

S/D No.: 87-68 Name: SHADYBROOK FARM SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: South of Central, in an area east of 143rd East.
Owner: Janice G. Siefkes, 366 N. Rock Road, Wichita, KS 67206
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,
Wichita, KS 67202

1. Gross Acreage of Plat: 5.1 Acres
 2. Number of Lots:
 - Residential: 4
 - Office:
 - Commercial:
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 33,500 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "R-1"
-

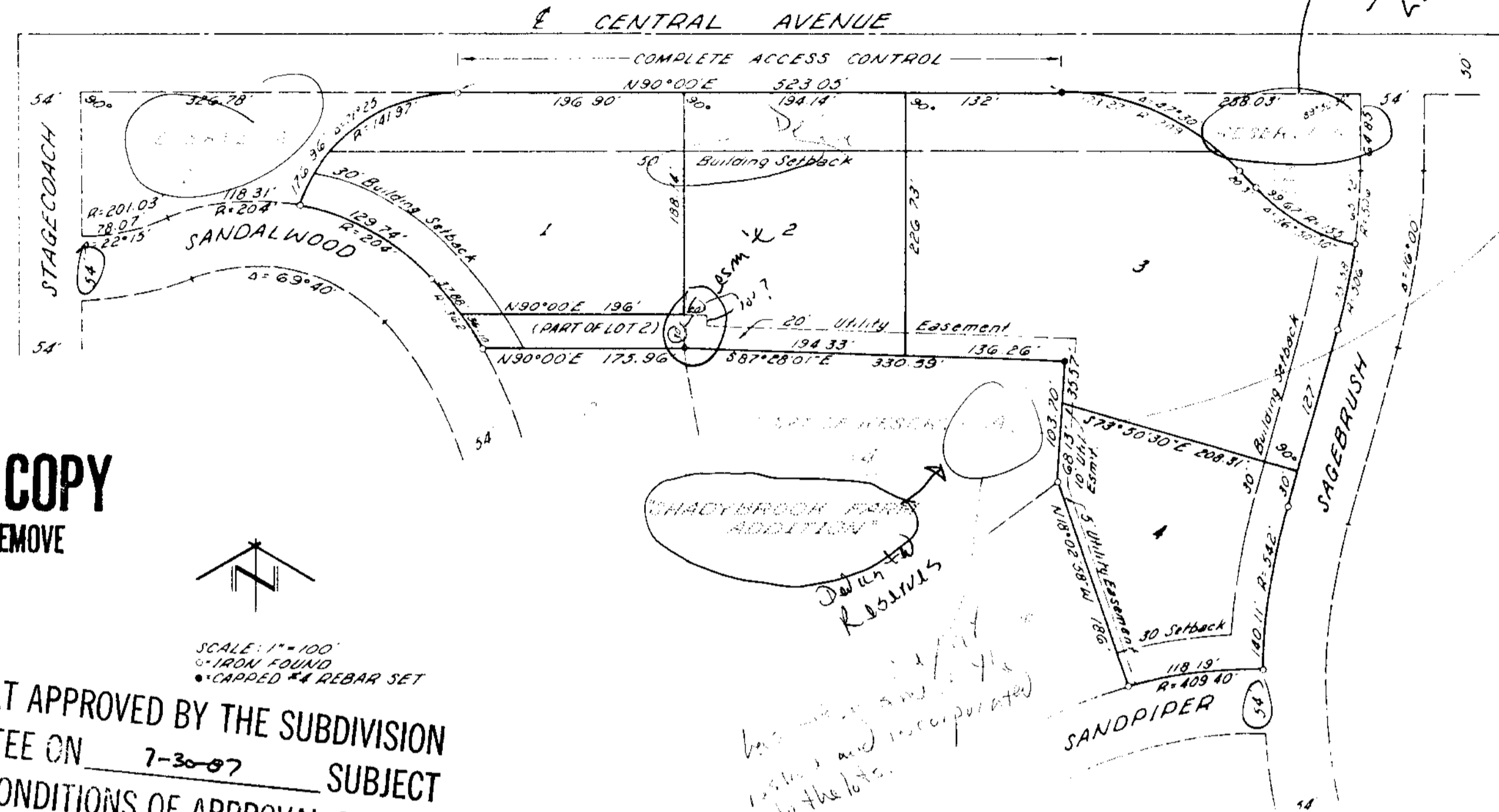
STAFF COMMENTS:

NOTE: This plat represents a replat of a portion of the Shadybrook Farm Addition approved by the MAPC on 4/27/72.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 54-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.
- F. On the final plat tracing, the platting of the building setback from Central on Lots 1, 2 and 3, may be reduced from 50 feet to 25 feet.
- G. The platting text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- H. Since this property will utilize City of Wichita water, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- 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.
- 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 mail box 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

FINAL PLAT
SHADYBROOK FARM
SECOND ADDITION
SEDGWICK COUNTY, KANSAS

NW 1/4 SEC. 24, T27S, R2E



OFFICE COPY
 DO NOT REMOVE



SCALE: 1" = 100'
 FROM FOUND
 CAPED #4 REBAR SET

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7-30-87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 7-31-87

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 1987.

BOARD OF COUNTY COMMISSIONERS

- _____, CHAIRMAN
- Tom SCOTT
- _____, COMMISSIONER
- MARK F. SCHROEDER
- _____, COMMISSIONER
- DAVID BAYOUTH
- _____, COMMISSIONER
- BERNARD A. HEINTZEN
- _____, COMMISSIONER
- BILLY Q. McCRAY

ATTEST: _____, COUNTY CLERK
 DON WRIGHT

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS TO BE KNOWN AS "SHADYBROOK FARM SECOND ADDITION", SEDGWICK COUNTY, KANSAS. EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES. COMPLETE ACCESS CONTROL TO CENTRAL AVENUE OVER AND ACROSS THE NORTH LINE OF LOTS 1, 2, AND 3 IS HEREBY GRANTED TO THE COUNTY ENGINEER OF SEDGWICK COUNTY, KANSAS. STREETS, EASEMENTS, BUILDING SETBACKS, AND MINIMUM BUILDING PAD ELEVATION REQUIREMENTS AS PLATTED IN "SHADYBROOK FARM ADDITION", SEDGWICK COUNTY, KANSAS, CONTAINED HEREIN, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512 (b).

JANICE G. SIEFKES

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1987, BY JANICE G. SIEFKES.

_____, NOTARY PUBLIC
 MICHELE R. HALL
 MY APPOINTMENT EXPIRES: _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
 DON WRIGHT

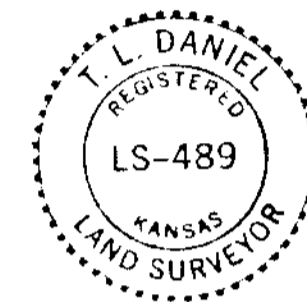
STATE OF KANSAS)
 SEDGWICK COUNTY) SS

WE, TERRA TECH LAND SURVEYING, INC., A CORPORATION REGISTERED AND AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF KANSAS, HEREBY CERTIFY THAT WE HAVE SURVEYED AND PLATTED "SHADYBROOK FARM SECOND ADDITION", SEDGWICK COUNTY, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, BEING A REPLAT OF PROPERTY DESCRIBED AS FOLLOWS:

LOTS 1, 7, 8, 9, AND 10, AND THAT PART OF RESERVE A LYING NORTH OF A LINE EXTENDED FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1 TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 8, AND THAT PART OF RESERVE A LYING EAST OF A LINE EXTENDED FROM THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 7 TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 8, ALL IN BLOCK 4, "SHADYBROOK FARM ADDITION", SEDGWICK COUNTY, KANSAS, TOGETHER WITH ALL OF STARLING STREET AS PLATTED THEREIN.

TERRA TECH LAND SURVEYING, INC.

T. L. DANIEL LS#489



DATE

THIS PLAT OF "SHADYBROOK FARM SECOND ADDITION", SEDGWICK COUNTY, KANSAS HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY, METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, THIS _____ DAY OF _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
 JOHN TERRY MOORE

_____, 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 _____, 1987.

WICHITA CITY COUNCIL

_____, MAYOR
 ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
 DALE E. REA

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 1987.

_____, REGISTER OF DEEDS
 PAT KETTLER
 _____, DEPUTY
 ED RESA

August 6, 1987

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-68 - SHADYBROOK FARM SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 6, 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 July 31, 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:dik

cc: Janice G. Siefkes, 366 N. Rock Road, Wichita, KS 67206
Eldon Boisseau, 825 N. Waco, Wichita, KS 67202