

S/D No.: 86-17 Name: NOORDHOEK ADDITION

Preliminary Approved: 2/27/86
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: Northeast corner of 143rd Street East and 9th Street.
Owner: Sedgwick County
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.79 Acre +
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: Special Permit
 - Total: 1
 3. Minimum Lot Area: 78,000 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: Special permit for governmental use.
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STAFF COMMENTS:

NOTE: The applicant has filed an associated special permit requesting a governmental use - County fire station.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. Since this property is located within the 3-mile ring of the City of Wichita, the final plat tracing shall include the City Commissioners' signature block.
- E. The final plat tracing shall indicate a notary block for the signature of the Chairman of the Board of County Commissioners.
- F. On the final plat tracing, the wording in the plat's text, regarding access control, shall be amended to reference that the one permitted opening to 143rd Street shall be determined "by the appropriate engineer."
- G. The applicant shall obtain, by separate instrument, the off-site utility easement needed for the extension of sanitary sewer.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

May 16, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 86-17 - Final Plat of Noordhoek Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 1986, the above-referenced plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee except that, in regard to Item "B" listed in our May 9, 1986 letter, the Commission recommended that the City Commission delete the annexation clause from the outside-the-City water service application for this governmental use.

However, the stipulation was added that any future users of this property, other than government, be required to submit a new outside-the-City water service application, reinstating the annexation clause. Therefore, it was recommended that, if the clause is eliminated, the City Commission consider requiring a restrictive covenant to run with the property that would alert future owners of the requirement for filing a new water service agreement.

In addition to complying with the above condition, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1985 and all prior years have been paid.

Please call if you have any questions.

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Gary L. Nichols, Sedgwick County Fire Chief
John Dekker, Director, Law Department
Sedgwick County, c/o Jim Weber, Sedgwick County Engineer's Office
Mike Lindebak, City Engineer

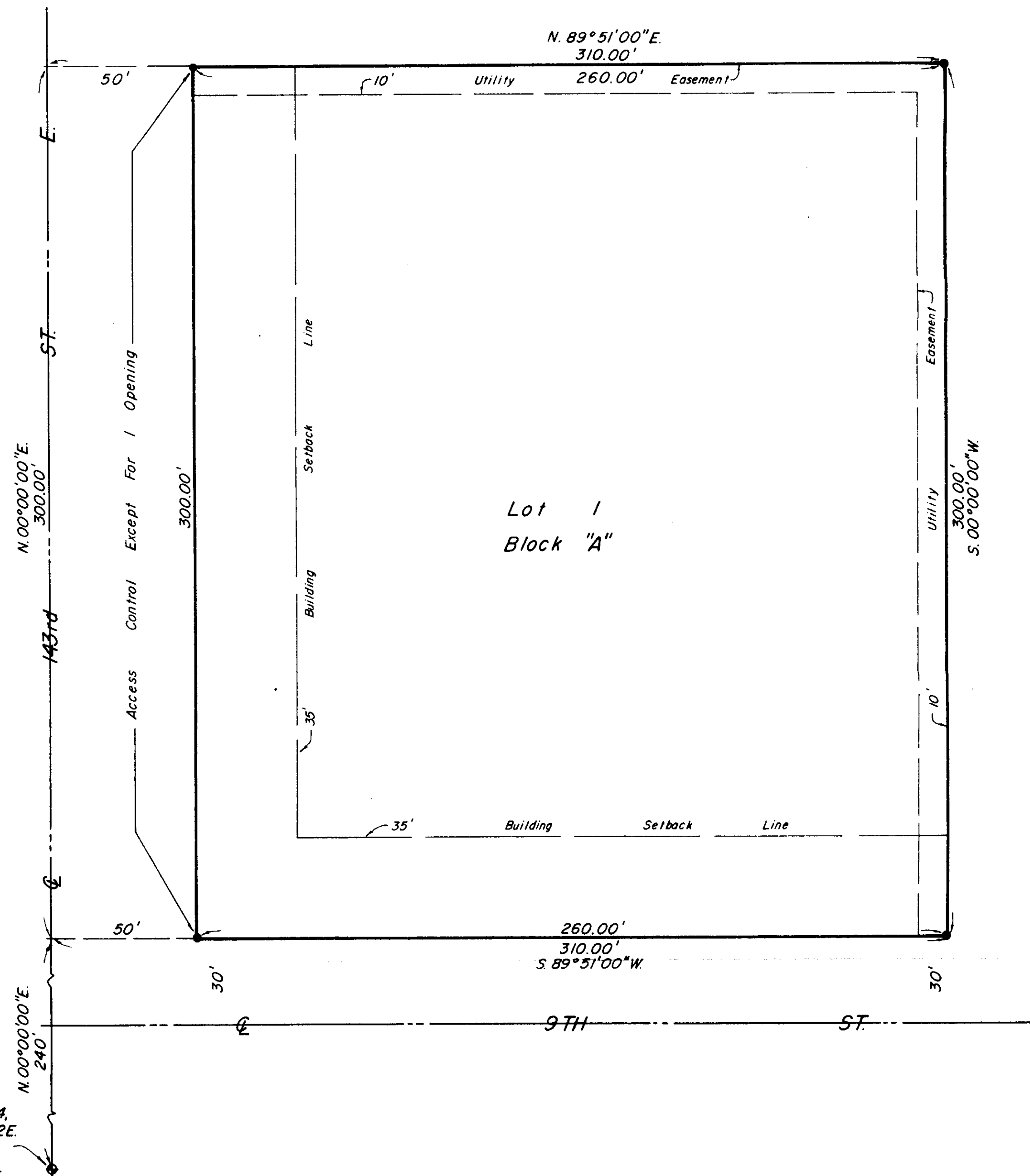
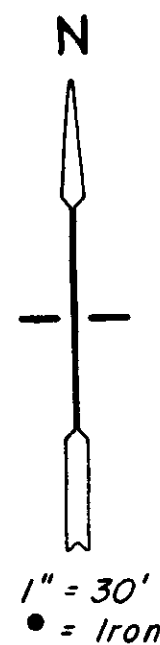
FINAL PLAT

NOORDHOEK ADDITION

TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/8/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/9/86

OFFICE COPY
DO NOT REMOVE



S.W. Cor., N.W. 1/4,
Sec. 13-T.27, R.2E.
of the 6th P.M.,
Sedgwick Co., Ks.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "NOORDHOEK ADDITION", Sedgwick County, Kansas, into a Lot and a Block, the same being accurately set forth on the accompanying plat and described as beginning at a point in the West line and 240.0' North of the Southwest Corner of the NW 1/4 of Sec. 13, T27S, R2E of the 6th P.M., Sedgwick County, Kansas; thence East parallel with the South line of said NW 1/4, a distance of 310.0'; thence North parallel with the West line of said NW 1/4, a distance of 300.0'; thence West 310.0'; thence South 300.0' to the point of beginning, except the West 50.0' thereof.

Don C. Moehring II Consulting Engineer

Need City oppr block.

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Civil Engineer's Certificate, have caused the same to be surveyed and platted into a Lot and a Block, to be known as "NOORDHOEK ADDITION", Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. All abutters rights of access to and from 143rd Street E., over and across the West line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to 143rd Street E. at one location, as determined by the appropriate governing body.

GOVERNING BODY OF FIRE DISTRICT #1
SEDGWICK COUNTY, KANSAS

Bernard A. Hentzen, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

ATTEST: Don Wright, County Clerk

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

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

William J. Goebel, Chairman

Michael E. Lindebak, Secretary

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1986.

Bernard A. Hentzen, Chairman

Donald E. Gragg, Commissioner

Tom Scott, Commissioner

Attest: Don Wright, County Clerk

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____, 1986, on the _____ day of _____.

Pat Kettler, Register of Deeds

Ed Resa, Deputy

Entered on transfer record this _____ day of _____, 1986.

Don Wright, County Clerk

Notary Block