

SUBDIVISION REPORT

Final Plat S/D 86-76 - GATEWOOD ADDITION

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- J. The final plat tracing shall indicate a 15-foot wide "street, drainage and utility easement" within Reserves A and B adjacent to the 34-foot wide right-of-way being platted for a segment of Gatewood. These easements were indicated on the preliminary plat.
- K. On the final plat tracing, Reserve B shall be indicated on the face of the plat. Two Reserve A's are shown. It is suggested that the Reserve for floodway purposes be labeled Reserve B as it was on the preliminary plat. This will necessitate a change in the plat's text regarding the wording for the floodway reserve.
- L. On the final plat tracing, the recording information for the 30-foot wide utility easement depicted in the "easement detail" shall be referenced.
- M. On the final plat tracing, the following street names shall be indicated:
 - 1) Elm Court - adjacent to Lots 25 thru 28, Block 2.
 - 2) Gatewood Court - adjacent to Lots 13 thru 15, Block 1.
 - 3) Cypress Court - adjacent to Lots 7 thru 10, Block 2.
- N. On the final plat tracing, the point of beginning for this property's legal description shall be indicated on the face of the plat.
- O. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- P. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the minimum building pad elevations correct and are the boundaries of the floodway correct?

S/D No.: 86-76 Name: GATEWOOD ADDITION

Preliminary Approved: 9/11/86
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: In an area north of Central and in an area west of Webb Road.
Owner: Ritchie Associates, 8100 E. 22nd N., Bldg. 500, Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 35.0 Acres ±
 2. Number of Lots:
 - Residential: 64
 - Office:
 - Commercial:
 - Industrial:
 - Total: 64
 3. Minimum Lot Area: 9,147 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

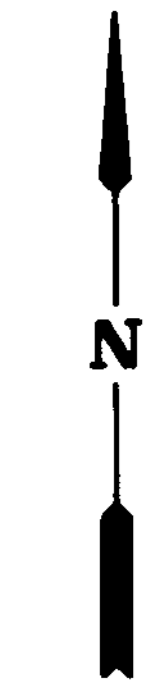
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and the abandonment of the 8-inch private sewer line existing of this property.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the storm sewers required by the platting of this property.
- E. In accordance with the approved sidewalk plan for this property, the applicant shall guarantee sidewalks at the following locations:
 - (1) Easterly side of Cypress between Gatewood and the south line of Lot 1, Block 2.
 - (2) North side of Cypress Court adjacent to Lots 1, 2 and 3, Block 2.
 - (3) Within Reserve B adjacent to the westerly line of Gatewood.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Gatewood (collector street) is being platted with no lots fronting directly on it, and further, since a reserve for drainage, utilities and landscape is being platted adjacent to the west side of the street, the paving width for Gatewood shall be 31 feet from back of curb to back of curb. The normal paving width is 37 feet.
- H. 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.
- 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.

FINAL PLAT OF GATEWOOD

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON _____ SUBJECT TO THE CONDITIONS OF _____ AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS ED IN OUR LETTER DATED _____

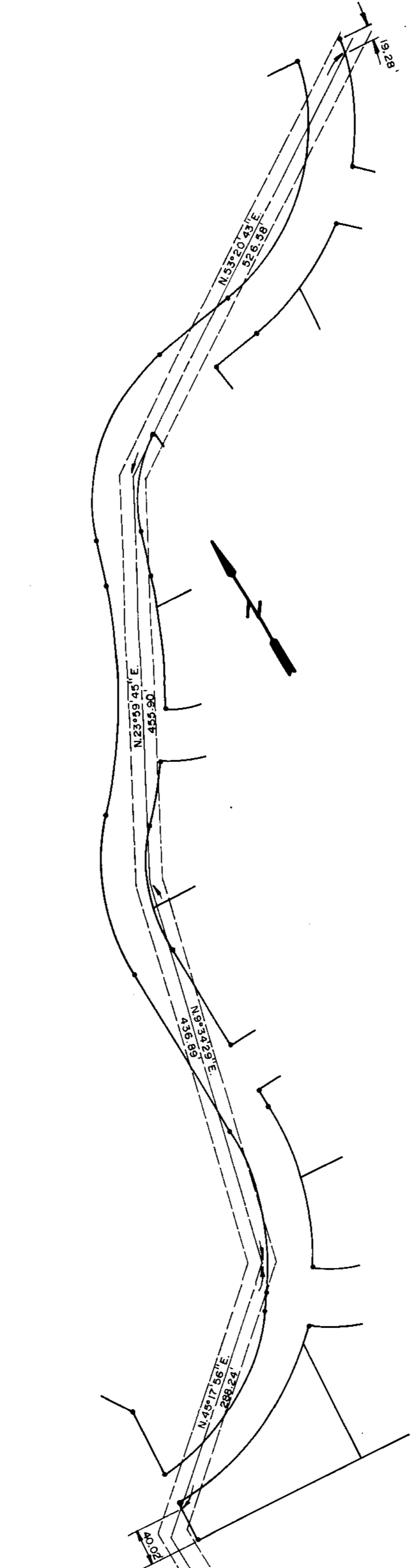
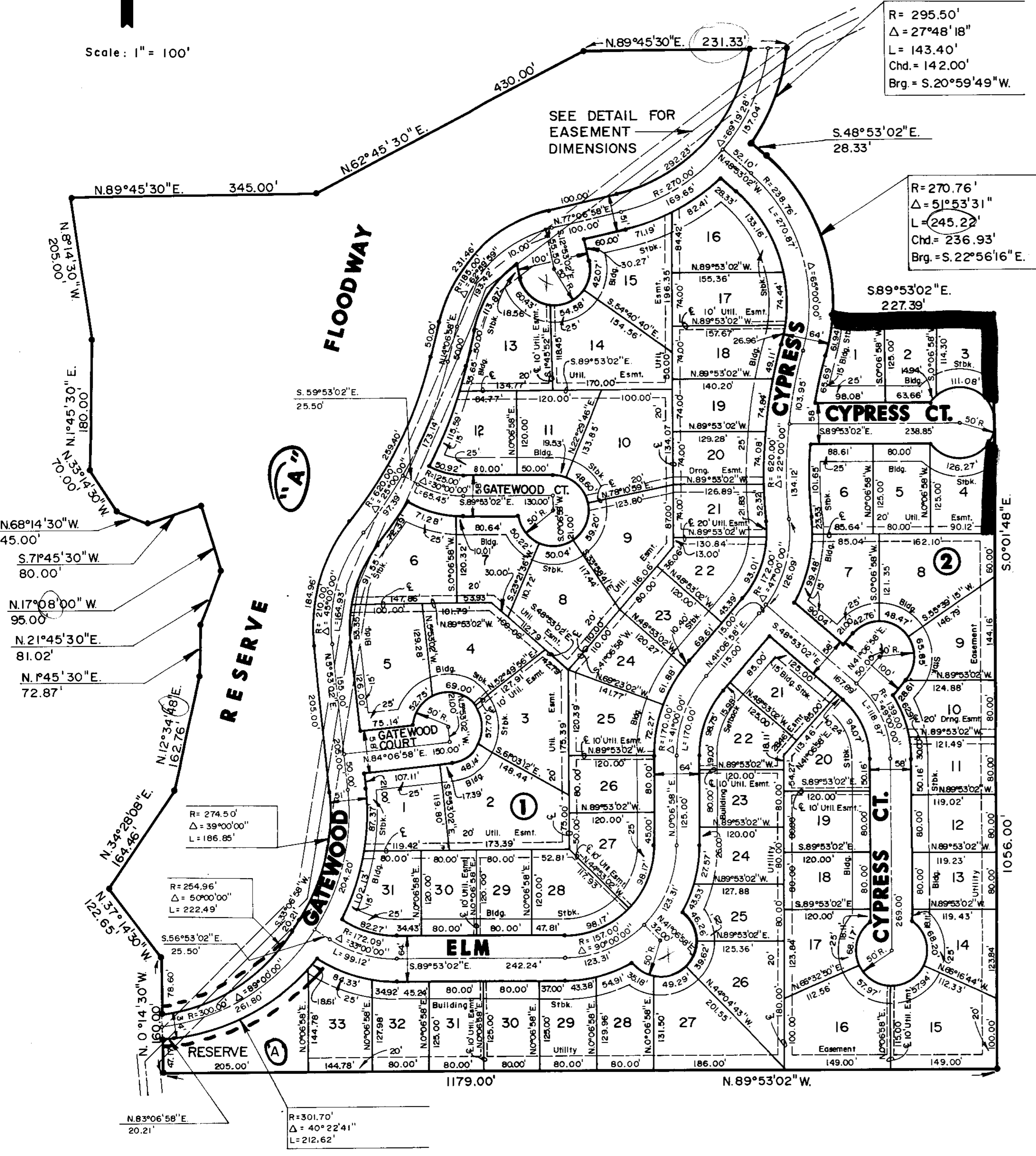
**OFFICE COPY
DO NOT REMOVE**

LOT NO.	BLOCK NO.	MINIMUM PAD ELEV.
11	1	164.0
12	1	163.5
13	1	164.5
14	1	165.0
15	1	165.0
16	1	165.5
17	1	166.0



Scale: 1" = 100'

FINAL PLAT



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "GATEWOOD", an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, Reserves, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 17, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point on the North line of Arts Association Addition, an addition to Wichita, Sedgwick County, Kansas; said point lying 150.00 feet Easterly from the Northwest corner of said addition, said point also lying on the East line of Woodland Estates, an addition to Wichita, Sedgwick County, Kansas; thence Northerly along the East boundary of said Woodland Estates for the next 12 courses; thence N 0° 14' 30" W, 160.00 feet; thence N 37° 14' 30" W, 122.65 feet; thence N 34° 28' 08" E, 164.46 feet; thence N 12° 34' 49" E, 162.76 feet; thence N 1° 45' 30" E, 72.87 feet; thence N 21° 45' 30" E, 81.02 feet; thence N 17° 00' 00" W, 95.00 feet; thence S 71° 45' 30" W, 80.00 feet; thence N 68° 14' 30" W, 45.00 feet; thence N 33° 14' 30" W, 70.00 feet; thence N 1° 45' 30" E, 180.00 feet; thence N 8° 14' 30" W, 205.00 feet; thence N 89° 45' 30" E, 345.00 feet; thence N 62° 45' 30" E, 430.00 feet; thence N 89° 45' 30" E, 282.84 feet to a point on a curve to the left; thence along said curve 143.40 feet, said curve having a central angle of 27° 48' 18", a radius of 295.50 feet, and a long chord of, 142.00 feet, bearing S 20° 59' 49" W; thence S 48° 53' 02" E, 28.33 feet to a point on a curve to the left; thence along said curve 245.22 feet, said curve having a central angle of 51° 53' 31", a radius of 270.76 feet, and a long chord of, 236.93 feet, bearing S 22° 56' 16" E; thence S 89° 53' 02" E, 227.39 feet; thence S 0° 01' 48" E, 1056.00 feet to a point on the North line of said Arts Association Addition extended Easterly; thence N 89° 53' 02" W, 1179.00 feet along said North line to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1986.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

This plat of "GATEWOOD" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore
_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
Tony Casado
_____, City Clerk
Donald C. Gisick

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

_____, County Clerk
Don Wright

STATE OF KANSAS) SS:
SEDGWICK COUNTY)

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

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Resa

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "GATEWOOD" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of street, drainage and public utilities as indicated on the accompanying plat are hereby granted. Reserves "A" & "B" are being planned for construction and maintenance of public utilities, drainage, landscaping, walks, open space and entry monuments. Reserve "A" is also planned for a floodway, and shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. Reserve "B" is also planned for gazebos and exercise paths. The Reserves shall be owned and maintained by the Homeowners Association. Minimum pad elevation on Lots 11 through 17 inclusive, Block 1 shall be as indicated on the face of the plat.

RITCHIE ASSOCIATES, INC., a Kansas Corporation

By: _____
Jack D. Ritchie, President

STATE OF KANSAS) SS:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Ritchie Associates, Inc., by Jack D. Ritchie, President, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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: _____

EASEMENT DETAIL

October 31, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-76 - GATEWOOD ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 30, 1986, 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 October 24, 1986.

In addition to complying with those conditions, 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 platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Ritchie Associates, 8100 E. 22nd No., Bldg. 500, Wichita, KS 67226