

FINAL PLAT OF NORTHBROOK MEADOW 2ND. ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "NORTHBROOK MEADOW 2ND ADDITION" an addition to Wichita, Sedgwick County, Kansas, platted into Lots, a block, and streets, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 62, Block 1, NORTHBROOK ADDITION, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, streets, easements and building setbacks located within the above described property are being 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 _____, 1990.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

This plat of "NORTHBROOK MEADOW 2ND" 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
Sue L. Crockett

_____, Secretary
Marvin S. Krout

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

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

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

_____, County Clerk
Don Wright

STATE OF KANSAS }
SEDGWICK COUNTY } SS:

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1990.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

PORTER AND PLUMER HOMES
a Kansas General Partnership
J.M. Porter Enterprises, Inc., Partner
Plumer Construction, Inc., Partner

By: Marlo E. Porter, President By: Keith E. Plumer, President

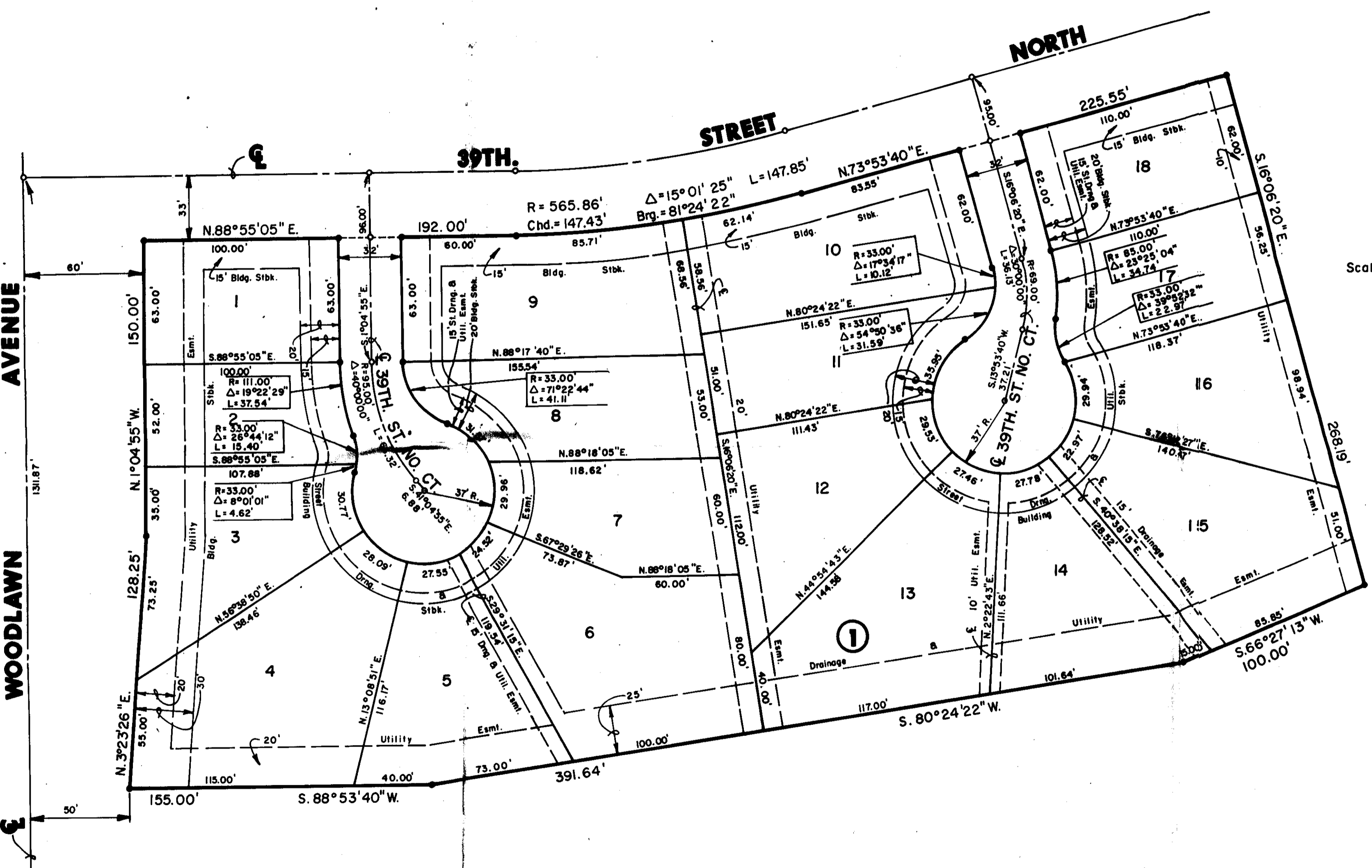
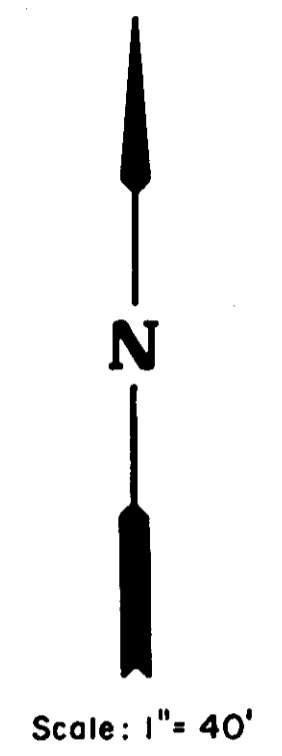
Being all the partners of said partnership

STATE OF KANSAS
SEDGWICK COUNTY ss:

Be it remembered that on this _____ day of _____, 1989, before me a Notary Public in and for said State and County, came Keith E. Plumer, President of Plumer Construction, Inc., Partner, and Marlo E. Porter, President of J. M. Porter Enterprises, Inc., Partner, being all the partners of Porter and Plumer Homes, a partnership, on behalf of the partnership and on behalf of the corporations, 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: _____



S.W. Cor., N.W. 1/4, S.W. 1/4
Sec. 30, T. 26 S., R. 2 E., 6th P.M.

- MIN. PAD ELEVATIONS**
- LOT 15, BLOCK 1 - (180.6 CITY DATUM)
(1368.0 MSL)
 - LOT 18, BLOCK 1 - (181.0 CITY DATUM)
(1368.4 MSL)
 - LOTS 17 & 18, BLOCK 1 (181.6 CITY DATUM)
(1369.0 MSL)

BENCH MARK
R.R. SPIKE IN POWER POLE ON THE WEST SIDE OF
WOODLAWN AT 39TH. STREET NORTH.
ELEV. = 185.10 (CITY DATUM)

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1000
(316) 268-4561

June 22, 1990

Porter & Plumer Homes
2999 Penstemon Cir.
Wichita, KS 67226

Final

Re: S/D 90-28 ~~Preliminary~~ Plat, Northbrook Meadow 2nd
Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 21, 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 June 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,

Kandace A. Kimple

Kandace A. Kimple
Associate Planner

FILE COPY

KK:sm

cc: Mid-Kansas Engineering Consultants, 3500 North Rock Road,
#800, Wichita, KS 67226
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-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.
- K. Since this plat is a replat of a portion of the Northbrook Addition, the applicant shall submit appropriate legal instruments for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- L. The platting of the minimum building pad elevation noted on the face of the plat as well as in the platting's text shall also indicate if this elevation refers to the minimum floor or opening elevation.
- M. As this property is establishing minimum building pad elevations, the face of the final plat tracing shall reference the location and elevation of both permanent on-site and off-site benchmarks. Section 5-402(N).
- N. On the final plat tracing the MAPC signature block shall indicate "George D. Sherman, Acting Chairman" and the City Clerk's signature block "Pat Burnett, Deputy City Clerk."
- 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.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the indicated minimum building pad elevations are acceptable.

June 21, 1990

STAFF REPORT
(Final Plat Approved 6/14/90;
Preliminary Plat Approved 5/17/90)

CASE NUMBER: S/D 90-28 - NORTHBROOK MEADOW 2ND ADDITION

OWNER/APPLICANT: Porter & Plumer Homes, 2999 Penstemon Cir.,
Wichita, KS 67226

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering
Consultants

LOCATION: East of Woodlawn and south of 39th St. No.

SITE SIZE: 3.7 Acres

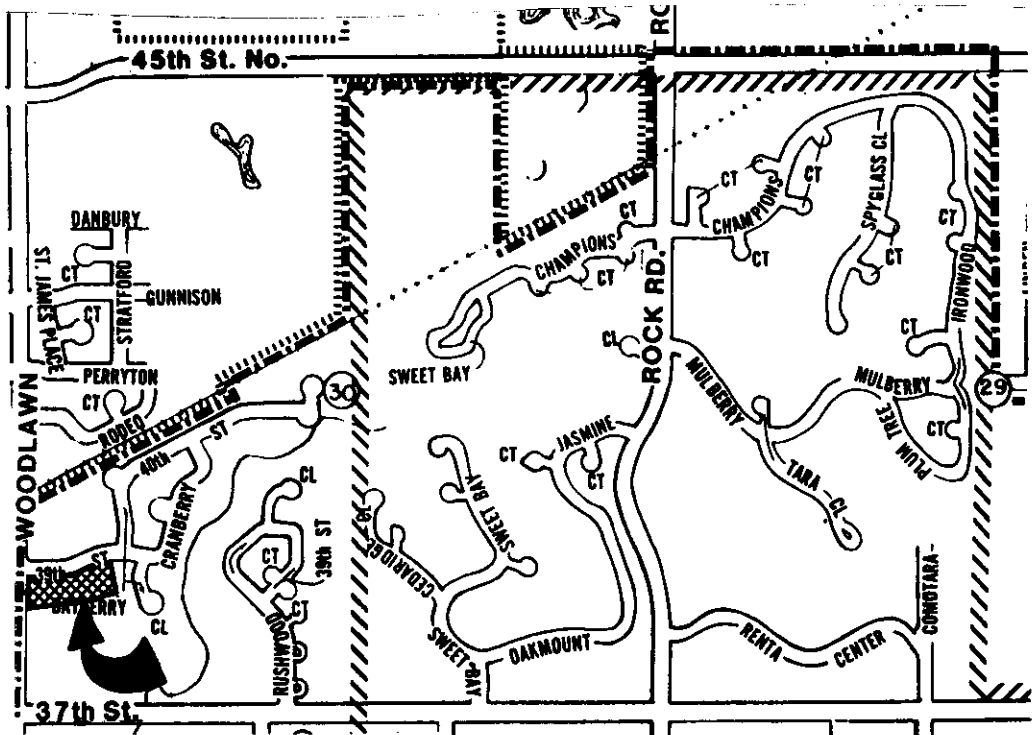
NUMBER OF LOTS

Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 6,000 sq. ft.

CURRENT ZONING: "R-5" General Residence District (DP-119)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat is subject to conditions and requirements of the Northfork Community Unit Plan, DP-119 and corresponds to parcel 7 of this C.U.P. While the zoning for this site is under the "R-5" General Residence District, single family development is among the uses allowed in parcel 7. However, the maximum number of single-family units is 11 under the C.U.P., while the present plat is indicating 18 building sites.
- A. Square footage figures shall be provided to City Engineering for the lots within this plat so existing special assessments and petitions may be amended.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve the lots now being platted.
 - C. The applicant shall guarantee the extension of City water to serve the lots now being platted.
 - D. The applicant shall guarantee the paving of the narrow public streets to the 29-foot paving standard.
 - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. On the final plat tracing, the face of the plat shall indicate the complete access control to Woodlawn as is referenced in the platting's text.
 - H. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. (Section 7-204(D)(1)).
 - I. 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 plantings within the easement shall be reviewed by the City Forestry Division prior to installation.