

- K. 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.

- L. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(c)].

- M. Recording of the plat within 30 days after approval by the City Council.

September 1, 1988

STAFF REPORT
(Final plat; preliminary approved 8/11/88)

CASE NUMBER: S/D 88-69 - ROUNDS ESTATES

OWNER/APPLICANT: Dwight M. Rounds Testamentary Trust, c/o
Betty B. Rounds, 330 N. Terrace, Wichita, KS,
67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: On the west side of Gatewood in an area south
of 13th Street North

SITE SIZE: 14.0 acres

NUMBER OF LOTS

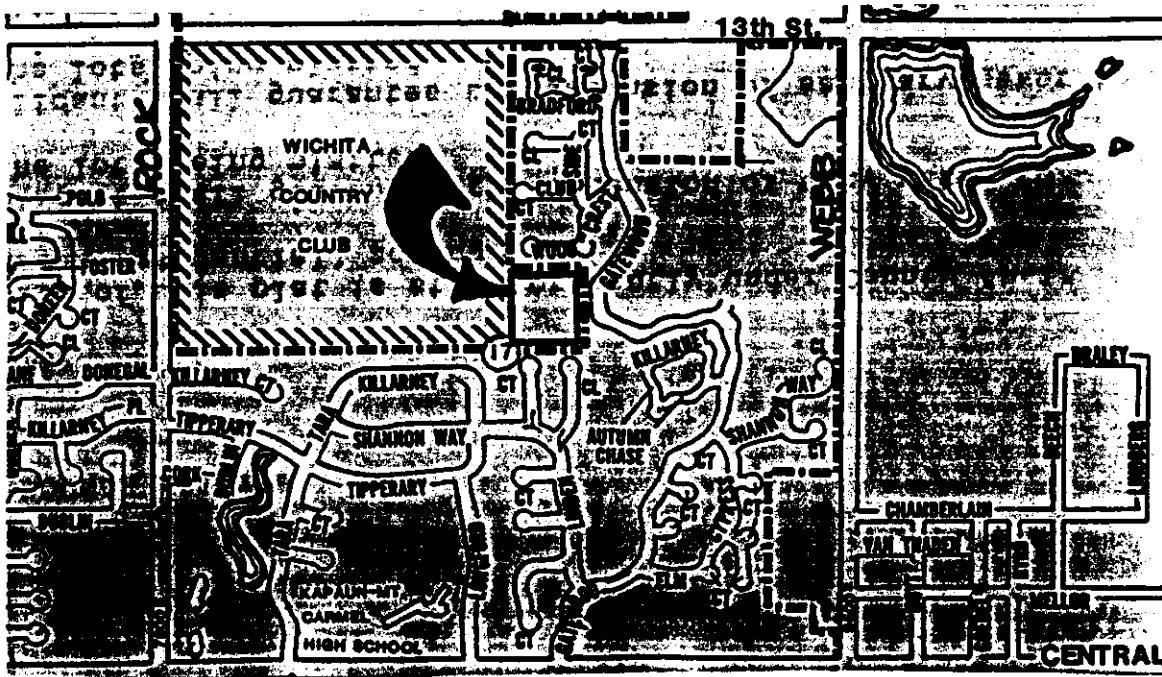
Residential:	23
Office:	
Commercial:	
Industrial:	
Total:	23

MINIMUM LOT AREA: 15,400 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" One-Family Dwelling

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the storm sewers required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned "AA" and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for W.C.C. review until annexation has occurred.
- G. 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.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.
- J. 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.

WICHITA - SEDGWICK COUNTY

Gary Wiley

September 2, 1988

Page 2

cc: Dwight M. Rounds Testamentary Trust, c/o Betty B. Rounds,
330 N. Terrace, Wichita, 67208
Ron Peake, 1700 Tamarisk, Wichita, 67230
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581

September 2, 1988

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: S/D 88-69 - ROUNDS ESTATES - "R-1" to "AA" on the west
side of Gatewood in an area south of 13th Street North.

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on September 1, 1988, 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 August 26, 1988.

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 plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.
See Binder

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:rme

FILE COPY

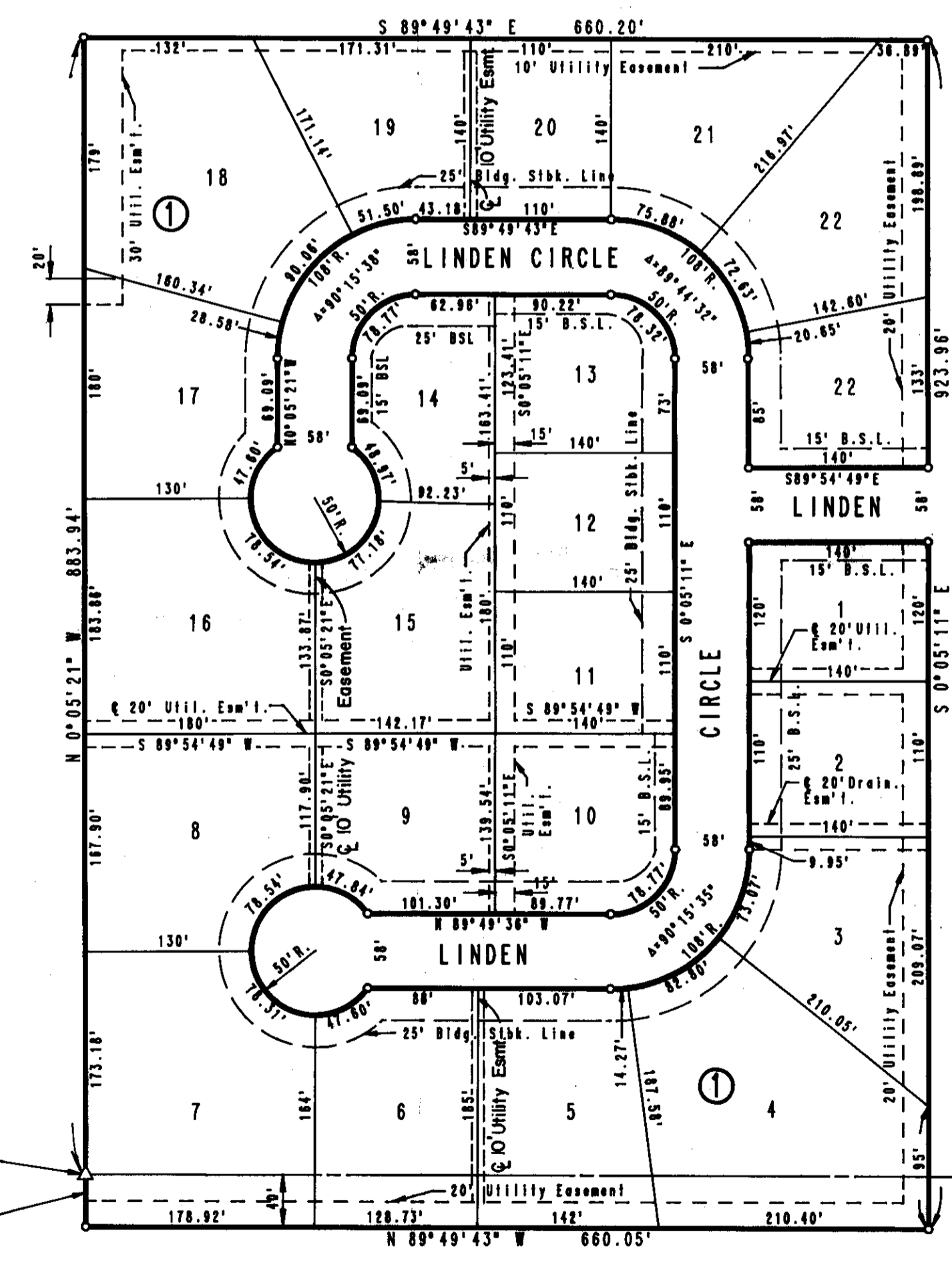
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 8/25/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 8/26/88

ROUNDS ESTATES

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



SCALE: 1" = 100'
 ○ = IRON SET
 B.S.L. = BUILDING SETBACK LINE
 B.M. - CITY OF WICHITA B.M. DISC 34' E. & 44' S. OF N.E. COR. S.E. 1/4 SEC. 17, T27S, R2E OF THE 6TH P.M. ELEV. = 172.92 CITY DATUM ELEV. = 1360.32 M.S.L.

S.W. COR. N.E. 1/4 SEC. 17, T27S, R2E OF THE 6TH P.M. (FD. STONE)

S. LINE N.E. 1/4 SEC. 17, T27S, R2E OF THE 6TH P.M.

STATE OF KANSAS)
 COUNTY OF SEDGWICK) SS

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF ROUNDS ESTATES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND STREETS, THE SAME BEING A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. THENCE BEARING N0°05'21"W ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 883.94 FEET, TO THE SW CORNER OF BLOCK 1 IN WOODCREST ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS; THENCE BEARING S89°49'43"E ALONG THE SOUTH LINE OF BLOCK 1 IN SAID WOODCREST ADDITION A DISTANCE OF 660.20 FEET TO THE NW CORNER OF RESERVE "H" IN AUTUMN CHASE AN ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°05'11"E ALONG THE WEST LINE OF SAID AUTUMN CHASE A DISTANCE OF 923.96 TO POINT IN THE WEST LINE AND 89.85 FEET SOUTH OF THE NW CORNER OF LOT 15, BLOCK 1, WOODLAND ESTATES SECOND AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°49'36"W PARALLEL TO AND 40.00 FEET SOUTH OF THE SOUTH LINE OF NE 1/4 OF SAID SECTION 17 A DISTANCE OF 262.03 FEET TO A POINT IN THE WEST LINE AND 0.15 FEET SOUTH OF THE NW CORNER OF LOT 14, BLOCK 1, IN SAID WOODLAND ESTATES SECOND ADDITION; SAID POINT ALSO BEING THE NE CORNER OF LOT 2, BLOCK 1 IN WOODLAND ESTATES THIRD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE CONTINUING BEARING N89°49'36"W A DISTANCE OF 398.02 FEET TO THE NW CORNER OF LOT 1, BLOCK 1 IN SAID WOODLAND ESTATES THIRD ADDITION; THENCE BEARING N0°40'30"W ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 17 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 14.00 ACRES MORE OR LESS.

R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934 - 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, A BLOCK AND STREETS, THE SAME TO BE KNOWN AS ROUNDS ESTATES AN 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. THAT PORTION OF WOODLAND ESTATES SECOND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.

OWNER: THE DWIGHT M. ROUNDS TESTAMENTARY TRUST

BY: BETTY B. ROUNDS, TRUSTEE

STATE OF KANSAS)
 COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME BETTY B. ROUNDS, TRUSTEE OF THE DWIGHT M. ROUNDS TESTAMENTARY TRUST, 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 TRUST 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. DATED THIS _____ DAY OF _____, 1988.

ELTON PARSONS, CHAIRMAN

MARVIN S. KROUT, 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 _____, 1988.

SHELDON KAMEN, MAYOR

DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1988.

DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1988.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY