



Sedgwick County
Register of Deeds - Bill Meek
DOC #/FLM-PG: 28986773

Receipt #: 1691480
Pages Recorded: 2
Cashier Initials: LK

Recording Fee: \$12.00
Authorized By:

Date Recorded: 6/26/2008 4:17:52 PM



Lot Split

Parcel A:

A portion of Lot 1, Block 1, Killarney Plaza First Addition, an Addition to Wichita, Sedgwick County, Kansas described as commencing at the north common corner to Lots 1 and 2 in said Block 1; thence N76°39'38"W, along the north line of said Lot 1, 76.26 feet to a deflection point in the north line of said Lot 1; thence S89°18'12"W, along the north line of said Lot 1, 128.62 feet to the point of beginning; thence S01°05'20"E, parallel with the west line of Lot 2 in said Block 1, 287.55 feet; thence S89°18'12"W, parallel with the north line of said Lot 1, 191.56 feet to a point on the west line of said Lot 1; thence N01°05'20"W, along the west line of said Lot 1, 287.55 feet to the NW. corner of said Lot 1; thence N89°18'12"E, along the north line of said Lot 1, 191.56 feet to the point of beginning.

Parcel B:

A portion of Lot 1, Block 1 Killarney Plaza First Addition, an Addition to Wichita, Sedgwick County, Kansas described as commencing at the north common corner to Lots 1 and 2 in said Block 1; thence N76°39'38"W, along the north line of said Lot 1, 67.11 feet to the point of beginning; thence S01°05'20"E, parallel with the west line of Lot 2 in said Block 1, 285.09 feet; thence S89°18'12"W, parallel with the north line of said Lot 1, 138.44 feet; thence N01°05'20"W, parallel with the west line of said Lot 1, 287.55 feet to a point on the north line of said Lot 1; thence N89°18'12"E, along the north line of said Lot 1, 128.62 feet to a deflection point in the north line of said Lot 1; thence S76°39'38"E, along the north line of said Lot 1, 10.14 feet to the point of beginning.

City of Wichita)

Sedgwick County) ss

State of Kansas)

L/S No. 2008-31

Copy 1 of 2

I, John L. Schlegel, Director of Planning, Wichita-Sedgwick County Metropolitan Area Planning Department, do hereby certify under the Authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp affixed has been approved.

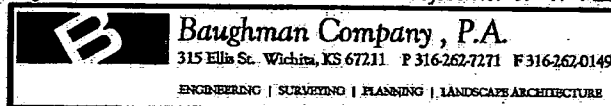
Given under my hand and seal, this 30th day of July, 2008

John L. Schlegel

Page 1 of 2



Project No. 07-11-P228



Drawing File: F:\SURVEY\LOT\Killarney Plaza First.dwg\Killarney Plaza Lot 1.dwg

12:00
1st hr

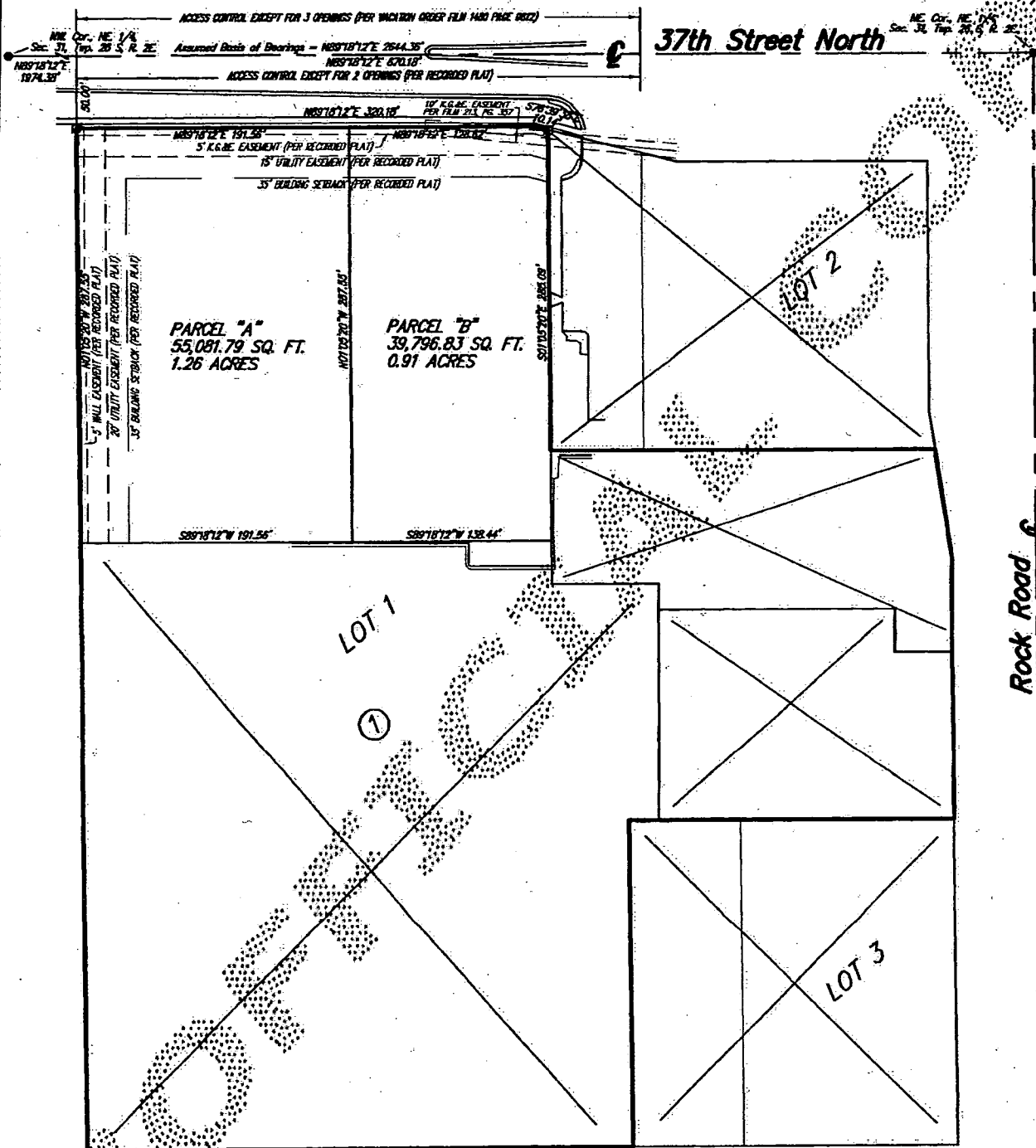
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Lot Split



Note:
Additional building setbacks and other requirements are per
the W.D.C. Parcel No. 8 Community Unit Plan (CUP DP-121).

Page 2 of 2

Project No. 07-11-P228

Scale: 1"=100'

B **Baughman Company, P.A.**
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Drawing File: F:\SURVEY\LOT\Killarney Plaza First\dwg\Killarney Plaza Lot 1.dwg



Wichita-Sedgwick County Metropolitan Area Planning Department

May 30, 2008

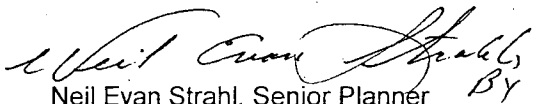
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: Lot Split No. SUB 2008-31 (Lot 1, Block 1, Killarney Plaza First Addition)

Attached is an approved Lot Split that was submitted in accordance with the Metropolitan Area Planning Commission's Subdivision Regulations. The Lot Split is now ready to be recorded with the Register of Deeds.

Requirements of the lot split approval was the submittal of a Certificate of Petition for the extension of a water main and a Cross-lot Drainage Agreement. These documents have been submitted and are attached to be recorded with the Lot Split.

Please provide us with a copy of the recorded lot split and associated documents for our files.


Neil Evan Strahl, Senior Planner
Current Plans Division


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Attachments

Copies to: Andeel Holdings, LLC, Caro Properties, LLC, Doug Maryott and RAW, LLC, 358 N. Rock Road, Wichita, KS 67206
Curt Koeneke, SourceOne, 8405 South Zero, Ft. Smith, AR 72903
Mike Greene, City Engineer's Office
Jim Armour, City Engineer
Kimmy King, Finance Department

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

Lot Split

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Parcel B:

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City of Wichita)

Sedgwick County) ss

State of Kansas)

L/S No.

Copy

2

of 2

I, John L. Schlegel, Director of Planning, Wichita-Sedgwick County Metropolitan Area Planning Department, do hereby certify under the Authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp affixed has been approved.

Given under my hand and seal, this 30th day of

May, 2008

John L. Schlegel



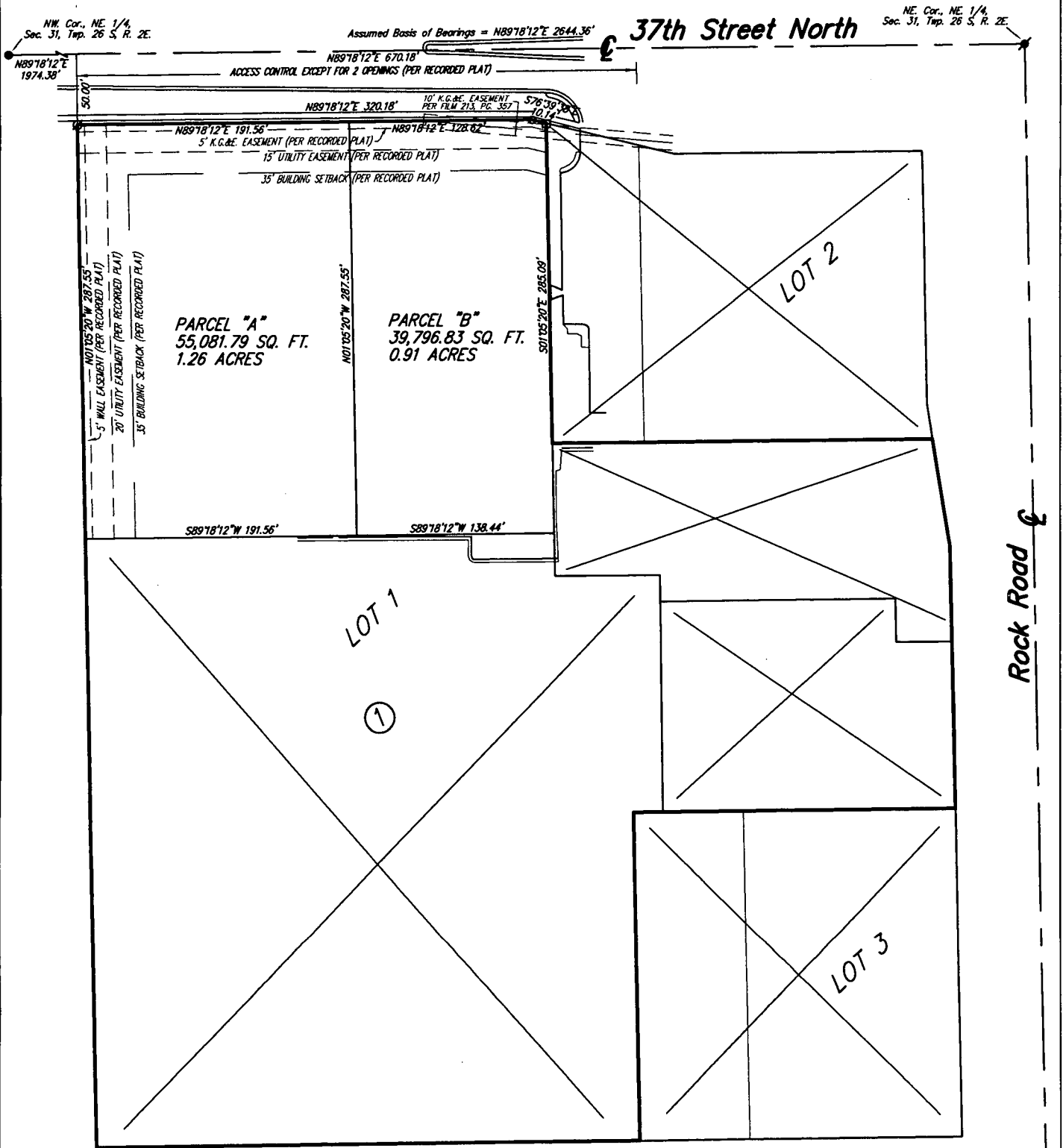
Page 1 of 2

Project No. 07-11-P228



Drawing File: F:\SURVEY\LOT\Killarney Plaza First\dwg\Killarney Plaza Lot 1.dwg

Lot Split



Note:
Additional building setbacks and other requirements are per
the W.D.C. Parcel No. 8 Community Unit Plan (CUP DP-121).

Page 2 of 2

Project No. 07-11-P228

B Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Drawing File: F:\SURVEY\LOT\Killarney Plaza First\dwg\Killarney Plaza Lot 1.dwg

Sewer & Water Exhibit

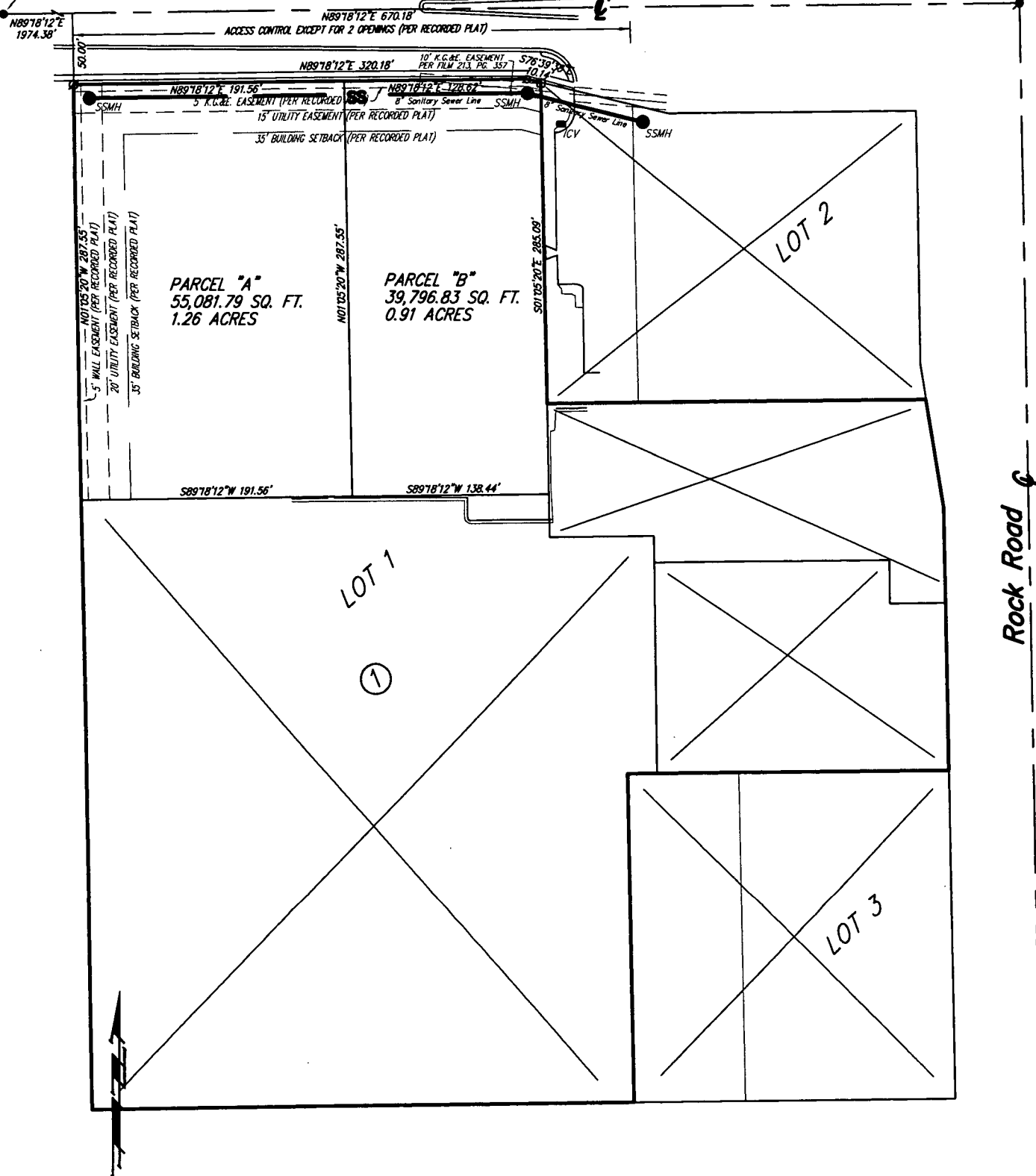
24" PSC City of Wichita Water Line Water Line

NW Cor., NE 1/4,
Sec. 31, Twp. 26 S, R. 2E.

Assumed Basis of Bearings = N89°18'12"E 2644.36'

37th Street North

NE Cor., NE 1/4,
Sec. 31, Twp. 26 S, R. 2E.



Project No. 07-11-P228



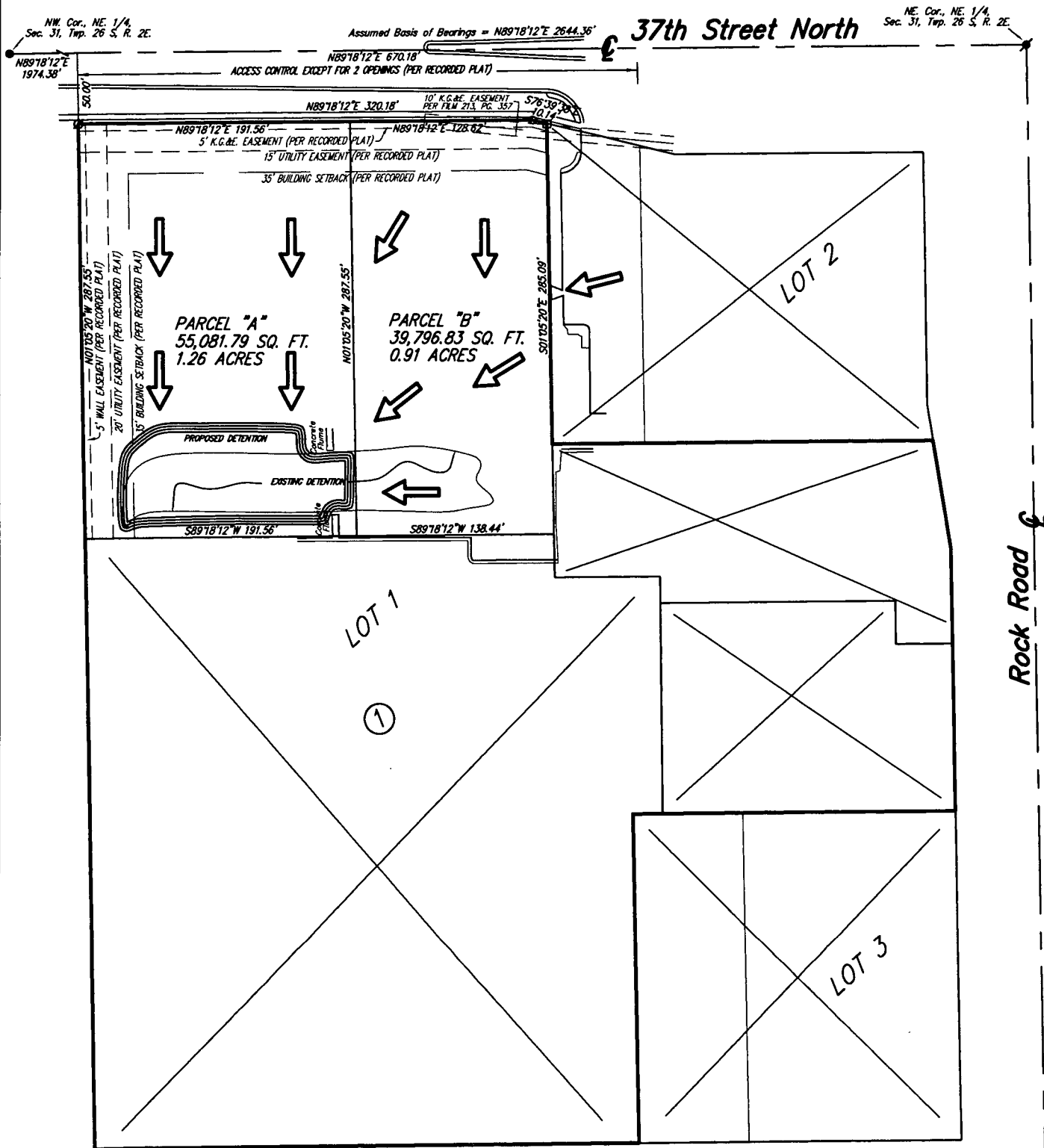
Baughman Company, P.A.

315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Drawing File: F:\SURVEY\LOT\Killamey Plaza First\dwg\Killamey Plaza Lot 1.dwg

Drainage Exhibit



Project No. 07-11-P228



Baughman Company, P.A.

315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149

ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

Drawing File: F:\SURVEY\LOT\Killarney Plaza First\dwg\Killarney Plaza Lot 1.dwg

CERTIFICATE OF PETITION

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

We, RAW, LLC, a Kansas limited liability company, owners of Parcel 'A' and Parcel 'B' (see attached Exhibit "A" for legal descriptions), hereby certify that petition(s) for the following improvements have been submitted to the City Council of the City of Wichita, Kansas:

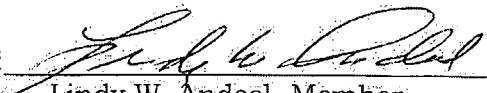
1. Water Line Improvements

As a result of the above-mentioned petition(s) for improvements, all lots or portions thereof within the said Parcel 'A' and Parcel 'B' (see attached Exhibit "A" for legal descriptions), may be subject to special assessments assessed thereto for the cost of constructing the above-described improvements.

Signed this 27th day of May, 2008.

RAW, LLC, a Kansas limited liability company

By: Andeel Holdings, L.L.C., Manager

By: 
Linda W. Andeel, Member

Certificate of Petition
Page 2 of 3

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

BE IT REMEMBERED, that on this 27th day of May, 2008, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Lindy W. Andeel, as Member of Andeel Holdings, L.L.C., a Kansas limited liability company, Manager of RAW, LLC, a Kansas limited liability company, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf and as the act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

(My Appointment Expires: 9/7/09)

Philip J. Meyer
Notary Public

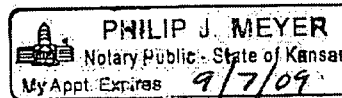


EXHIBIT 'A'

Parcel A

A portion of Lot 1, Block 1 Killarney Plaza First Addition, an Addition to Wichita, Sedgwick County, Kansas described as commencing at the north common corner to Lots 1 and 2 in said Block 1; thence N76°39'38"W, along the north line of said Lot 1, 76.26 feet to a deflection point in the north line of said Lot 1; thence S89°18'12"W along the north line of said Lot 1, 128.62 feet to the point of beginning; thence S01°05'20"E, parallel with the west line of Lot 2 in said Block 1, 287.55 feet; thence S89°18'12"W, parallel with the north line of said Lot 1, 191.56 feet to a point on the west line of said Lot 1; thence N01°05'20"W, along the west line of said Lot 1, 287.55 feet to the NW. corner of said Lot 1; thence N89°18'12"E, along the north line of said Lot 1, 191.56 feet to the point of beginning.

Parcel B

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CROSS LOT DRAINAGE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, this 27th day of May, 2008, RAW, LLC, a Kansas limited liability company, herein referred to as the Grantor, is the owners of the following described properties, to-wit:

Parcel A

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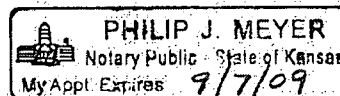
STATE OF KANSAS)
COUNTY OF SEDGWICK) SS:

BE IT REMEMBERED, that on this 27th day of May, 2008, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Lindy W. Andeel, as Member of Andeel Holdings, L.L.C., a Kansas limited liability company, Manager of RAW, LLC, a Kansas limited liability company, personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same, for and on behalf and as the act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Philip J. Meyer
Notary Public

(My Appointment Expires: 9/7/09)



WATER DISTRIBUTION SYSTEM PETITION

To the Mayor and City Council
Wichita, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

Parcel A

A portion of Lot 1, Block 1 Killarney Plaza First Addition, an Addition to Wichita, Sedgwick County, Kansas described as commencing at the north common corner to Lots 1 and 2 in said Block 1; thence N76°39'38"W, along the north line of said Lot 1, 76.26 feet to a deflection point in the north line of said Lot 1; thence S89°18'12"W along the north line of said Lot 1, 128.62 feet to the point of beginning; thence S01°05'20"E, parallel with the west line of Lot 2 in said Block 1, 287.55 feet; thence S89°18'12"W, parallel with the north line of said Lot 1, 191.56 feet to a point on the west line of said Lot 1; thence N01°05'20"W, along the west line of said Lot 1, 287.55 feet to the NW. corner of said Lot 1; thence N89°18'12"E, along the north line of said Lot 1, 191.56 feet to the point of beginning.

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do hereby petition, pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

- (a) That there be constructed a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being Twenty-Five Thousand Dollars (\$25,000), with 100 percent payable by the improvement district. Said estimated cost as above setforth may be

increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata rate of 1 percent per month from and after June 1, 2008.

- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Wichita incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Wichita to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

- (d) That the method of assessment of all costs of the improvement or which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Parcel "A" shall pay 55/95 of the total cost of the improvements and Parcel "B" shall pay 40/95 of the total cost of the improvements.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04. This petition may be combined with other petitions of similar nature in order to form one public improvement project.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

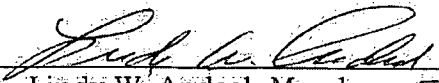
4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
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PARCEL 'A'
PARCEL 'B'

RAW, LLC
By: Andeel Holdings, L.L.C.,
Manager

By: 
Lindy W. Andeel, Member 5/27/08