

February 20, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67211

Re: S/D 86-6 - Final Plat of Eastminster Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 20, 1986, 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 February 14, 1986.

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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Eastminster Presbyterian Church, 7202 East 9th Street, Wichita,
KS 67206
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer
Jim Weber, County Engineering

EASTMINSTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2-13-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2-14-86

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "EASTMINSTER", an addition to Wichita, Sedgwick County, Kansas into Lots, Blocks, Streets and Reserves, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying within the northwest quarter of Section 9, Township 27 south, Range 2 east of the 6th P.M., more particularly described as follows:

Commencing at the northwest corner of said northwest quarter; thence on an assumed bearing S 00° 00' 00" W, 1314.91 feet along the west line of said northwest quarter to a point 1342.91 feet north of the southwest corner of said northwest quarter; thence N 89° 47' 18" E, 50.00 feet parallel and 14.00 feet north of the north line of the southwest quarter of said northwest quarter to the point of beginning; thence N 89° 47' 18" E, 730.00 feet parallel and 14.00 feet north of the north line of the southwest quarter of said northwest quarter; thence S 00° 00' 00" E, 325.00 feet; thence S 45° 00' 00" E, 170.00 feet; thence S 00° 00' 00" E, 400.00 feet; thence S 45° 00' 00" W, 336.00 feet; thence S 00° 00' 00" E, 261.12 feet to a point on the south line of said northwest quarter; thence along the south line of said northwest quarter S 89° 50' 15" W, 632.62 feet to a point 30.00 feet east of the west line of said northwest quarter; thence N 0° 00' 00" E, 330.00 feet parallel and 30.00 feet east of the west line of said northwest quarter; thence N 89° 50' 15" E, 20.00 feet east of the west line of said northwest quarter to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ___ day of _____, 1986.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Bldg. 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 Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, Blocks, Streets, and Reserves, the same to be known as "EASTMINSTER", 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, as indicated on the accompanying plat are hereby granted. Reserves "A", "B", "C", & "D", are platted for construction and maintenance of public utilities and landscaping. Reserves "A" and "B" are also platted for entry monuments. Reserve "C" is also platted for drainage. Reserve "D" is platted for floodway purposes. All reserves shall be owned and maintained by the Homeowners Association. The floodways shall be the responsibility of the owners until such time as the governing body exercising jurisdiction elects to assume the responsibility for the maintenance and improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the City Engineer. All abutters' rights of access to or from Webb Road over and across the west line of Lot 1, Block 2 and the west line of Reserve "A" of "EASTMINSTER" are hereby granted to the City of Wichita, Kansas except Lot 1, Block 2 shall have access at two locations to Webb Road as determined by the City Engineer.

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 _____ 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 "EASTMINSTER" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ___ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman

William J. Goebel

_____, Secretary

Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ___ day of _____, 1986.

_____, Mayor

Robert C. Brown

_____, City Clerk

Donald C. Gistick

Entered on transfer record this ___ day of _____, 1986.

_____, County Clerk

Don Wright

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

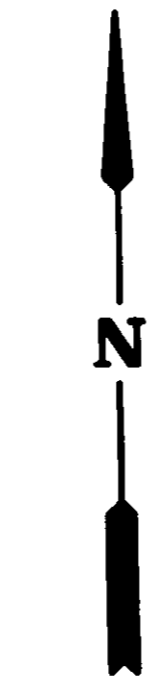
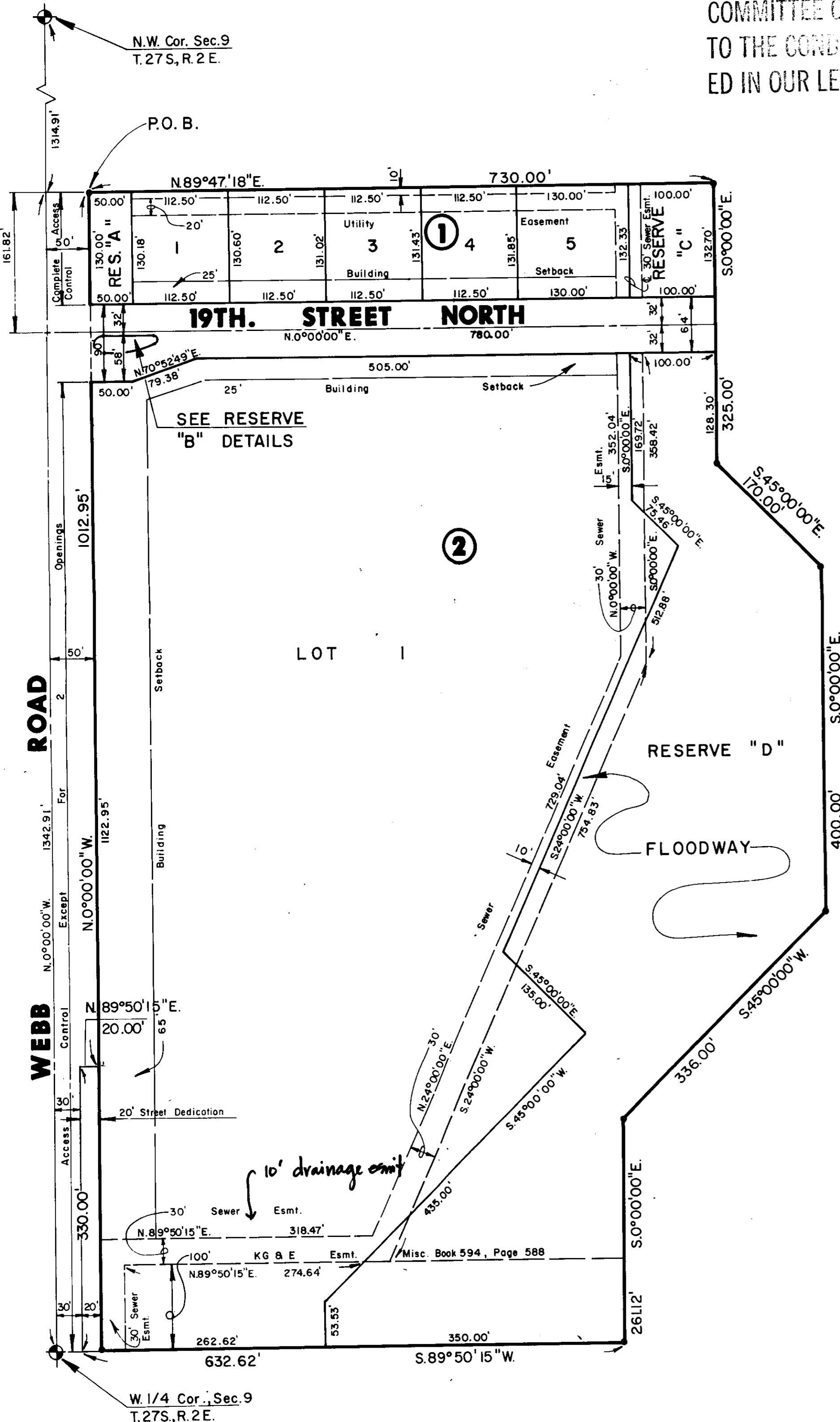
This is to certify that this instrument was filed for record in the Register of Deeds office this ___ day of _____, 1986.

_____, Register of Deeds

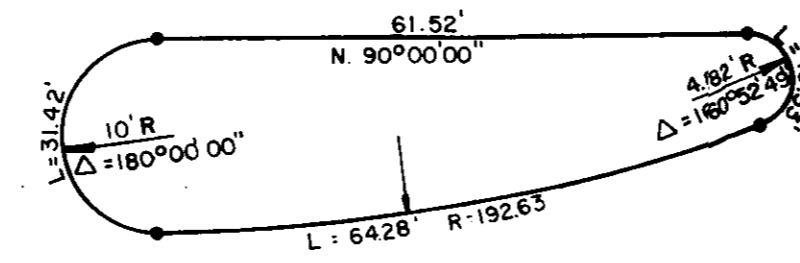
Pat Kettler

_____, Deputy

Ed Resa



Scale: 1"=100'



RESERVE "B" DETAILS

- K. When the preliminary plat was approved, a requirement for the submitting of a sanitary sewer layout plan was established. This layout plan is to address how the property to the east of this plat will be served in the future by sanitary sewer, and if east/west utility easements are required on this plat. The representative from the City Engineer's office should be prepared to comment on the status of the sanitary sewer layout plan.
- L. When the preliminary plat was approved, a requirement was made for the submitting of a paving layout plan for the intersection of 19th Street North and Webb Road. The purpose of this plan is to show that proposed street pavement will fit the geometrics of the intersection being platted. The representatives from City and Traffic Engineering should be prepared to comment on the status of the pavement layout plan.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat, is the perimeter of the floodway correct and is the platting of a minimum building pad elevation required?

S/D No.: 86-6 Name: EASTMINSTER ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 2/13/86

DESCRIPTION

General Location: East side of Webb Road in an area south of 21st Street North.
Owner: Eastminster Presbyterian Church, 7202 E. 9th St., Wichita, KS 67206
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 22.5 Acres
 2. Number of Lots:
 - Residential: 5
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 6
 3. Minimum Lot Area: 13,325 Sq. Ft.
 4. Existing Zoning: "AA" & "E"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

NOTE: This property has recently been annexed by the City of Wichita.

- 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 the paving of 19th Street North, including a temporary turnaround.
- 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 obtain, by separate instrument, an off-site, temporary street dedication for the proper termination of 19th Street North. The wording in the instrument shall specify that the temporary dedication shall expire upon extension of 19th Street North. The final plat tracing shall indicate the perimeter of the temporary cul-de-sac with a dashed line and the note: "Granted by Separate Instrument."
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. Prior to this plat being scheduled for City Commission approval, the applicant shall file a down-zoning request for that part of Lot 1, Block 2 which is zoned "E" (light industrial). The down-zoning request shall be for "E" to "AA".
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.