

- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- W. When the preliminary plat was approved, a requirement was made for the applicant to submit to City and Traffic Engineering proposed paving layout plans for the Prescott/13th Street North and Cambridge/13th Street North intersections. These plans were to have been submitted prior to filing this final plat. The representatives of City and Traffic Engineering should be prepared to comment on the acceptability of the paving layout plans.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-26 Name: HUNTINGTON PLACE ADDITION

Preliminary Approved: 3/27/86
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: South side of 13th Street, in an area west of Maize Road.
Owner: Anderson Investment Company, 1125 S. Rock Road, Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 35 Acres
 2. Number of Lots:
 - Residential: 83
 - Office:
 - Commercial:
 - Industrial:
 - Total: 83
 3. Minimum Lot Area: 5.227 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA" under DP-152
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted and the sewer line needed to allow the abandonment of the existing lift station in 13th Street to the north.
- B. The applicant shall guarantee the construction of the storm sewers and storm drain required by this plat.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. As per the sidewalk plan for this property, the paving petition for the collector street (named Cambridge on the final plat) shall provide for sidewalks at the following locations:
 1. East side of the street from 13th Street to the south line of Reserve J.
 2. West side of the street from the north line of Lot 9, Block 4 to the south line of Lot 16, Block 4.
- F. As per the sidewalk plan for this property, the applicant shall guarantee the construction of the segments of sidewalk within Reserve "D", which are depicted on the sidewalk plan for this overall plat. The amount of sidewalk within Reserve "D" to be guaranteed is approximately 1,300 feet in length and requires the construction of a pedestrian bridge over the drainage way within the Reserve.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat tracing shall indicate a 10-foot wide pedestrian access easement adjacent to the south line of Lot 8, Block 4. This easement is needed in order to permit the construction of a segment of sidewalk which will connect the private sidewalk system in Reserve "D" with the public sidewalk on the collector street.
- 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. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within the easement shall be reviewed by the City Forestry Division prior to installation.
- L. Regarding Reserve "K", which is being platted for private drive purposes, discussion with the Law Department indicates a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserve, to establish future reversionary rights of the reserve to the lots benefitting from the reserve.
- M. 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. This covenant shall also apply to the lots abutting the narrow public street.
- N. Since the street name of "Cambridge" is used elsewhere in the County (north of 55th Street, south and west of K-42), another name needs to be selected. This street is in general alignment with Parkdale to the north of 13th Street. It is staff's recommendation that "Parkdale" be used as the street name.
- O. On the final plat tracing, the street name of "Cambridge Circle" shall be omitted. The final plat tracing shall indicate this street as either being named "Ponderosa Circle" or "12th Street North Circle."
- P. On the final plat tracing, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- Q. On the final plat tracing, the differences between the face of the plat and the associated detail, for the lots abutting the narrow public street, shall be eliminated (e.g., setback and easement do not scale correctly, Reserve "K" is not indicated, etc.).
- R. On the final plat tracing, the street names included as part of the details for Reserves "E" and "H" shall be corrected to match the street names on the face of the plat. The private street label on the detail for Reserve "H" shall be eliminated.
- S. The plat's text states, "Reserves are platted for construction and maintenance of public utilities, drainage, landscaping, recreation, walks and open spaces." The applicant is advised that this phrase is interpreted to mean that all reserves within the plat are being encumbered with a blanket drainage and utility easement. Reserve "K" shall be excepted out from the general phrase as this reserve is being created for access to lots rather than for purposes of landscaping, recreation, walks and open spaces.
- I. 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 Board of City Commissioners.

FINAL PLAT OF

HUNTINGTON PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HUNTINGTON PLACE", 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 Northeast Quarter, Section 18, Township 27 South, Range 1 West of the 6th P.M., more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence S 88° 34' 50" E, 300.00 feet along the North line of said Northeast Quarter; thence S 4° 08' 36" E, 40.19 feet parallel with the West line of said Northeast Quarter to the point of beginning; thence S 88° 34' 50" E, 1446.82 feet parallel and 40.00 feet South of said North line to a point 68.75 rods West of the East line and 35.00 rods South of the North line of said Northeast Quarter; thence S 3° 44' 55" E, 539.70 feet parallel with the east line of said Northeast Quarter; thence S 88° 34' 50" E, 338.80 feet parallel and 35.00 rods South of the North line of said Northeast Quarter; thence S 3° 44' 55" E, 205.00 feet; thence S 28° 11' 05" W, 300.00 feet; thence S 86° 15' 05" W, 120.00 feet; thence N 61° 48' 55" W, 120.00 feet; thence S 86° 15' 05" W, 90.81 feet to a point on a curve to the right; thence along said curve 71.66 feet, said curve having a central angle of 17° 02' 13", a radius of 241.00 feet, and a long chord of 71.40 feet, bearing S 26° 43' 58" W; thence S 35° 15' 05" W, 174.91 feet to a point on a curve to the left; thence along said curve 17.45 feet, said curve having a central angle of 5° 59' 16", a radius of 167.00 feet, and a long chord of 17.45 feet, bearing S 32° 15' 27" W; thence S 86° 15' 05" W, 496.79 feet; thence N 30° 35' 56" E, 403.17 feet to a point on a curve to the left; thence along said curve 72.65 feet, said curve having a central angle of 9° 02' 56", a radius of 460.00 feet, and a long chord of 72.57 feet, bearing N 26° 04' 28" E; thence N 68° 26' 60" W, 151.89 feet; thence S 86° 15' 05" W, 120.00 feet to a point on a curve to the left; thence along said curve 92.85 feet, said curve having a central angle of 35° 00' 00", a radius of 152.00 feet, and a long chord of 91.41 feet, bearing N 21° 14' 55" W; thence S 51° 15' 05" W, 64.00 feet to a point on a curve to the right; thence along said curve 122.26 feet, said curve having a central angle of 79° 36' 19", a radius of 88.00 feet, and a long chord of 112.67 feet, bearing S 1° 03' 15" W; thence S 40° 51' 24" W, 37.00 feet; thence N 49° 08' 36" W, 226.00 feet; thence S 40° 51' 24" W, 200.00 feet; thence N 49° 08' 36" W, 184.00 feet; thence S 40° 51' 24" W, 69.76 feet to a point on a curve to the left; thence along said curve 65.33 feet, said curve having a central angle of 19° 00' 00", a radius of 197.00 feet, and a long chord of 65.03 feet, bearing S 31° 21' 24" W; thence N 68° 08' 36" W, 166.82 feet to a point on the west line of said Northeast Quarter; thence N 04° 08' 36" W, 303.73 feet along the West line of said Northeast Quarter to a point 477.84 feet South of the North line of said Northeast Quarter; thence S 88° 34' 50" E, 300.00 feet parallel with the North line of said Northeast Quarter to a point 300.00 feet East of the West line of said Northeast Quarter; thence N 4° 08' 36" W, 437.65 feet parallel with the west line of said Northeast Quarter 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
Wichita, KS 67226

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 Lots, Blocks, Reserves, and Streets, the same to be known as "HUNTINGTON PLACE", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Reserves are platted for the construction and maintenance of public utilities, drainage, landscaping, recreation, walks and open spaces. Reserves D & J are also platted for private Parks. Reserves A,C,D & F are also platted for walls. Reserves B & E are also platted for guardhouses. Reserves A-H, & J are also platted for entry monument. Reserve K is platted for construction and maintenance of public utilities, drainage and a private drive to serve Lots 26, 27, 28, and 29, Block 5. The Reserves shall be owned and maintained by the Homeowners Association. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat, are hereby granted. The 5.00 feet wall easement is granted for the purpose of construction and maintenance of a private wall. All abutters rights of access to and from 13th Street over and across the North line of "HUNTINGTON PLACE" are hereby granted to the City of Wichita, Kansas.

ANDERSON INVESTMENT COMPANY

Keith L. Anderson

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 Keith L. Anderson, 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: _____

We, BANK IV Wichita, mortgagees on the above described property, do hereby consent to the plat of "HUNTINGTON PLACE".

BANK IV WICHITA

By: _____
J.D. Newman, Vice-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 J.D. Newman, Vice-President, on behalf of BANK IV Wichita, 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: _____

This plat of "HUNTINGTON PLACE" 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
William J. Goebel

_____, 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

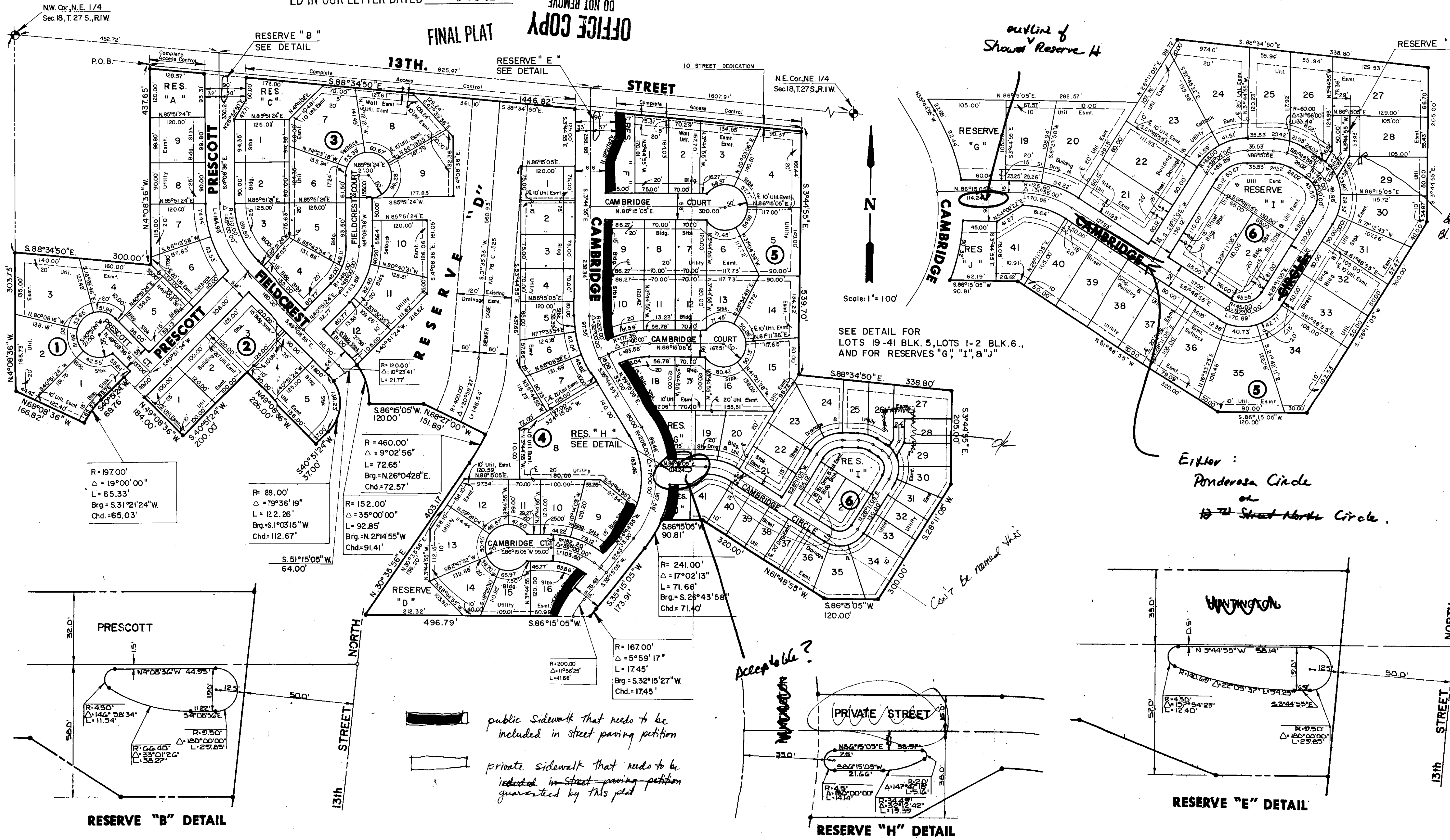
← Mention platting of 15' str., dty & wk'l. easement #149

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5-22-86 SUBJECT **HUNTINGTON PLACE** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5-23-86

HUNTINGTON PLACE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT
OFFICE COPY
DO NOT REMOVE



outline of
Shaw's Reserve H

SEE DETAIL FOR
LOTS 19-41 BLK. 5, LOTS 1-2 BLK. 6.,
AND FOR RESERVES "G", "I", "J"

Editor:
Ponderosa Circle
on
13th Street North Circle.

Can't be named this

Acceptable?

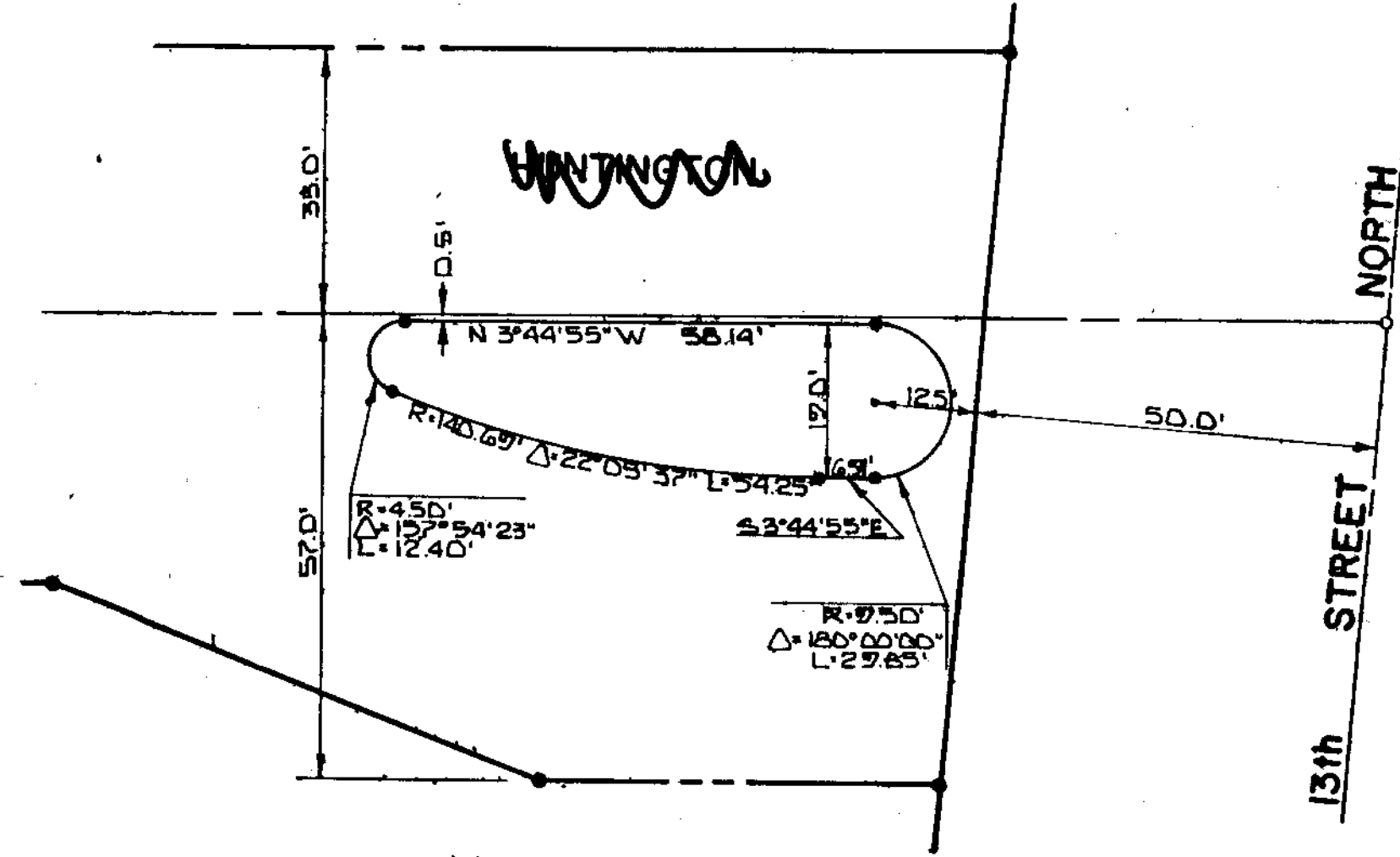
RESERVE "B" DETAIL

RESERVE "H" DETAIL

RESERVE "E" DETAIL

public sidewalk that needs to be
included in street paving petition

private sidewalk that needs to be
included in street paving petition
guaranteed by this plat



May 30, 1986

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

Re: S/D 86-26 - Final Plat of Huntington Place Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 29, 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 May 23, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Senior Planner

BRB:mlh

cc: Anderson Investment Company, 1125 S. Rock Road, Wichita, KS 67207
Bill G. Yung Design, 4912 E. 29th Street North, Ste. 1, Wichita, KS
67220
Mike Lindebak, City Engineer