

Subdivision Regulations.

- 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. 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.**

- 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 City Council.**

STAFF COMMENTS:

- A.** Apparently due to the changes now being shown by this latest plat, various conditions or requirements in CUP, DP-147 will need to be adjusted or amended. Access controls to Oliver in the CUP are for instance no longer in agreement with what is being platted. Prior to this plat being scheduled for City Council review, the applicant shall meet with Planning Department staff to determine what changes must be made to the CUP to reflect what is now being platted. Any needed adjustments or amendments to the CUP (DP-147) shall be obtained before the plat is submitted for City Council review.
- B.** The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C.** The applicant shall guarantee the extension of City water to serve the lots being platted.
- D.** The applicant shall guarantee any drainage improvements required by the platting of this property.
- E.** The applicant shall guarantee construction of the storm sewers required by this plat.
- F.** The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the installation of sidewalk along one side of Battin-Pembrook. Based on the layout of the streets in this Addition, this sidewalk should be along the Block 1 side of these streets. The sidewalk should also connect to the sidewalk(s) required for the Pembrook (1st) Addition.
- G.** As is indicated by the preliminary plat, the northern half of 25th Street North, adjacent to the south line of Block 1 is not being dedicated. Existing platted lots south of this street are therefore not being provided a full public street for access. This situation has, however, been addressed in the C.U.P. which indicates that various off-site improvements will be required to terminate or provide access for the properties and north-south streets (Battin, Bleckley Ct., Glendale, turnaround for 25th St.) being affected by this plat. The applicant shall therefore provide guarantees for these off-site improvements as depicted on this plat and the associated C.U.P.
- H.** If improvements are guaranteed by petition, a notarized certificate listing the

petitions shall be submitted to the Planning Department for recording.

- I. Prior to the plat being scheduled for City Council review, the applicant shall submit a vacation request for the areas of 25th Street North indicated to be vacated due to this plat and shall obtain and submit to Planning, the dedication, by separate instrument, of the right-of-way required for the turnaround shown for 25th Street North, just east of Oliver.
- J. The applicant shall provide proof, by letter from the Marland Pipeline or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement (building setback) as a general utility easement are acceptable and that the building setback line as shown is sufficient. An relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- K. 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.
- L. For Lot 8, Block 3 and Lot 11, Block 2 due to the configurations of these lots, the indicated building setbacks are difficult to interpret, being largely variable from 15 to 25 feet as one moves across lot frontages. These lots also are restricted in their useable or buildable areas. In order to simplify the setbacks, it is recommended that a uniform 20-foot building setback be allowed for these two lots.

Also, Lot 3, Block 2 should label the sideyard setback to Battin Court as a 15-foot setback rather than the 25-foot now being shown.
- M. Prior to releasing this plat for recording, the applicant shall submit proof that the ownership of this site is as indicated on the plat. The platting binder presently indicates another owner of this site.
- N. On the final plat tracing, the reference to vacating and replatting by virtue of K.S.A. 12-512(b) should be placed within the surveyor's text rather than the platlor's text.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC

Mr. Gary Wiley, P.E.C., P. A.

October 1, 1993 - S/D 93-61 PEMBROOK ADDITION Final Plan

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DL:rh

Enclosure: Marked Copy of plat

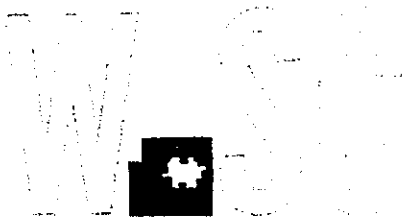
cc: Critchfield Real Estate Limited Partnership 1985, c/o Steven N. Critchfield, 14324

Wakanda Ct., Wichita, KS 67230

Socora Village Company, Contract Purchaser, c/o Larry A. Chambers, 104 S. Broadway -

Suite 200, Wichita, KS 67202-4165

Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1993

P.E.C., P. A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 93-61 PEMBROOK 2ND ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 30, 1993, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

h. City noted - no adj. / agreement needed

Apparently due to the changes now being shown by this latest plat, various conditions or requirements in CUP, DP-147 will need to be adjusted or amended. Access controls to Oliver in the CUP are for instance no longer in agreement with what is being platted. Prior to this plat being scheduled for City Council review, the applicant shall meet with Planning Department staff to determine what changes must be made to the CUP to reflect what is now being platted. Any needed adjustments or amendments to the CUP (DP-147) shall be obtained before the plat is submitted for City Council review.

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- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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N. On the final plat tracing, the reference to vacating and replatting by virtue of K.S.A. 12-512(b) should be placed within the surveyor's text rather than the platting text.

O. 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.

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. 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.

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 City Council.

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, October 7, 1993 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

REVISED COPY

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMISSION ON 9/30/93 SUBJECT TO THE COMMISSION'S FINAL OUTLINE DATED 10/1/93

Added well & man hole along Oliver

114.77' CALC. MEAS.
N0°38'08"W

SCALE: 1"=100'

○ = IRON SET
● = IRON FOUND
CALC. MEAS. = CALCULATED FROM MEASUREMENT
MEAS. = MEASURED
S.S. = SANITARY SEWER
B.S.L. = BUILDING SETBACK LINE

B.M. - DISC 29' NORTH AND 33' EAST OF CENTERLINE OLIVER AND 29TH STREET NORTH.
ELEV.=159.88 CITY DATUM

B.M. - RAILROAD SPIKE IN S.W. FACE OF POWER POLE 26.5' NORTH OF 1/4 CORNER, 1/4 MILE EAST OF 29TH STREET NORTH AND OLIVER.
ELEV.=161.18 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 1	ELEV. 167.00 CITY DATUM
LOT 1	ELEV. 168.00 CITY DATUM
LOT 2	ELEV. 168.00 CITY DATUM
LOTS 3 AND 4	ELEV. 169.00 CITY DATUM
LOTS 5 THROUGH 7	ELEV. 170.00 CITY DATUM
LOTS 8 AND 9	ELEV. 171.00 CITY DATUM
LOTS 10 THROUGH 12	ELEV. 172.00 CITY DATUM

THIS ADDITION IS SUBJECT TO THE REQUIREMENTS OF THE BEACON HILL, C.U.P., DP-147 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

WE, FIDELITY SAVINGS ASSOCIATION OF KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____
GREGORY E. EK, SENIOR VICE-PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GREGORY E. EK, SENIOR VICE-PRESIDENT OF FIDELITY SAVINGS ASSOCIATION OF KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATE THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN

_____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1993.

_____, MAYOR

_____, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1993.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, W., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS

_____, DEPUTY

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1993, I HAVE CAUSED TO BE SURVEYED AND PLATTED PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREETS THE SAME BEING A TRACT OF LAND IN THE NW 1/4 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF THE 6TH P.M., DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTH LINE AND 30.00 FEET EAST OF THE SW CORNER OF THE NW 1/4 OF SAID SECTION 1; THENCE BEARING N0°38'08"W PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1177.80 FEET; THENCE BEARING N89°21'52"E A DISTANCE OF 20.00 FEET; THENCE BEARING N0°38'08"W PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 114.77 FEET; THENCE BEARING S50°00'00"E A DISTANCE OF 371.13 FEET; THENCE BEARING S51°49'00"E A DISTANCE OF 471.32 FEET; THENCE BEARING N38°11'00"E A DISTANCE OF 247.48 FEET; THENCE BEARING N89°20'46"E A DISTANCE OF 286.67 FEET; THENCE BEARING S0°39'14"E A DISTANCE OF 9.14 FEET; THENCE BEARING N89°20'46"E A DISTANCE OF 184.00 FEET TO A POINT ON THE WEST LINE OF BEACON HILL, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°39'14"E ALONG THE WEST LINE OF SAID BEACON HILL ADDITION A DISTANCE OF 237.66 FEET; THENCE ALONG SAID WEST LINE BEARING S34°20'16"W A DISTANCE OF 372.63 FEET; THENCE CONTINUING ALONG SAID WEST LINE BEARING S0°39'44"E A DISTANCE OF 385.01 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 1; THENCE BEARING S88°46'06"W ALONG SAID SOUTH LINE A DISTANCE OF 1081.40 FEET TO THE POINT OF BEGINNING. THAT PORTION OF THE DRAINAGE EASEMENT AS PER FILM 165, PAGE 1332 WITHIN THE ABOVE DESCRIBED TRACT OF LANDS IS HEREBY VACATED AND REPLATTED BY VIRTUE OF, K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
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 SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS PEMBROOK 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM OLIVER STREET OVER AND ACROSS THE WEST LINE OF BLOCKS 1, 2 AND 3 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

THE 2 FOOT WALL EASEMENT ALONG THE WEST LINE OF BLOCKS 1, 2 AND 3 IS PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

MINIMUM PAD ELEVATION (LOWEST OPENING) AS FOLLOWS:

BLOCK 1	ELEV. 167.00 CITY DATUM
LOT 1	ELEV. 168.00 CITY DATUM
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THIS ADDITION IS SUBJECT TO THE REQUIREMENTS OF THE BEACON HILL, C.U.P., DP-147 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: SOCORA VILLAGE COMPANY

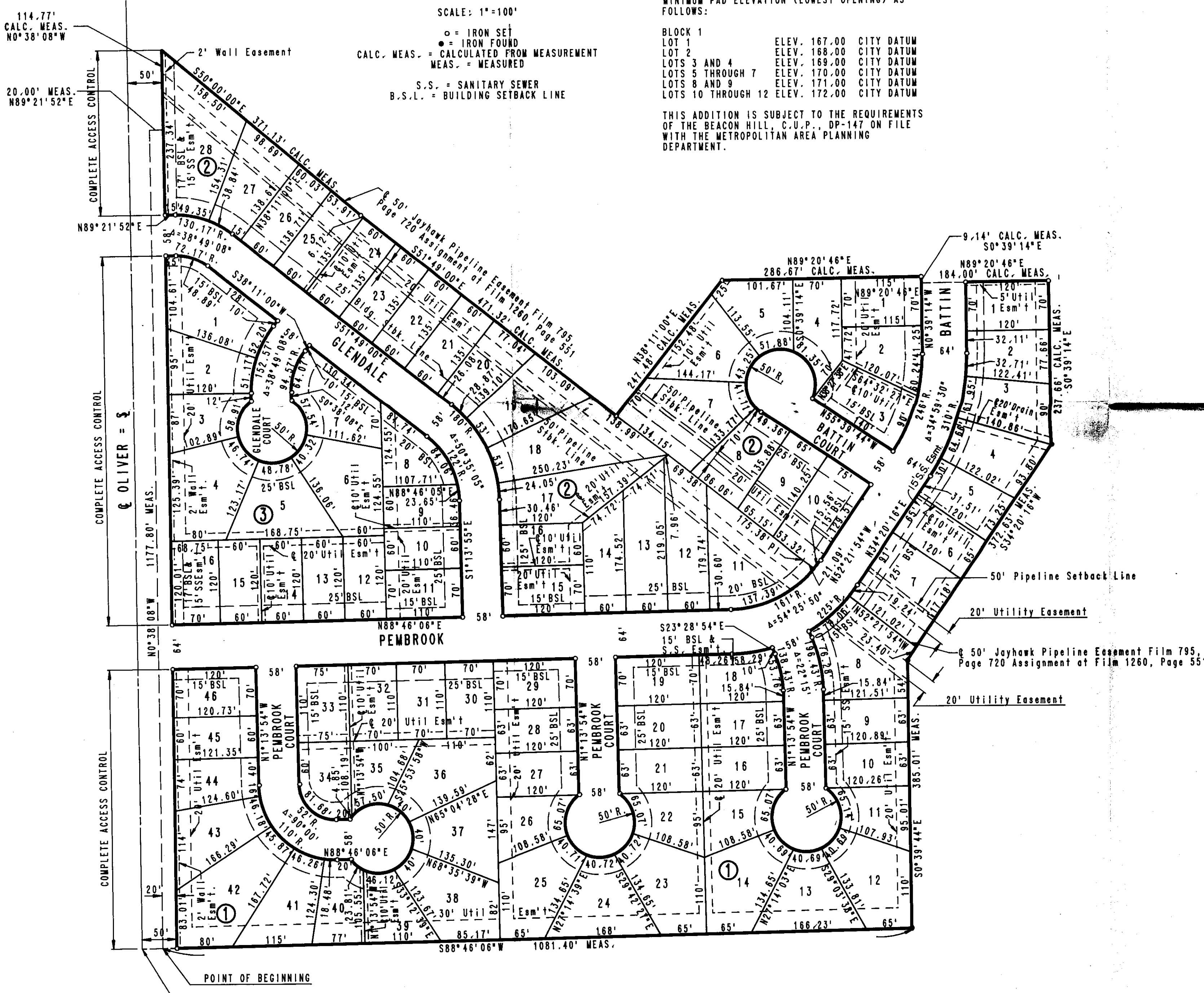
BY: _____
LARRY A. CHAMBERS, PRESIDENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME LARRY A. CHAMBERS, PRESIDENT OF SOCORA VILLAGE COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID COMPANY, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____



S.W. CORNER, N.W. 1/4
SEC. 1, T27S, R1E
OF THE 6TH P.M.