

3. The pavement of the east half of Harding Street from 10th Street to the south line of the church property to the west, including a hammerhead turnaround.
 4. The turnaround required for 10th Street.
 5. The pavement of 10th Street to a point to the west sufficient to provide street pavement to serve the existing homes with access to this street.
- I. As agreed at the time of preliminary plat approval, the pavement width for Harding Street, adjacent to Reserve "A", shall be 25 feet from back-of-curb to back-of-curb.
 - J. A requirement of preliminary plat approval was for the applicant to attempt to obtain an off-site street dedication for Harding Street. This dedication needed to be obtained from the church to the west. The church has submitted a letter stating their objection to dedicating any right-of-way for this street.
 - K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - L. On the final plat tracing, the platator's text shall be amended to reference the platting of 40 feet of complete access control back from the 13th Street and Oliver intersection.
 - M. As can be noted on the final plat, several joint access easements are proposed for the northwest corner of the plat. These access easements shall be established by separate instrument. A draft of the easement agreement shall be submitted to the Planning Department for review and approval. The joint access easements will need to be recorded so appropriate recording information can be shown on the final plat tracing.
 - N. The final plat tracing shall indicate the platting of complete access control to 12th Street across the south line of Lot 25, Block 1. Appropriate reference shall be added to the platator's text.
 - O. The final plat tracing shall indicate the amount of half-street right-of-way existing for Harding Street and 12th Street adjacent to this plat.
 - P. On the final plat tracing, the platator's text shall be amended to reference where CUP DP-135 and CUP DP-140 can be found.
 - Q. 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 improvements required to be guaranteed with this plat?
 - R. Closure computations shall be submitted with the final plat tracing.
 - S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 84-91 Name: WILLIAMSBURG

Preliminary Approved:
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: At the southeast corner of 13th and Oliver.
Owner: Williamsburg Partnership, c/o William E. Morin
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 41.8 Acres +
 2. Number of Lots:
 - Residential: 50
 - Office:
 - Commercial: 4
 - Industrial:
 - Total: 54
 3. Minimum Lot Area: 8,176 Sq. Ft.
 4. Existing Zoning: LC, R-6 and AA
 5. Proposed Zoning: Same
-

STAFF COMMENTS:

- A. As required by the Commercial Community Unit Plan, the applicant shall guarantee construction of a decel lane for 13th Street and Oliver adjacent to the commercially zoned lots.
- B. The applicant is advised that the Residential Community Unit Plan requires construction of a major entrance to 13th Street and associated decel lane for the apartment development at the time of building permit.
- C. The applicant shall either form a lot owner's 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.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- E. The applicant shall guarantee the abandonment of existing sanitary sewer on Lots 27 and 28, Block I and guarantee reconstruction of a sewer line in the replacement easement being provided.
- F. The applicant shall guarantee the extension of municipal water to serve each lot.
- G. The applicant shall guarantee the construction of sidewalks at the following locations:
 1. North side of 12th Street adjacent to Lot 25, Block I (sidewalk certificate).
 2. The west side of Williamsburg from 11th to 13th Streets (with street paving petition). The sidewalk need not be guaranteed adjacent to the reserve abutting this street.
- H. The applicant shall guarantee the paving of the following streets:
 1. The proposed interior streets (Williamsburg, Williamsburg Circle and 11th Street).
 2. The pavement of Harding Street from where the full pavement stops south of 12th Street, down to, and including, the 11th Street intersection.

November 15, 1984

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re.: S/D 84-91 - Final Plat of Williamsburg Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 15, 1984, 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 November 9, 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 platlor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

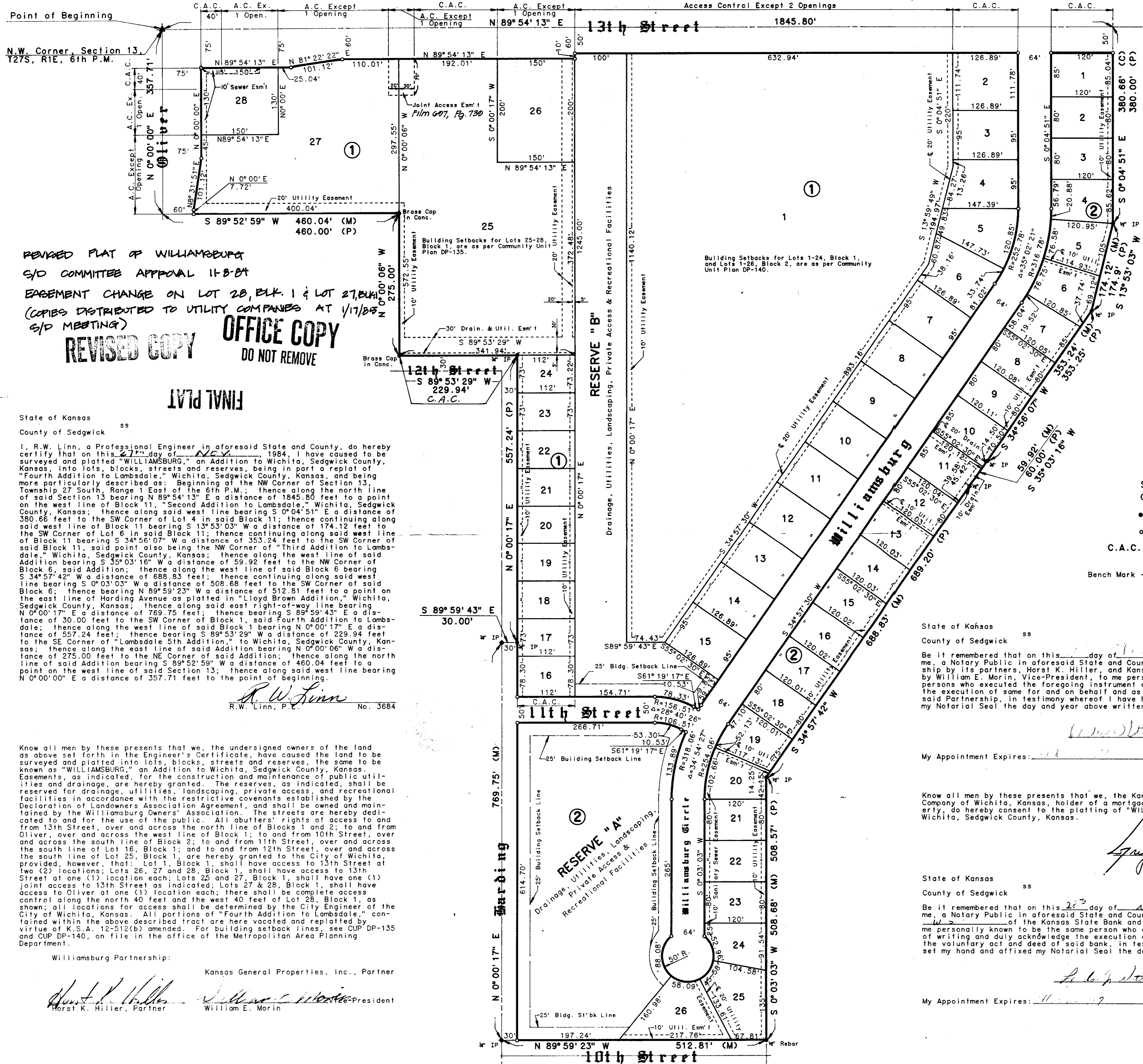
Please call if you have any questions.

Very truly yours,

Barbara Bonanni
Planning Analyst

BB:mlh

cc: Williamsburg Partnership, c/o William E. Morin, 550 North Woodlawn
Building I, Wichita, KS 67208
Jim Edwards, 5125 E. 10th Street, Wichita, KS 67208
Waldo Wetmore, 5125 E. 10th Street, Wichita, KS 67208
Richard A Wood, 1156 North Oliver, Wichita, KS 67208
James Burgis, 5131 E. 10th Street, Wichita, KS 67208
Mike Lindebak, City Engineer



REVISED PLAT OF WILLIAMSBURG
 S/D COMMITTEE APPROVAL 11-8-84
 EASEMENT CHANGE ON LOT 28, BLK. 1 & LOT 27, BLK. 1
 (COPIES DISTRIBUTED TO UTILITY COMPANIES AT 1/17/85
 S/D MEETING)
REVISED COPY **OFFICE COPY**
 DO NOT REMOVE
FINAL PLAT

State of Kansas ss
 County of Sedgwick

I, R.W. Linn, a Professional Engineer in aforesaid State and County, do hereby certify that on this 27th day of NOV, 1984, I have caused to be surveyed and platted "WILLIAMSBURG," an Addition to Wichita, Sedgwick County, Kansas, into lots, blocks, streets and reserves, being in part a replat of "Fourth Addition to Lambdale," Wichita, Sedgwick County, Kansas, and being more particularly described as beginning at the NW Corner of Section 13, Township 27 South, Range 1 East of the 6th P.M.; thence along the north line of said Section 13 bearing N 89° 54' 13" E a distance of 1845.80 feet to a point on the west line of Block 11, "Second Addition to Lambdale," Wichita, Sedgwick County, Kansas; thence along said west line bearing S 0° 04' 51" E a distance of 380.66 feet to the SW Corner of Lot 4 in said Block 11; thence continuing along said west line of Block 11 bearing S 13° 53' 03" W a distance of 174.12 feet to the SW Corner of Lot 6 in said Block 11; thence continuing along said west line of Block 11 bearing S 34° 56' 07" W a distance of 353.24 feet to the SW Corner of said Block 11; said point also being the NW Corner of "Third Addition to Lambdale," Wichita, Sedgwick County, Kansas; thence along the west line of said Addition bearing S 35° 03' 16" W a distance of 59.92 feet to the NW Corner of Block 6, said Addition; thence along the west line of said Block 6 bearing S 34° 57' 42" W a distance of 688.83 feet; thence continuing along said west line bearing S 0° 03' 03" W a distance of 508.68 feet to the SW Corner of said Block 6; thence bearing N 89° 59' 23" W a distance of 512.81 feet to a point on the east line of Harding Avenue as platted in "Lloyd Brown Addition," Wichita, Sedgwick County, Kansas; thence along said east right-of-way line bearing N 0° 00' 17" E a distance of 769.75 feet; thence bearing S 89° 59' 43" E a distance of 30.00 feet to the SW Corner of Block 1, said Fourth Addition to Lambdale; thence along the west line of said Block 1 bearing N 0° 00' 17" E a distance of 557.24 feet; thence bearing S 89° 53' 29" W a distance of 229.94 feet to the SE Corner of "Lambdale 5th Addition," Wichita, Sedgwick County, Kansas; thence along the east line of said Addition bearing N 0° 00' 06" W a distance of 275.00 feet to the NE Corner of said Addition; thence along the north line of said Addition bearing S 89° 52' 59" W a distance of 460.04 feet to a point on the west line of said Section 13; thence along said west line bearing N 0° 00' 00" E a distance of 357.71 feet to the point of beginning.

R.W. Linn
 R.W. Linn, P.E. No. 3684

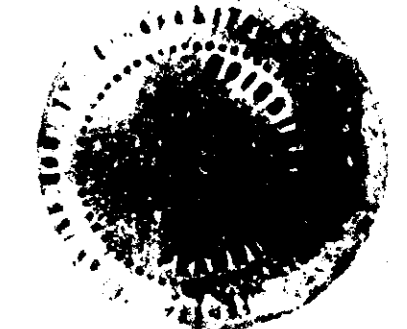
Know all men by these presents that we, the undersigned owners of the land as above set forth in the Engineer's Certificate, have caused the land to be surveyed and platted into lots, blocks, streets and reserves, the same to be known as "WILLIAMSBURG," an Addition to Wichita, Sedgwick County, Kansas. Easements, as indicated, for the construction and maintenance of public utilities and drainage, are hereby granted. The reserves, as indicated, shall be reserved for drainage, utilities, landscaping, private access, and recreational facilities in accordance with the restrictive covenants established by the Declaration of Landowners Association Agreement, and shall be owned and maintained by the Williamsburg Owners' Association. The streets are hereby dedicated to and for the use of the public. All abutting rights of access to and from 13th Street, over and across the north line of Blocks 1 and 2; to and from Oliver, over and across the west line of Block 1; to and from 10th Street, over and across the south line of Block 2; to and from 12th Street, over and across the south line of Lot 25, Block 1, are hereby granted to the City of Wichita, provided, however, that: Lot 1, Block 1, shall have access to 13th Street at two (2) locations; Lots 26, 27 and 28, Block 1, shall have access to 13th Street at one (1) location each; Lots 25 and 27, Block 1, shall have one (1) joint access to 13th Street as indicated; Lots 27 & 28, Block 1, shall have access to Oliver at one (1) location each; there shall be complete access control along the north 40 feet and the west 40 feet of Lot 28, Block 1, as shown; all locations for access shall be determined by the City Engineer of the City of Wichita, Kansas. All portions of "Fourth Addition to Lambdale," contained within the above described tract are here vacated and replatted by virtue of K.S.A. 12-512(b) amended. For building setback lines, see CUP DP-135 and CUP DP-140, on file in the office of the Metropolitan Area Planning Department.

Williamsburg Partnership:
 Kansas General Properties, Inc., Partner
Horst K. Hiller Partner
William E. Morin President

Williamsburg

An Addition to
 Wichita, Sedgwick County, Kansas

This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this 16th day of NOVEMBER, 1984.
William J. Oebel Vice-Chairman
Robert A. Lakin Secretary



This plat approved and all dedications shown hereon are accepted by the City Commission of the City of Wichita, Kansas.
 Dated this 17th day of DEC, 1984.
Robert G. Knight Mayor
Donald C. Gisick City Clerk

This plat approved and all dedications shown hereon are accepted by the Board of County Commissioners of Sedgwick County, Kansas.
 Dated this _____ day of _____, 1984.
 _____ Chairman
 _____ Commissioner
 _____ Commissioner
 _____ County Clerk

Scale: 1" = 100'
 October 25, 1984
 • = Existing Iron
 ○ = Iron to be Set
 C.A.C. = Complete Access Control
 Bench Mark - Oliver and 13th, City of Wichita
 Bench Mark Disc 41.6' east & 33' north of centerlines both.
 Elev. 208.20 City Datum

State of Kansas ss
 County of Sedgwick

Be it remembered that on this _____ day of _____, 1984, before me, a Notary Public in aforesaid State and County, came Williamsburg Partnership by its partners, Horst K. Hiller, and Kansas General Properties, Inc., by William E. Morin, Vice-President, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same for and on behalf and as the voluntary act and deed of said Partnership, in testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Appointment Expires: _____

Wanda J. Watkins Notary Public
 WANDA J. WATKINS
 NOTARY PUBLIC
 STATE OF KANSAS
 MY APPT. EXPIRES _____

Know all men by these presents that we, the Kansas State Bank and Trust Company of Wichita, Kansas, holder of a mortgage on the above described property, do hereby consent to the platting of "WILLIAMSBURG," an Addition to Wichita, Sedgwick County, Kansas.

Gregory K. Wilson
 Gregory K. Wilson
 Notary Public

State of Kansas ss
 County of Sedgwick

Be it remembered that on this 27th day of NOV, 1984, before me, a Notary Public in aforesaid 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 same for and on behalf and as the voluntary act and deed of said bank, in testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Appointment Expires: _____

Binda J. Watkins Notary Public
 BINDA J. WATKINS
 NOTARY PUBLIC
 STATE OF KANSAS
 MY APPT. EXPIRES _____

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ m. on this _____ day of _____, 1984.
 _____ Register of Deeds
 _____ Deputy
 Entered on Transfer Record this _____ day of _____, 1984.
 _____ County Clerk