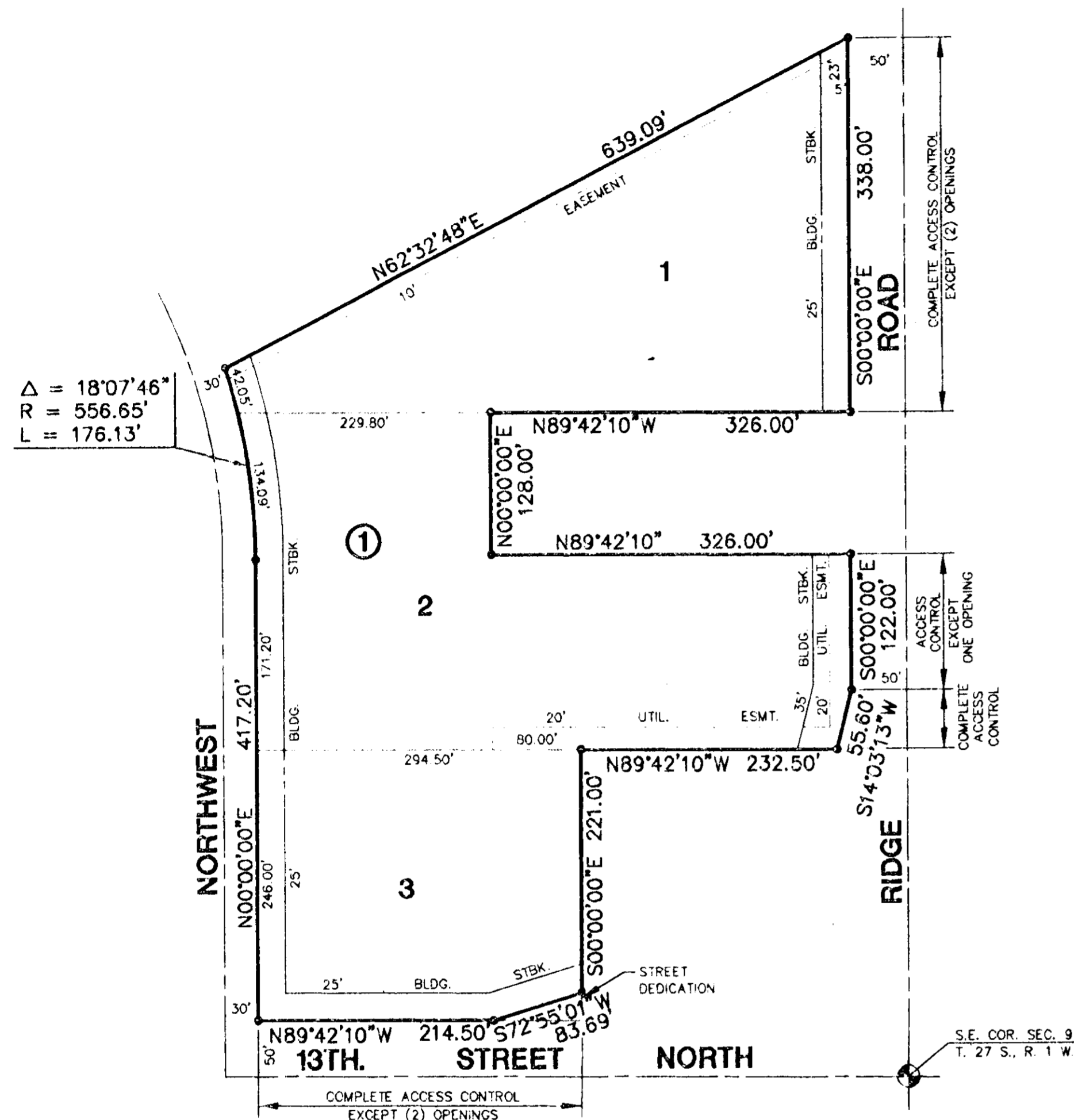


FINAL PLAT

BROCK SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARKS

BM #1 "□" CUT ON N.W. TRAFFIC M.H. @ 13TH ST. N. & RIDGE RD. IN MEDIAN N. SIDE INTERSECTION (COUNTY B.M.) ELEV. = 1334.58

SCALE: 1"=100'

LEGEND
• = IRON

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of BROCK SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas, into lots, a block and street, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 12, Block X, Westridge Village, an addition to Wichita, Sedgwick County, Kansas and the South 6 foot of Lot 1 and all of Lot 2, Block A, Brock Addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, building setbacks, and easements within described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1996.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block and street, the same to be known as BROCK SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, are hereby granted to the public. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Ridge Road over and across the east lines of Brock Second Addition, are hereby granted to the appropriate governing body, provided however, that Lot 1 shall have access to Ridge Road at two locations, Lots 2 shall have access to Ridge Road at one location, as shall be determined by the appropriate engineer. All abutter rights of access to or from 13th Street North over and across the South line of Brock Second Addition, are hereby granted to the appropriate governing body, provided however, that Lot 3 shall have access to 13th Street North at two locations, as shall be determined by the appropriate engineer.

Cooperstown, Inc.

Mark Staniford

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Mark Staniford for Cooperstown Inc. 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

PATICE Properties, LLC

Paul W. Brock, Member

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Paul W. Brock, Member for PATICE Properties, LLC 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

We, Bank IV, N.A., holders of a mortgage on the above described property, do hereby consent to the plat of "BROCK SECOND ADDITION"

Bank IV, N.A.

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____ 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____

This plat of BROCK SECOND ADDITION, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman

Susan Osborne-Howes

_____, Secretary

Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

_____, Mayor

Bob Knight

_____, City Clerk

Pat Burnett

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk

Susan E. Crockett-Spoon

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 _____, 1996.

_____, Register of Deeds

Pat Kettler

_____, Deputy

Ed Reso

SEDGWICK COUNTY



November 14, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Mid-Kansas Engineering Consultants, Inc.
411 North Webb
WICHITA, KS 67206

Re: S/D 96-74 - BROCK SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 14, 1996, 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 7, 1996.

In addition to complying with those conditions, it is necessary that you meet the following requirement.

1. 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 developments.

This plat will be forwarded to the City Council for consideration on Tuesday, November 19, 1996.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Cooperstown, Inc., 1441 North Ridge Road, WICHITA, KS 67212
PATICE Properties, LLC, 1111 Ocean View Blvd., PACIFIC GROVE, CA 93950
Floyd Gruver, 1453 N. W. Parkway, Wichita, KS 67212-1542
Robert Starr, 1429 Northwest Parkway, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 258-4421
FAX: 316) 258-4390

November 7, 1996

Mid-Kansas Engineering Consultants, Inc.
411 North Webb
WICHITA, KS 67206

Re: S/D 96-74 - BROCK SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. At the time of site development, this property shall provide any needed drainage, including storm sewer, improvements.
- B. In regard to the final plat tracing, the applicant shall either:

Submit a 3-lot plat as proposed but with the dedication of complete access control to Northwest Parkway from the adjacent lots. Cross-lot access agreements for Lot 2 to use access through adjacent Lots 1 and 3 to Ridge Road and 13th Street North shall also be provided. For Lot 2, as required by the City's Fire Department, an emergency access easement shall be shown to Northwest Parkway and any related improvements shall be agreed to (curbing, gates, etc.). Any such easements shall be clearly indicated in the plat and shall be unencumbered by parking spaces or any other possible obstructions.

OR

However, if the applicant is unable to secure cross-lot access agreements for Lot 2, from the adjoining property owners involved in this plat, a one-lot plat may be submitted for City Council approval. One "temporary" opening shall be allowed to Northwest Parkway in such case. The plat's text shall note in this case, that complete access control is contingently dedicated such that upon the future platting of these adjoining parcels, if cross-lot access is obtained at the time of such properties platting, that access to Northwest Parkway will be discontinued and that the existing opening will be converted to an emergency access opening only.

The applicants are advised that if Lots 1 and 3 are not platted at this time, each lot (tract)

November 7, 1996

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will be required to be replatted, separately, in the future in order to be considered an approved building site. Further, at the time of such replatting, these sites will again be required to provide for cross-lot access with the adjoining properties involved in this original application.

- C. Since an opening or openings is to be provided for Lots 1 and 3 to the adjacent streets, the word "complete" shall be deleted from those areas where access is being provided.
- D. On the final plat tracing additional information shall be shown in regard to this plat's tie point. Specifically, a dimension should be indicated from the Southeast corner of Section 9 to one of the plat's corners and/or a tie point also indicated to an existing lot.
- E. On the final plat tracing, an appropriate title should be indicated for Mark Stanford of Cooperstown, Inc. on the plat's signature line.
- F. On the final plat, the MAPC Chairman shall be indicated as John C. Frye.
- G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 14, at 1:30 p.m. If you have any questions concerning this matter, please call.

November 7, 1996

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Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Cooperstown, Inc., 1441 North Ridge Road, WICHITA, KS 67212
PATICE Properties, LLC, 1111 Ocean View Blvd., PACIFIC GROVE, CA 93950
Floyd Gruver, 1453 N. W. Parkway, Wichita, KS 67212-1542
Robert Starr, 1429 Northwest Parkway, Wichita, KS 67212
Mike Lindebak, City Engineer

NOTE: This site was originally platted in 1957 as one large lot in the Westridge Village Addition. Subsequently, a portion of that lot was replatted into two (2) lots as the Brock Addition. This plat is now replatting the original site such that three (3) separate lots are being created while one of the original lots in the Brook (1st) Addition is being excluded from this replat. Lot 1 of this plat is presently zoned for one-family (SF-6) development while the remaining lots and all of the area south of Lot 1 carries "LC" zoning.

When this site was platted in 1957, all of the area west and north was zoned and platted for residential uses. The interior street system, including Northwest Street along this Addition's west property line, was platted with just 60-foot rights-of-way or what was typical at that time for residential uses. However, the original "LC" area included in the Westridge Village was not required at that time to establish complete access control to Northwest Street as is typically required today when commercial property is across from residential uses, along interior streets. Paving widths for streets with 60-feet of right-of-way would not be adequate to allow both two moving lanes and two parking lanes. Any significant increase in traffic along such a street would involve traffic conflicts, especially if on-street parking is prevalent.

STAFF COMMENTS:

- A. At the time of site development, this property shall provide any needed drainage, including storm sewer, improvements.
- B. In regard to the final plat tracing, the applicant shall either:

Submit a 3-lot plat as proposed but with the dedication of complete access control to Northwest Parkway from the adjacent lots. Cross-lot access agreements for Lot 2 to use access through adjacent Lots 1 and 3 to Ridge Road and 13th Street North shall also be provided. For Lot 2, as required by the City's Fire Department, an emergency access easement shall be shown to Northwest Parkway and any related improvements shall be agreed to (curbing, gates, etc.). Any such easements shall be clearly indicated in the plat and shall be unencumbered by parking spaces or any other possible obstructions.

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The applicants are advised that if Lots 1 and 3 are not platted at this time, each lot (tract) will be required to be replatted, separately, in the future in order to be considered an approved building site. Further, at the time of such replatting, these sites will again be required to provide for cross-lot access with the adjoining properties involved in this original application.

- C. Since an opening or openings is to be provided for Lots 1 and 3 to the adjacent streets, the word "complete" shall be deleted from those areas where access is being provided.
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