

public street and utilities as is proposed by the applicant to the Planning Commission. If the Director of Planning has question as to whether this site can in fact be adequately served, then the site plan shall be submitted to the Subdivision Committee for their review and deliberation. A copy of this plan shall also be submitted to the Fire Department, City Engineering and Water Department for review and approval.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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.
- M. 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.

May 24, 1990

STAFF REPORT
(Final Plat Approved 5/17/90)

CASE NUMBER: S/D 90-32 - TIMBER CHAPEL ADDITION

OWNER/APPLICANT: Cerebral Palsy Research Foundation of Kansas, Inc., Attn: Joe Korst, 2021 N. Old Manor, Wichita, KS 67268

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 21st Street North; east of Oliver at Shadybrook Ct.

SITE SIZE: 3.8 Acres

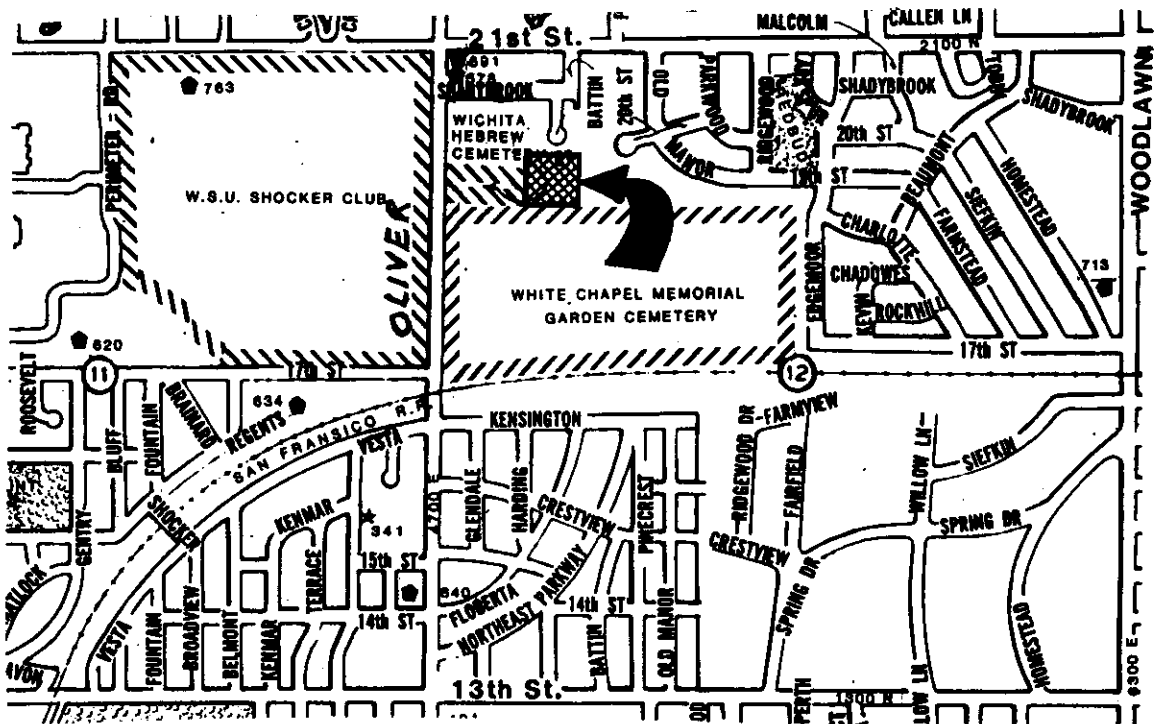
NUMBER OF LOTS

Residential:	1 (chapel)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.8 Acres

CURRENT ZONING: "B" Multiple Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Guarantees for the construction of sanitary sewer, City Water and street paving may be held until such time as Shadybrook Court is to be constructed.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit, for recording with the plat, the temporary ingress and egress and joint utility agreement tying this site with Lot 1, The Timbers Addition. The text of the agreement shall specify that the agreement runs with the land and is binding on future owners and assigns until such time as Shadybrook Court is constructed.
- G. Regarding Reserve A of Timbrook 3rd Addition, which was platted for private drive purposes, the applicant shall provide a restrictive covenant which sets forth construction and maintenance responsibilities of the improvements required for access through this reserve. This covenant shall also indicate that these improvements will be constructed upon the construction of Shadybrook Court. The text of the covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- H. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- I. Since this site does not benefit from direct access to public right-of-way or direct access to public utilities, the applicant shall submit to the Planning Department a site layout plan for review prior to this plat being scheduled for the City Council. This site plan shall include the location and dimension of all proposed structures, location of temporary and future driveways; location of parking areas and circulation patterns (both pedestrian and vehicular); location of public and private sewer and water line tie-ins; and location/distance to nearest fire hydrant. The Director of Planning shall review this site plan to ensure the applicant can meet the requirements of access to a

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 29, 1990

Cerebral Palsy Research Foundation
of Kansas, Inc., Attn: Joe Korst
2021 N. Old Mano
Wichita, KS 67268

Re: S/D 90-32 TIMBER CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, 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 18, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

FILE COPY

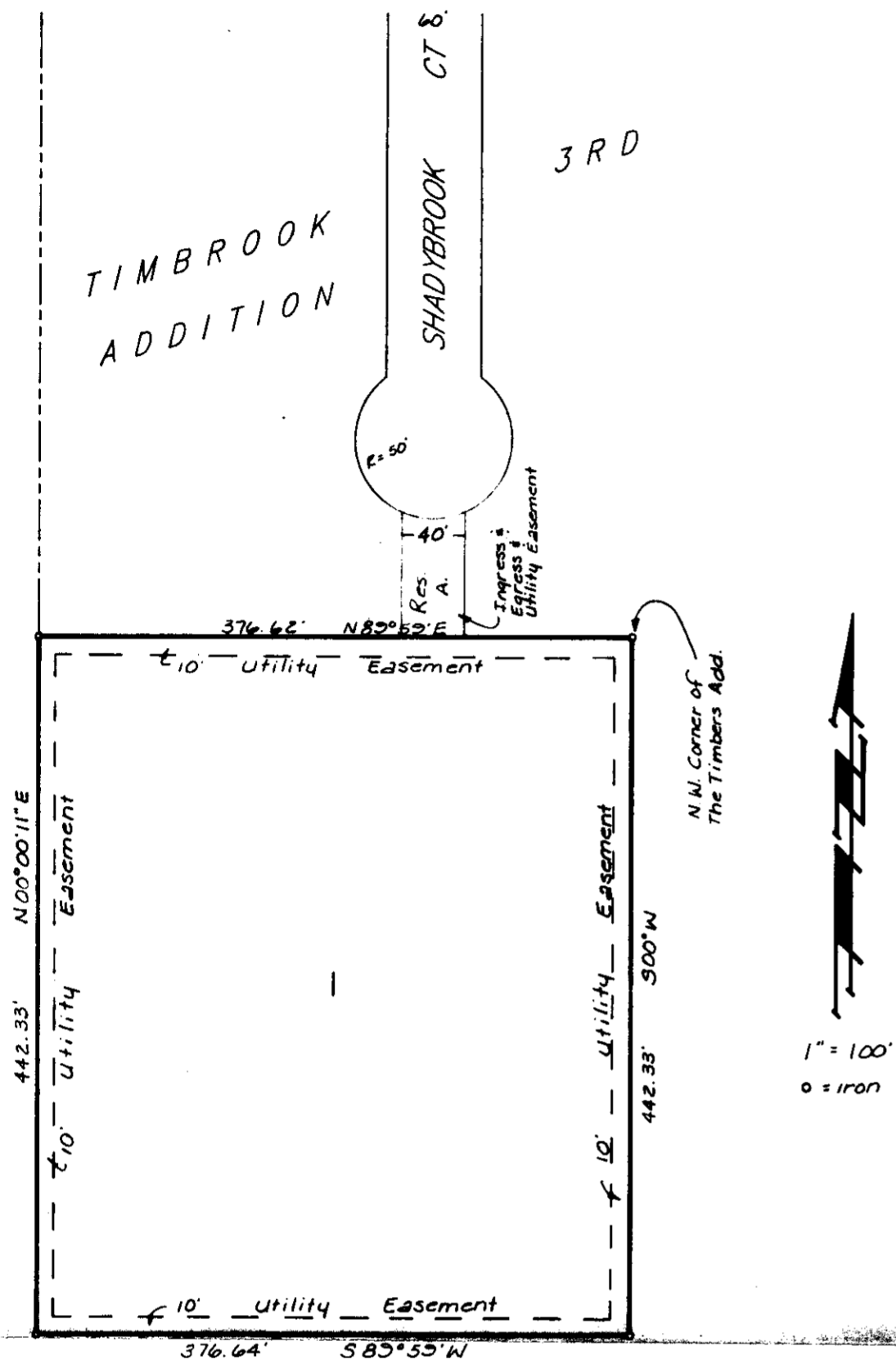
Don Losew
Senior Planner

DL:sm

cc: Baughman Company, 315 Ellis, Wichita, KS 67211
Gossen Livingston Assoc, P.A., Attn: Thomas D.
Montgomery, 420 S. Emporia, Wichita, KS 67211
Mike Lindebak, City Engineer

TIMBER CHAPEL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



State of Kansas }
Sedgwick County } s.s. We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TIMBER CHAPEL ADDITION," Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as a tract of land in the N.W. 1/4 of Sec. 12, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, beginning at the N.W. Corner of The Timbers, an Addition to Wichita, Sedgwick County, Kansas; thence along the west line of said Addition, bearing S 00° E, a distance of 442.33 feet to the S.W. corner of said Addition; thence bearing S 89° 56' W on the extended south line of said Addition, a distance of 376.64 feet; thence bearing N 00° 00' 11" E, a distance of 442.33 feet to the S.W. Corner of Timbrook 2nd Addition to Wichita, Sedgwick County, Kansas; thence along the south line of said Addition, a distance of 376.62 feet to the place of beginning. Public easements and dedications, if any, being vacated by virtue of K.S.A. 12-512 (b).

Baughman Company, P.A.

Date _____

Mark A. Savoy Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be known as "TIMBER CHAPEL ADDITION," Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

Cerebral Palsy Research Foundation of Kansas, Inc., a Kansas Corporation

Title _____

This plat of "TIMBER CHAPEL ADDITION," Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission Wichita, Kansas. Dated this _____ day of _____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1990.

Mayor
Bob Knight

City Clerk
John Mair

Entered on transfer record this _____ day of _____, 1990.

County Clerk
Don Wright

State of Kansas }
Sedgwick County } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds this _____ day of _____, 1990, _____ o'clock _____ M; and is duly recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this _____ day of _____, 1990, by _____, _____ of Cerebral Palsy Research Foundation of Kansas, Inc., a Kansas corporation on behalf of the corporation.

Notary Public
My App't Exp. _____

We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to the plat of "TIMBER CHAPEL ADDITION," Wichita, Sedgwick County, Kansas.

First National Bank in Wichita

Citizens Bank and Trust Co., Abilene, Kansas

State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this _____ day of _____, 1990, by _____, _____ of First National Bank in Wichita, on behalf of the Bank.

Notary Public
My App't Exp. _____

State of Kansas }
Sedgwick County } s.s. The foregoing instrument was acknowledged before me this _____ day of _____, 1990, by _____ of Citizens Bank and Trust Co., Abilene, Kansas, on behalf of the bank and trust.

Notary Public
My App't Exp. _____