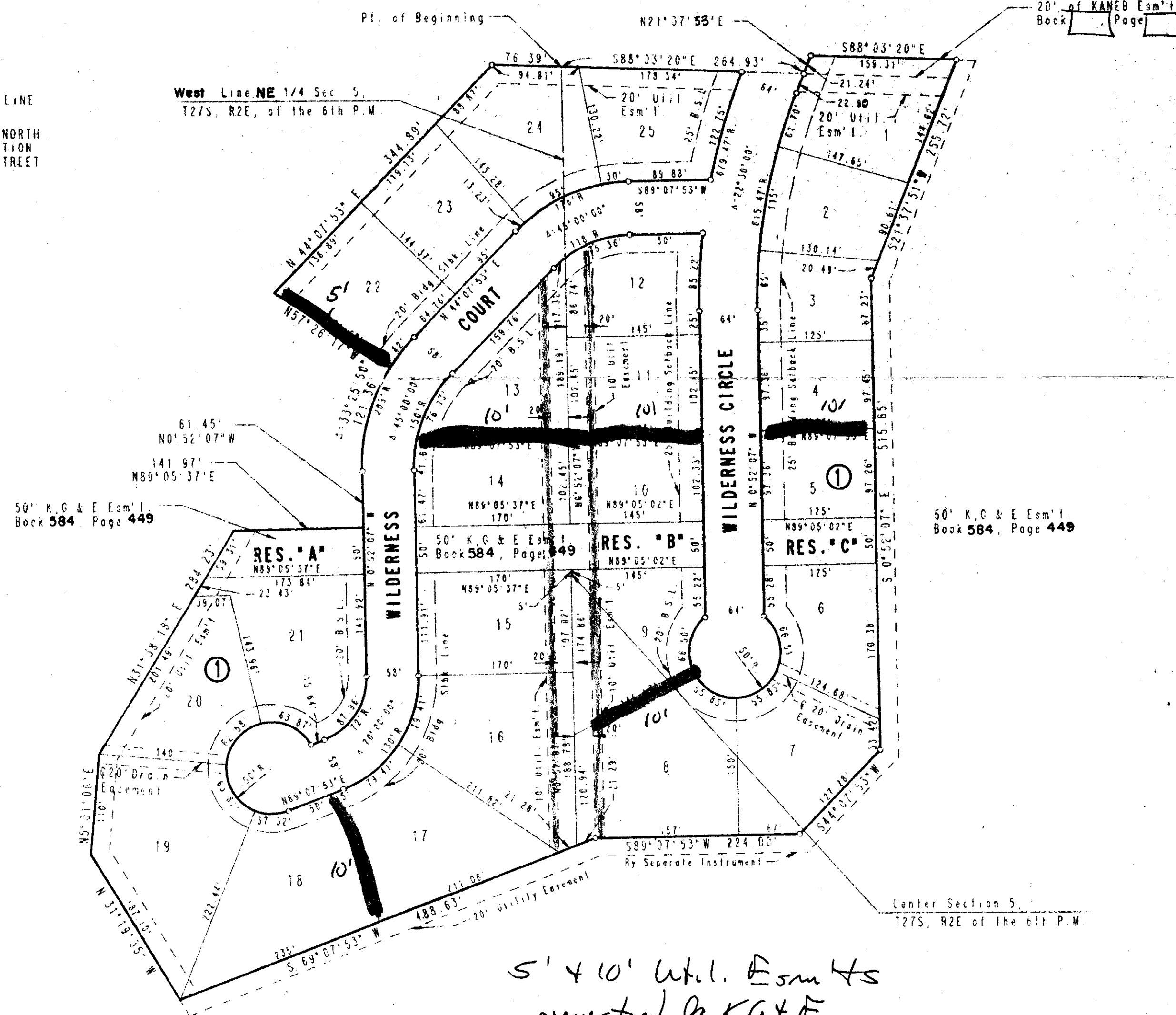
_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

SCALE: 1" = 100'

2" = IRON SET
B.S.L. = BUILDING SETBACK LINE

CITY OF WICHITA BM DISC 44' NORTH
AND 38' WEST OF THE INTERSECTION
OF THE CENTERLINES OF 29TH STREET
NORTH AND WEBB ROAD.
ELEV. = 220.526 (CITY DATUM)
ELEV. = 1407.926 M.S.L.



5' & 10' Util. Easmt's
requested by K&E

November 23, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-112 - WILDERNESS 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 1987, 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 November 20, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Larry Chambers, Slawson Investment Corp., 8100 E. 22nd St., N.,
Bldg. 1900, Wichita, KS 67226

FILE COPY