

**COTTONWOOD VILLAGE EIGHTH**

**Page 3**

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

DECEMBER 3, 1987

**STAFF REPORT**  
(Final Plat; Preliminary Approved 10/22/87)

**CASE NUMBER:** S/D 87-95 - COTTONWOOD VILLAGE EIGHTH

**OWNER/APPLICANT:** Landmark Communities, Inc.

**SURVEYOR/ENGINEER:** Mid-Kansas Engineering Consultants, P.A.

**LOCATION:** On the north side of 29th Street North, in an area east of Gouverneur.

**SITE SIZE:** 18.9 Acres

**NUMBER OF LOTS:**

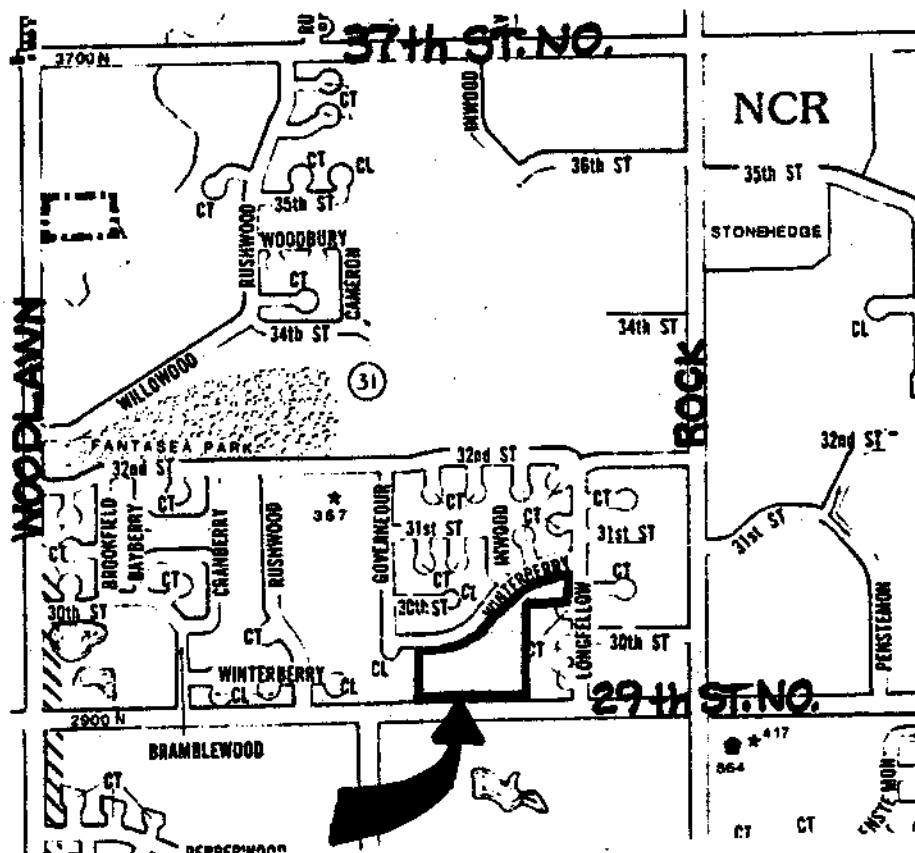
Residential:	
Office:	
Commercial:	76
Industrial:	
Total:	76

**MINIMUM LOT AREA:** 6,900 Sq. Ft.

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "AA"

VICINITY MAP:



STAFF COMMENTS:

- 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 construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the abandonment of the segment of sanitary sewer located on Lot 3, Block 2.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. On the final plat tracing, a 15-foot sideyard building setback may be depicted adjacent to the west line of Lots 20 and 21 of Block 2. This 15-foot setback was shown on the preliminary plat.
- J. On the final plat tracing, the signature's block shall be amended to; remove the middle initial from Elton Parson's signature and to include "Deputy" City Clerk in the Dale E. Rea signature block. Also, Marvin Krout's middle initial is "S" not "C".
- K. 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.
- L. 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.
- M. 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.

FINAL PLAT

FINAL PLAT OF

# COTTONWOOD VILLAGE EIGHTH

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON \_\_\_\_\_ SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED \_\_\_\_\_

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY  
DO NOT REMOVE

I, Kenneth H. Bengtson, a Civil Engineer and Licensed Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "COTTONWOOD VILLAGE EIGHTH", an addition to Wichita, Sedgwick County, Kansas, into lots, blocks and streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of unplatted land and all of COTTONWOOD VILLAGE SEVENTH ADDITION, an addition to Wichita, Sedgwick County, Kansas, lying in the Southeast Quarter County, Kansas, more particularly described as follows:

Beginning at the Southeast corner of Lot 13, Block 2, COTTONWOOD VILLAGE SIXTH, an addition to Wichita, Sedgwick County, Kansas; thence along the boundary of said addition N 00° 55' 48" W, 468.00 feet; thence N 89° 04' 12" E, 280.00 feet to a point on a curve to the left; thence along said curve 328.53 feet, said curve having a central angle of 48° 42' 23", a radius of 386.47 feet, and a long chord of 318.72 feet, bearing N 64° 43' 01" E; thence N 40° 21' 49" E, 225.48 feet to the most Easterly corner of said COTTONWOOD VILLAGE SIXTH, said point also being the most Southerly corner of COTTONWOOD VILLAGE FIFTH ADDITION, an addition to Wichita, Sedgwick County, Kansas, said point also lying on a curve to the right; thence along the South line of said COTTONWOOD VILLAGE FIFTH ADDITION and along said curve 738.17 feet, said curve having a central angle of 46° 13' 35", a radius of 914.93 feet, and a long chord of 718.31 feet, bearing N 63° 28' 36" E to a point on the West line of Longfellow (street) as platted in COTTONWOOD SQUARE, an addition to Wichita, Sedgwick County, Kansas; thence S 00° 55' 48" E, 168.14 feet along said West line of said Longfellow to the Northeast corner of Lot 1, Block 1 of said COTTONWOOD SQUARE; thence S 89° 04' 12" W, 210.00 feet to the Northwest corner said COTTONWOOD SQUARE; thence S 00° 55' 48" E, 911.00 feet along the West line to the Southwest corner of said COTTONWOOD SQUARE; thence S 89° 04' 12" W, 1157.00 feet parallel with the South line of said Southeast Quarter to the point of beginning.

All lots, blocks, platted easements, and building setbacks are hereby 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 \_\_\_\_\_, 1987.

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

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors and Civil Engineer's Certificate, have caused the same to be platted into lots, blocks and streets, the same to be known as "COTTONWOOD VILLAGE EIGHTH", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage are hereby granted. All abutters rights of access to or from 29th Street North over and across the South line of Lot 38, Block 1 and Lots 1 thru 13, inclusive, Block 2 are hereby granted to the City of Wichita.

LEEWOOD HOMES, INC.

By: \_\_\_\_\_  
Joe H. Lee, President

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1987, before me a Notary Public in and for said State and County, came Leewood Homes, Inc., by Joe H. Lee, President, 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: \_\_\_\_\_

We, Bank IV, Wichita, National Association, mortgagees on the above described property, do hereby consent to the plat of "COTTONWOOD VILLAGE EIGHTH".

BANK IV, WICHITA, NATIONAL ASSOCIATION

By: \_\_\_\_\_  
J.D. Newman, Vice President

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 1986, before me a Notary Public in and for said State and County, came J.D. Newman, on behalf of Bank IV, Wichita, National Association, 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: \_\_\_\_\_

This plat of "COTTONWOOD VILLAGE EIGHTH" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

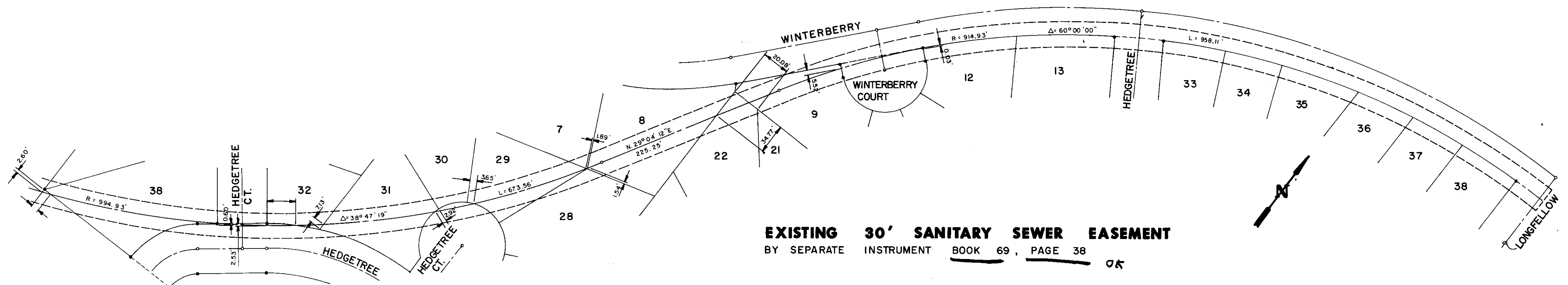
\_\_\_\_\_  
County Clerk

STATE OF KANSAS )  
                          ) ss:  
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Register of Deeds

\_\_\_\_\_  
Deputy



EXISTING 30' SANITARY SEWER EASEMENT  
BY SEPARATE INSTRUMENT BOOK 69, PAGE 38

# FINAL PLAT OF COTTONWOOD VILLAGE EIGHTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

**OFFICE COPY**  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 12/3/87 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLINED  
IN OUR LETTER DATED 12/3/87



Scale: 1" = 60'

R = 386.47'  
Δ = 48°42'23"  
L = 328.53'  
Chd. = 318.72'  
Brg. = N.64°43'01"E.

Easterly Corner Of  
Cottonwood Village  
6th. Addition

N.E. Cor. Lot 1, Blk. 1  
Cottonwood Square Add.

N.W. Cor. Lot 2, Blk. 1  
Cottonwood Square Add.

*10' Esmt. 4th Requested  
by K&E*

S.E. Cor. Lot 13, Block 2  
Cottonwood Village 6th.  
Addition

S.W. Cor., S.E. 1/4, Sec. 31  
T. 26 S., R. 2 E., 6th. P.M.

P. O. B.

S.W. Cor. Lot 11, Blk. 1  
Cottonwood Square Add.

Section Line  
360.03'

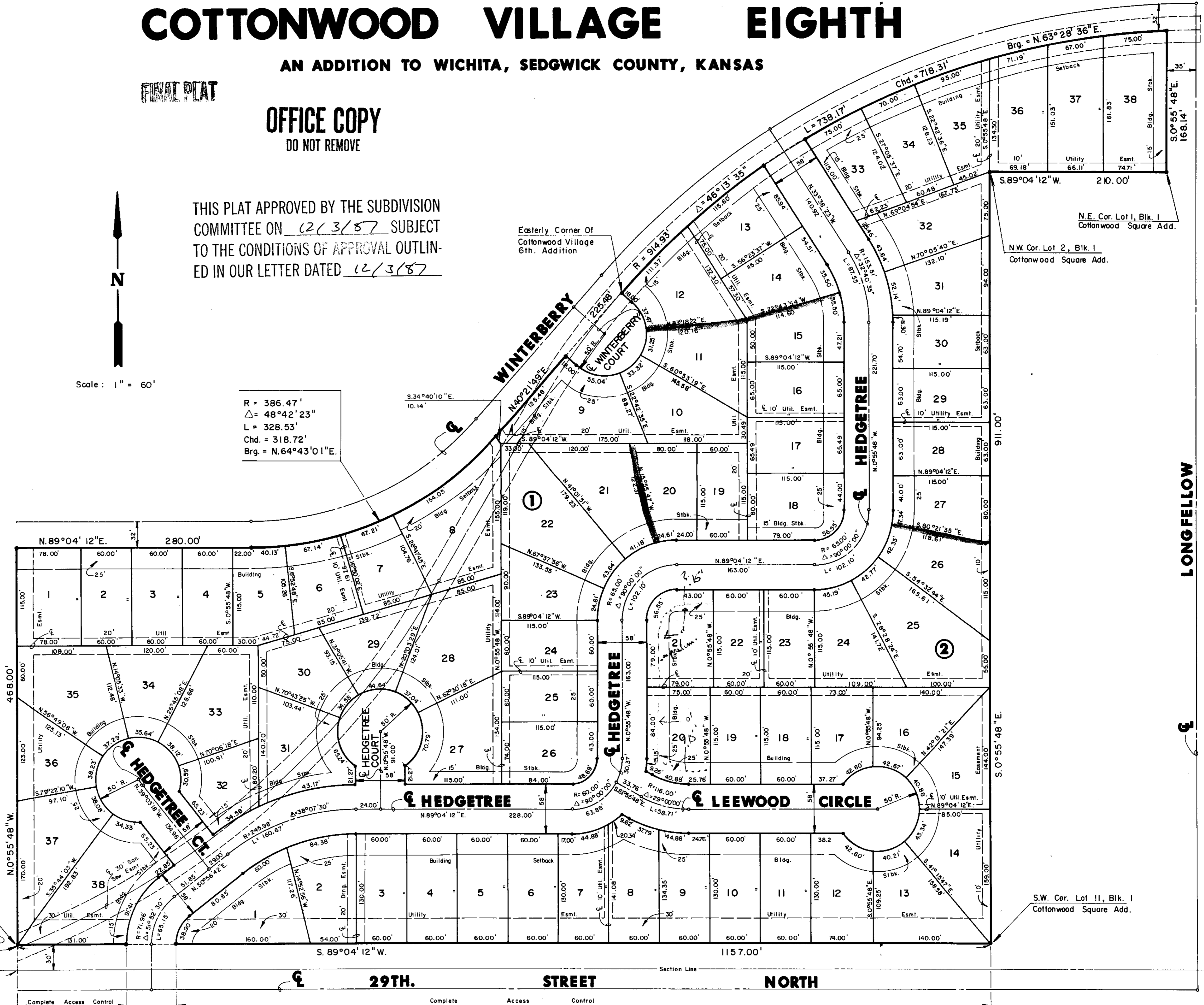
Section Line

29TH.

STREET

NORTH

LONGFELLOW





METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH - 10TH  
165 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4001

December 10, 1987

Mid-Kansas Engineering Consultants, P.A.  
3500 N. Rock Road #800  
Wichita, KS 67226

Re: Final Plat S/D 87-95 - COTTONWOOD VILLAGE EIGHTH

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 10, 1987, 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 December 4, 1987.

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 the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: Landmark Communities, Inc., 3500 N. Rock Road #100, Wichita, KS 67226  
Planning Development Services, Inc., 727 N. Waco, Wichita, KS 67203

**FILE COPY**