

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1668  
(316) 268-4561

April 28, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 88-22 - TOWNE PARC 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 28, 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 April 25, 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 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: Bernard Novick, 1400 Armour, Wichita, KS 67206  
I.T.J. Investments, Inc., Attn: Ray Jacoby, 342 S. Volutsia,  
Wichita, KS 67211

**FILE COPY**

**FINAL PLAT**

# TOWNE PARC 2ND ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/21/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/25/88

This plat of "TOWNE PARC 2ND ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this        day of        1988. Wichita-Sedgwick County Metropolitan Area Planning Commission.

\_\_\_\_\_  
Elton Parsons Chairman  
\_\_\_\_\_  
Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this        day of        1988.

\_\_\_\_\_  
Robert G. Knight Mayor  
\_\_\_\_\_  
Dale E. Rea Deputy City Clerk

Entered on transfer record this        day of        1988.

\_\_\_\_\_  
Don Wright County Clerk

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        1988 at        o'clock        M; and is duly recorded.

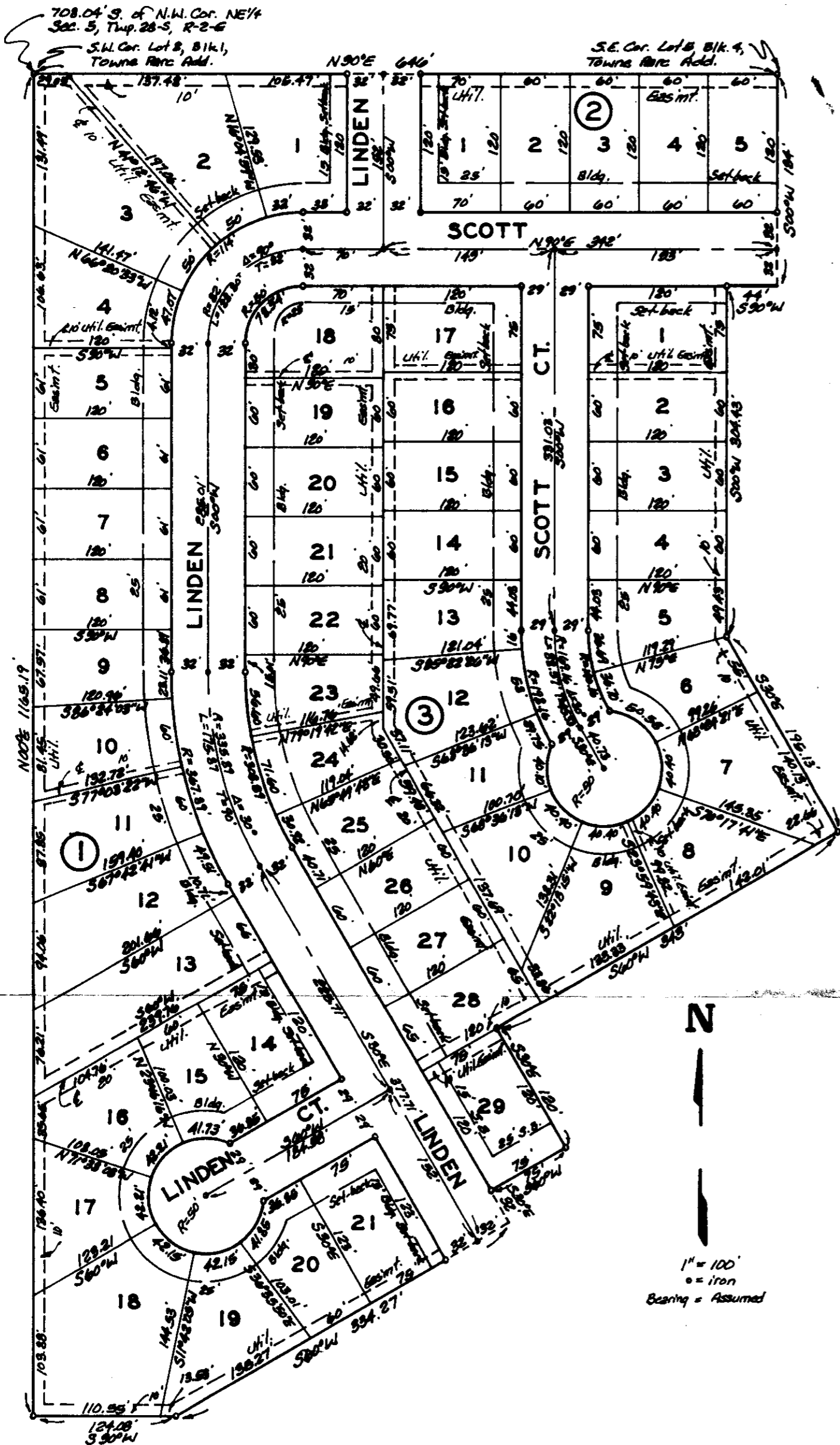
\_\_\_\_\_  
Pat Kettler Register of Deeds  
\_\_\_\_\_  
Ed Resa Deputy

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets to be known as "TOWNE PARC 2ND ADDITION" Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public.

\_\_\_\_\_  
Bernard Novick Betty Novick  
I. T. J. Investments, Inc.  
\_\_\_\_\_  
Irma N. Jacoby President

State of Kansas }  
Sedgwick County } S.S. The foregoing instrument was acknowledged before me, this        day of        1988, by Bernard Novick and Betty Novick, his wife and by Irma N. Jacoby, President of I. T. J. Investments, Inc. on behalf of the corporation.

My App't. Exp. \_\_\_\_\_ Larry K. Meeker Notary Public



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 "TOWNE PARC 2ND. ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the W 1/2 of the NE 1/4 of Sec. 5, Twp. 28-S, R-2-E of the 6th. P.M., Sedgwick County, Kansas, commencing at the N.W. Corner of the W 1/2 of said NE 1/4; thence S 00° W, along the west line of said NE 1/4, 708.04 feet to the S.W. Corner of Block 1, Towne Parc Addition, Wichita, Kansas, for a place of beginning; thence N 90° E along the south line of said Towne Parc Addition, 646 feet to the S.E. Corner of Lot 5, Block 4, in said Addition; thence S 00° W, 184 feet; thence S 90° W, 44 feet; thence S 00° W, 304.43 feet; thence S 30° E, 195.13 feet; thence S 60° W, 343 feet; thence S 30° E, 120 feet; thence S 60° W, 75 feet; thence S 30° E, 32 feet; thence S 60° W, 394.27 feet; thence S 90° W, 124.08 feet to the west line of said NE 1/4; thence N 00° E, along the west line of said NE 1/4, 1165.19 feet to the place of beginning.

Baughman Company, P.A.

DATE

\_\_\_\_\_  
Mark A. Savoy Surveyor

- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

APRIL 21, 1988

STAFF REPORT  
(Final Plat; Preliminary Approved 4/7/88)

CASE NUMBER: S/D 88-22 - TOWNE PARC 2ND ADDITION

OWNER/APPLICANT: Bernard Novick, 1400 N. Armour, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: In an area south of Pawnee and east of Rock Road.

SITE SIZE: 14.3 Acres

NUMBER OF LOTS:

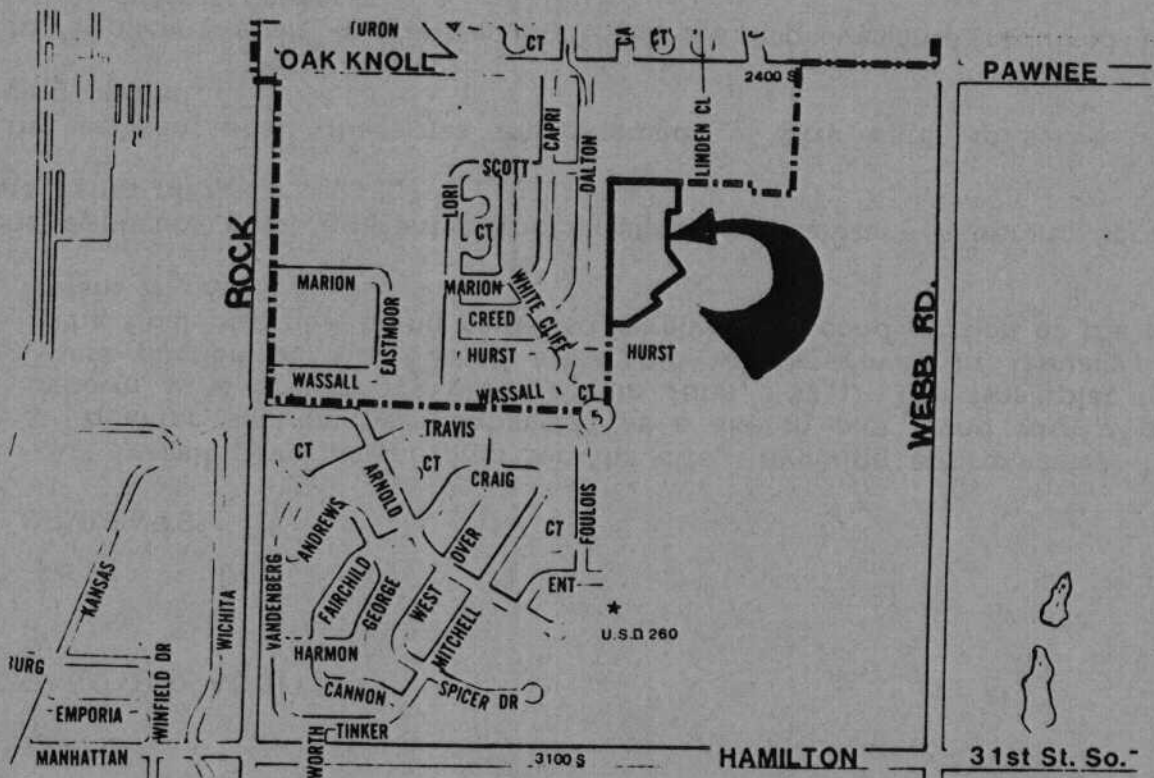
Residential:	55
Office:	
Commercial:	
Industrial:	
Total:	55

MINIMUM LOT AREA: 7,200 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

- NOTE: An overall development plan for this site, involving approximately half of a quarter section, was submitted as a sketch plat along with a portion shown as a preliminary plat back in June, 1987. The final plat for the first portion of this overall ownership was approved in January, 1988. The final plat now being reviewed involves a second portion of the overall plan.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - C. The applicant shall guarantee any drainage improvements 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 B.C.C. review until annexation has occurred.
  - G. The applicant shall grant, by separate instrument, temporary culs-de-sac for the termination of the Linden and Scott Streets. The wording of these instruments shall specify that the temporary dedications shall expire upon extension of the respective streets (Scott to the east, Linden to the south).
  - H. 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.
  - I. 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 structure constructed on subject property.
  - 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.