

S/D No.: 85-29 Name: WALNUT CREEK 2ND ADDITION

Preliminary Approved: 1/19/84
Scheduled S/D Meeting: 4/11/85

DESCRIPTION

General Location: Southwest corner of 13th Street North and 119th Street West.
Owner: Barbed Wire Associates, Attn: Leonard E. Marotte, 727 N. Waco,
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 27 Acres
 2. Number of Lots:
 - Residential: 48
 - Office:
 - Commercial:
 - Industrial:
 - Total: 48
 3. Minimum Lot Area: 6,400 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- NOTE: This final plat is the southern portion of a preliminary plat reviewed by the Subdivision Committee and Utility Advisory Committee on January 19, 1984. The northern portion of the overall preliminary is now platted as Walnut Creek Addition.
- A. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
 - C. The applicant shall guarantee the paving of all interior streets.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
 - F. Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which requires that four (4) off-street parking spaces per dwelling unit will be provided.
 - G. Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities.
 - H. The final plat tracing shall express the required minimum building pad in City Datum as well as in Mean Sea Level.
 - I. Closure computations shall be submitted with the final plat tracing.
 - J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the boundaries of the floodway correct; what drainage improvements need to be guaranteed with this plat; and is the elevation of the minimum building pad correct?

April 19, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-29 - Final Plat of Walnut Creek 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 1985, 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 12, 1984.

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 platator.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Barbed Wire Associates, c/o Len E. Marotte, 727 North Waco,
Wichita, KS 67203
Mike Lindebak, City Engineer

April 12, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-29 - Final Plat of Walnut Creek 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985; the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- % 100 The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- % 100 The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- % 100 The applicant shall guarantee the paving of all interior streets.
- The applicant shall guarantee any drainage improvements required by the platting of this property. *storm sewers in street paving petition*
- If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- Submitted* Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which requires that four (4) off-street parking spaces per dwelling unit will be provided.
- Submitted* Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities.
- H.I. The final plat tracing shall express the required minimum building pad in City Datum as well as in Mean Sea Level.

Baughman Company, P.A.

Re: S/D 85-29 - Final Plat of Walnut Creek 2nd Addition

April 12, 1985

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- ~~X.~~ The final plat tracing shall indicate a 20-foot utility easement between Lots 2 and 3, Block 6.
- ~~J.~~ As requested by K.G.& E., the final plat tracing shall indicate the following utility easements:
 - ~~X.~~ 10-foot between Lots 9 and 10, Block 2.
 - ~~X.~~ 10-foot between Lots 4 and 5, Block 5.
 - ~~X.~~ 10-foot between Lots 7 and 8, Block 6.
 - ~~X.~~ 10-foot between Lots 3 and 4, Block 6.
 - ~~X.~~ 5-foot adjacent to the north line of Lot 1, Block 6.
- ~~K.~~ The applicant shall submit a sanitary sewer layout to the City Engineer's office for review and approval.
- ~~L.~~ Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 18, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Barbed Wire Associates, c/o Len E. Marotte, 727 North Waco, Wichita,
Kansas, 67203
Mike Lindebak, City Engineer

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/11/85 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/12/85

FINAL PLAT

WALNUT CREEK 2ND ADDITION

OFFICE COPY

DO NOT REMOVE

CHITA, SEDGWICK COUNTY, KANSAS.

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 "WALNUT CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the E 1/2 of the NE 1/4 of Sec. 13, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, commencing at the NE corner of said NE 1/4; thence S 07°21'29"E along the east line of said NE 1/4, 1052.86 feet for a place of beginning; thence S 82°38'31"W, 213 feet; thence N 07°21'29"W, 149 feet; thence S 80°15'22"W, being parallel with the north line of the E 1/2 of said NE 1/4, 1014.34 feet to the west line of the E 1/2 of said NE 1/4; thence S 05°00'36"E along the west line of the E 1/2 of said NE 1/4, 394.31 feet to a point 146.5 feet north of the S.W. corner of the E 1/2 of said NE 1/4; thence S 84°23'E, 78.77 feet; thence N 70°E, 120 feet; thence S 78°E, 230 feet; thence S 30°30'E, 235 feet; thence S 56°30'E, 250 feet; thence S 46°E, 190 feet; thence S 01°40'E, 150 feet; thence S 14°10'E, 240 feet; thence S 69°E, 170 feet; thence S 04°45'E, 230 feet; thence S 32°30'E, 75 feet; thence N 74°E, 255 feet to a point on the east line of said NE 1/4; thence N 07°21'29"W, along the east line of said NE 1/4, 1610.56 feet to the place of beginning.

Baughman Company, P.A.

Date

Surveyor

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, streets and reserves to be known as "WALNUT CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 119th St. West over and across the east line of Reserve "A" and Lots 1, 2, 3, 4, 5 and 6, Block 5 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 6 are hereby granted to the City of Wichita, Kansas. Reserve "A" is hereby reserved for floodway and shall be the responsibility of the owners of the lots in Walnut Creek 2nd Addition, until such time as the governing body elects to assume the responsibility for maintenance and improvement of the drainage. No building 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 appropriate governing body. With such permission of said appropriate body, additional improvements and/or activities may be permitted within said floodway, such as landscaping, water features, paths, pedestrian and maintenance creek crossings and recreational facilities. Reserves "B", "C" and "D" are hereby reserved for resident open space purposes, such as landscaping and paths and are hereby granted for the construction and maintenance of all public utilities. Reserves "A", "B", "C" and "D" will be owned by the Walnut Creek Home Owners Association. No building shall be constructed below a minimum pad elevation of 1338 Mean Sea Level.

Barbed Wire Associates, a Kansas General Partnership

Robert C. Foster

by Robert C. Foster, Partner

and Larten Associates, Partner

Leonard E. Marotte

Leonard E. Marotte, Partner

Larry E. Bottenberg

Larry E. Bottenberg, Partner

State of Kansas }
Sedgwick County } S.S.

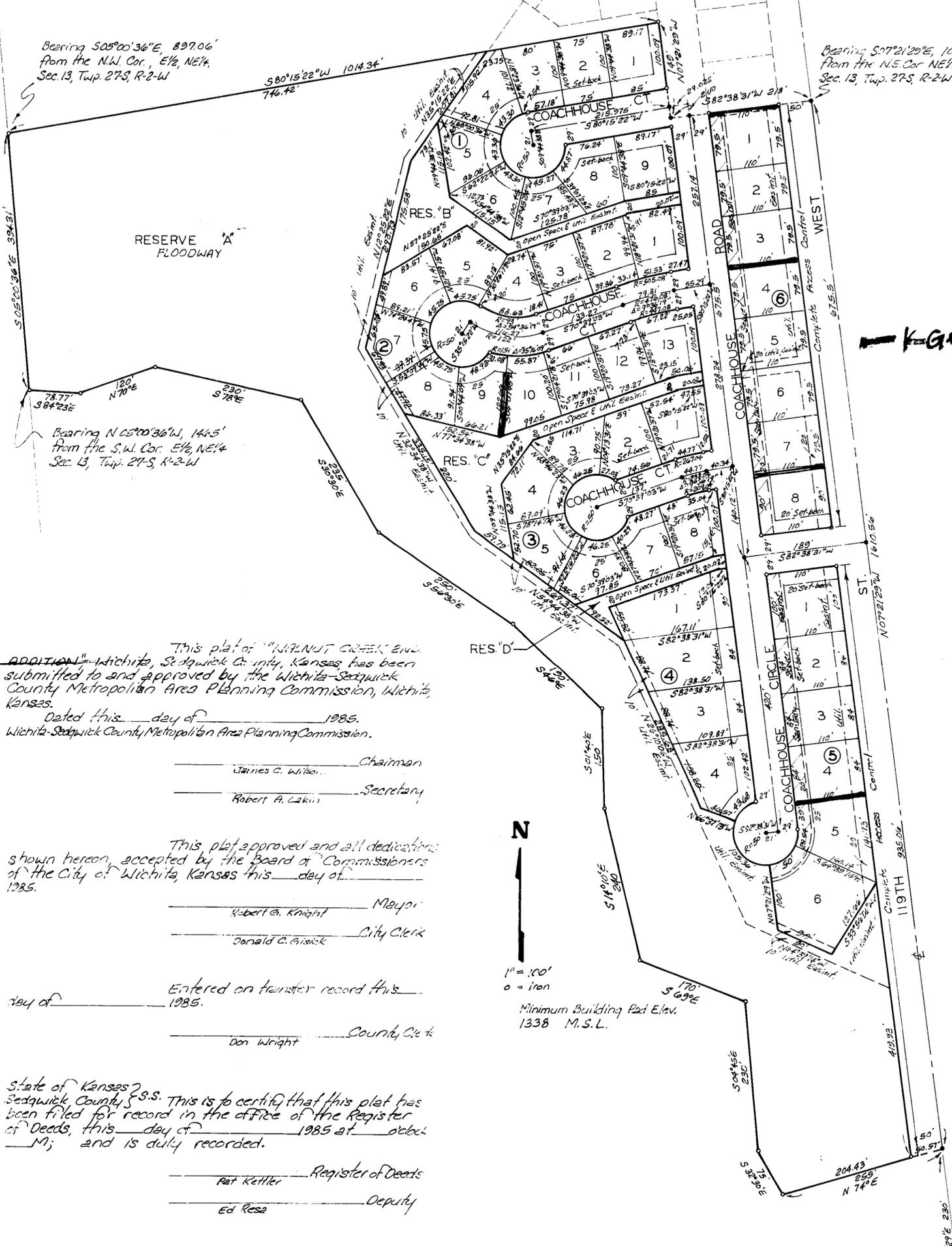
The foregoing instrument was acknowledged before me, this day of , 1985, by Robert C. Foster, Partner and by Larten Associates, by Leonard E. Marotte, Partner and Larry E. Bottenberg, Partner, on behalf of Barbed Wire Associates, a Kansas General Partnership.

My Appt. Exp. Notary Public

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "WALNUT CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Reserve Savings and Loan Association

G. K. Monroe, President



This plat of "WALNUT CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this day of , 1985.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

James C. Wilson, Chairman
Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, accepted by the Board of Commissioners of the City of Wichita, Kansas this day of , 1985.

Robert G. Knight, Mayor
Donald C. Giesick, City Clerk

Entered on transfer record this day of , 1985.

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 , 1985 at o'clock M; and is duly recorded.

Pat Kettler, Register of Deeds
Ed Resz, Deputy

State of Kansas }
Sedgwick County } S.S. The foregoing instrument was acknowledged before me, this day of , 1985, by G. K. Monroe, President of Reserve Savings and Loan Association, on behalf of the corporation.

Notary Public

My Appt. Exp.

S.E. Cor. NE 1/4
Sec. 13, Twp. 27-S, R-2-W
S 86°33'40"W

K-G+E