

I

Overall Development Sketch Plan
for 5-275-2E

between Rock + Webb
21st + 29th

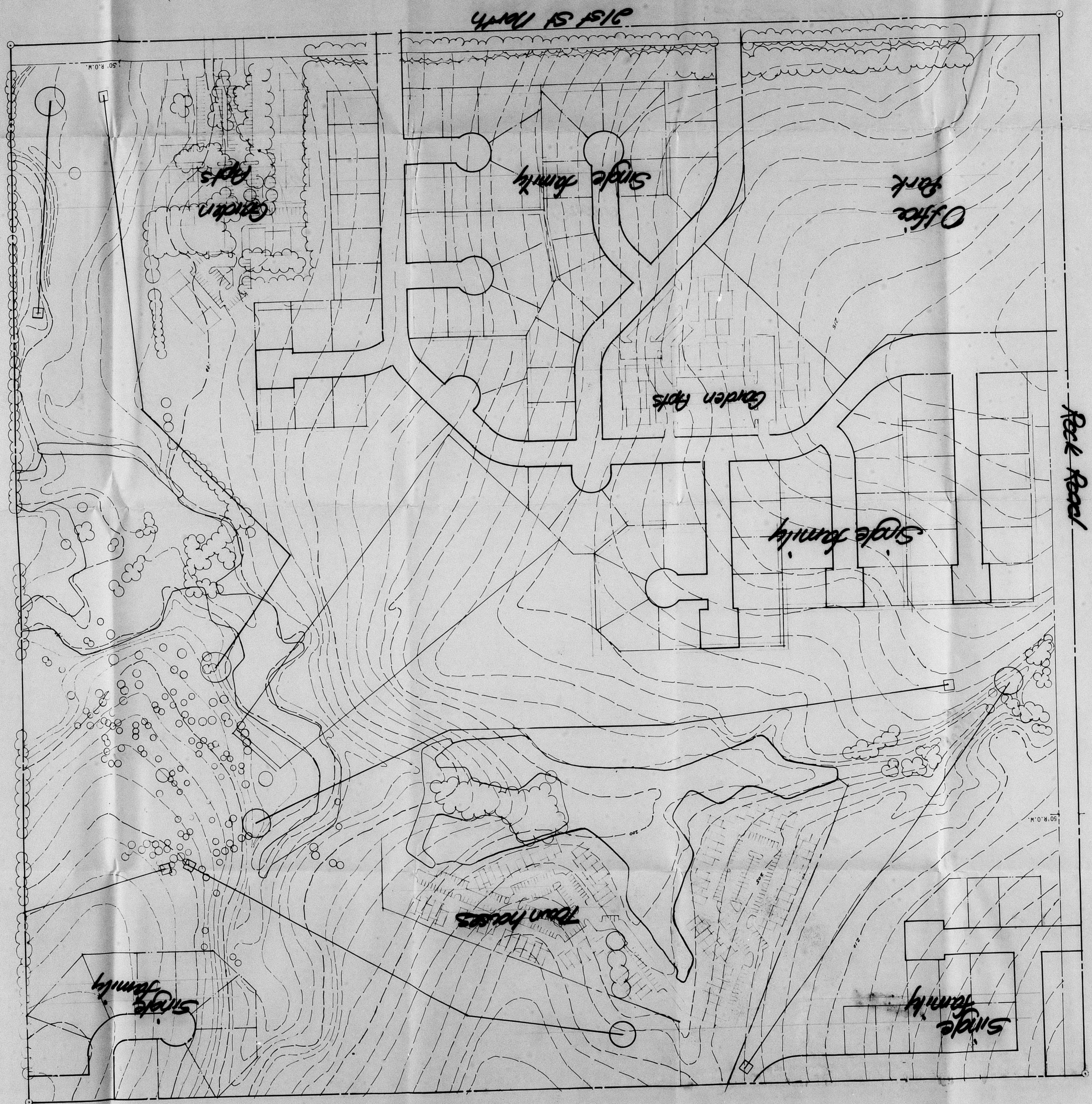
S/D 78-138
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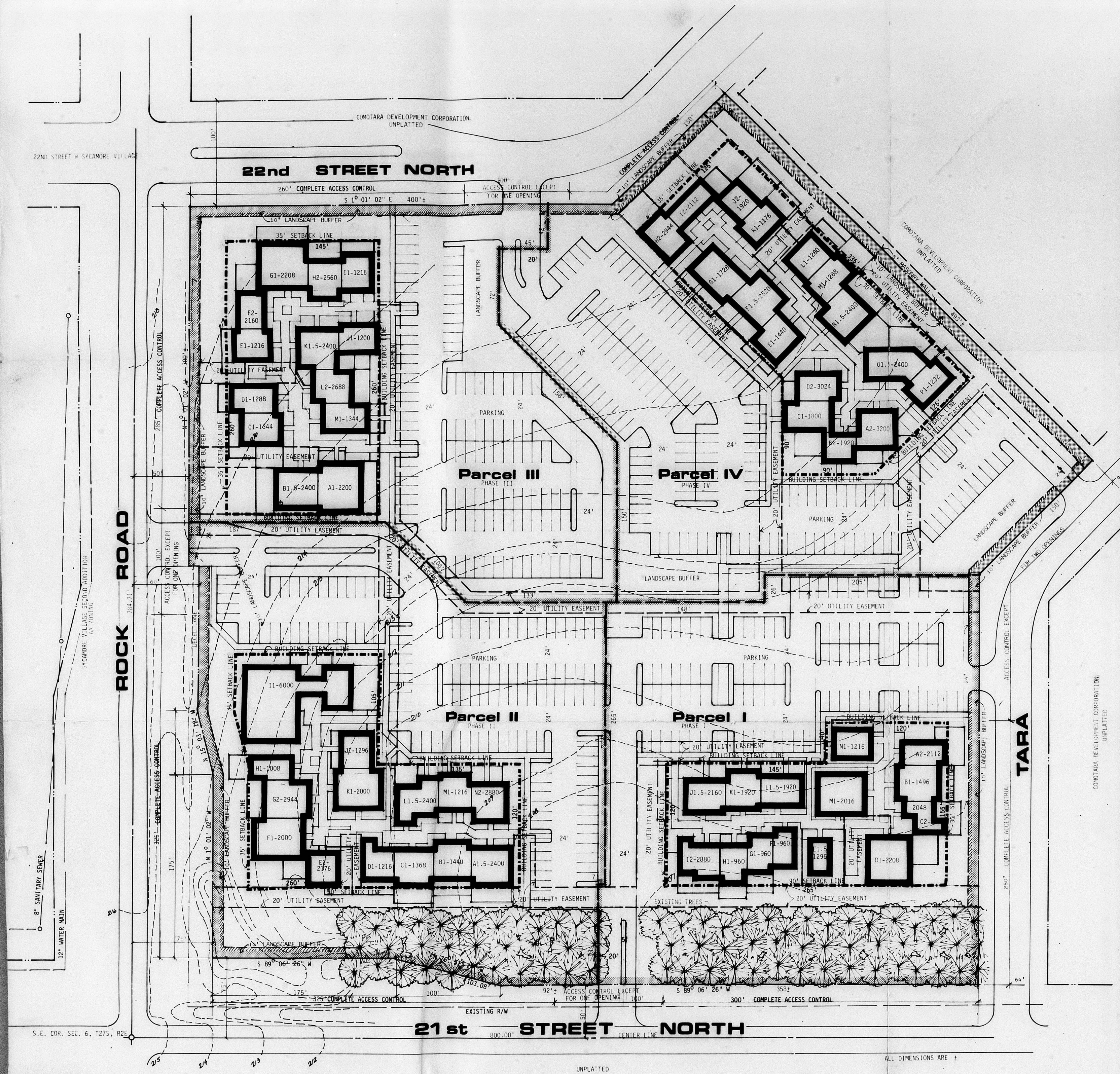


Development Master Plan
for SW 1/4 5-27-2E
N.E. corner 2 1/4" Road

DATE: 1-4-79

S/D 78-138





General Provisions

- THIS DEVELOPMENT IS PROPOSED TO CONTAIN 11.6 GROSS OR 10.8 NET ACRES, MORE OR LESS.
- THE PROPOSED DEVELOPMENT CONTAINS 4 PARCELS RANGING FROM LIGHT COMMERCIAL, OFFICE TO MULTI-FAMILY USES. SEE SPECIFIC USES BY PARCEL DESCRIPTION BELOW.
- SETBACKS ARE AS INDICATED ON PLAN VIEW OR AS DESCRIBED IN PARCEL DESCRIPTIONS OR IN GENERAL AS FOLLOWS:
40' SETBACK ON 21ST STREET NORTH
35' SETBACK ON ROCK ROAD
35' SETBACK ON 22ND STREET NORTH
30' SETBACK ON TARA STREET
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNS AS PERMITTED BY ZONING DISTRICT DESIGNATING THE NAME OF THE DEVELOPMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20-11-119 OF THE CODE OF THE CITY OF WICHITA.
- ALL SIGNS RELATING TO THE SPECIFIC USES OBTAINED WITHIN EACH PARCEL SHALL BE PERMITTED PROVIDED THEY FOLLOW APPROPRIATE CITY CODES.
- AN OWNERS ASSOCIATION AGREEMENT FOR PARCELS I THROUGH IV PROVIDING FOR THE MAINTENANCE OF COMMON AREAS (SPACE, INTERNAL DRIVES, PARKING AREAS, SIGNS, LIGHTS, DRAINAGE IMPROVEMENTS, ETC.) SHALL BE FILED WITH THE PLAN OF THE AREA.
- OPEN SPACE AS REFERRED TO IN THE COMMUNITY UNIT PLAN REFERS TO ALL LAND COMMONLY HELD UNDER CONDOMINIUM DOCUMENTS AND RELATED TO THE DEVELOPMENT THEREON AND SHALL BE MAINTAINED AS DESCRIBED ABOVE BY AN OWNERS ASSOCIATION.
- ALL DRIVES AND PARKING AREAS OBTAINED WITHIN THE DESCRIBED PARCELS SHALL BE PRIVATELY OWNED BY THE OWNERS ASSOCIATION.
- SIDEWALK PLAN INDICATED WILL BE REVISED AS NECESSARY AT THE TIME OF PLATTING.
- ALL DRAINAGE WAYS AND DRAINAGE EASEMENTS SHALL BE DETERMINED AT THE TIME OF PLATTING. A LOT GRADING PLAN WILL ALSO BE SUBMITTED AT THAT TIME.
- FINAL DETERMINATION OF STREET RIGHT OF WAY AND PAVEMENT WIDTHS ON PUBLIC STREETS SHALL BE RESOLVED AT THE TIME OF PLATTING.
- NET ACRES ARE DETERMINED BY SUBTRACTING STREET RIGHT OF WAY FROM GROSS ACRES.
- THE FINAL CONFIGURATION OF BUILDING SHAPE AND PLACEMENT AND THE EXACT LOCATION OF DRIVEWAYS AND PARKING AREAS MAY VARY FROM THAT INDICATED ON THE PLAN VIEW PROVIDED THE STRUCTURES STAY WITHIN ESTABLISHED SETBACK LINES.
- A FIVE (5) TO EIGHT (8) FOOT SOLID OR SEMI-SOLID WALL SHALL BE CONSTRUCTED OF STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL (NOT INCLUDING WOOD AND WOVEN WIRE) AROUND ALL STORAGE OR SERVICE AREAS WHICH FACE DIRECTLY INTO A RESIDENTIAL ZONING DISTRICT AND ARE SEPARATED BY A PUBLIC WAY, ALLEY OR STREET.

THIS WALL SHALL NOT BE REQUIRED ALONG THE PROPERTY LINE FOR ITS ENTIRE LENGTH IF IT ABUTS A RESIDENTIAL ZONE SINCE THE BUILDINGS TO BE INSTALLED SO AS NOT TO HAVE A BACK DOOR. THE DESIGN OF THE STRUCTURE AND THE MATERIALS USED FOR CONSTRUCTION SHALL BE CONSISTENT ON ALL FOUR SIDES OF EACH STRUCTURE SO THAT THE BUILDINGS WILL HAVE A COMMON FRONT DOOR APPEARANCE ON ALL FOUR SIDES.

PARCEL I	PARCEL III
PROPOSED USES: ALL GENERAL OFFICE USES INCLUDING OFFICE SUPPLIES, PROFESSIONAL OFFICES (MEDICAL, ATTORNEY, ENGINEER, ARCHITECT, ETC.), AND COMMERCIAL ACTIVITY EXCEPT FOR SALE OF SOFT DRINKS, NEWS MEDIA, TOBACCO, CANDIES AND TOILETRIES.	PROPOSED USES: SAME AS FOR PARCEL II
GROSS AREA - 4.7 ACRES NET AREA - 3.1 ACRES NET AREA WITHIN BUILDING SETBACK LINES - 0.86 (34,096 S.F.) MAXIMUM BUILDING COVERAGE - 22,000 S.F. MAXIMUM GROSS FLOOR AREA - 28,800 S.F. FLOOR AREA RATIO - 0.19 MAXIMUM BUILDING HEIGHT - 35' SETBACKS AS SHOWN ON PLAN VIEW WITH 21ST STREET NORTH - SETBACK 35' PARKING REQUIREMENTS - 4 SPACES/1000 S.F. GROSS FLOOR AREA	GROSS AREA - 3.6 ACRES NET AREA - 2.4 ACRES NET AREA WITHIN BUILDING SETBACK LINES - 0.9 ACRES (37,408 S.F.) MAXIMUM BUILDING COVERAGE - 22,000 S.F. MAXIMUM GROSS FLOOR AREA - 28,800 S.F. FLOOR AREA RATIO - 0.23 MAXIMUM BUILDING HEIGHT - 35' SETBACKS AS SHOWN ON PLAN VIEW WITH ROCK ROAD - SETBACK 35' 22ND STREET NORTH - SETBACK 35' PARKING - AS SET FORTH IN GENERAL PROVISIONS - 16
PARCEL II	PARCEL IV
PROPOSED USES: GENERAL OFFICE AND RETAIL SALES INCLUDING THE FOLLOWING: A. SAME OFFICE USES AS DESCRIBED IN PARCEL I; B. RESTAURANT, BAKERY, BARBER SHOPS, BUSINESS OR COMMERCIAL SCHOOL, STUDIOS, CLOTHING SALES, PRIVATE CLUBS, HEALTH STUDIOS, BOUTIQUE SHOPS, HARDWARE, GIFT SHOPS, ANTIQUE SHOPS, BEAUTY PARLORS, SMALL PRINTING SHOPS, EMPLOYEES MAXIMUM, BAKERY SHOP (5 EMPLOYEES MAXIMUM).	PROPOSED USES: SAME OFFICE USES AS IN PARCEL I AND IN ADDITION MULTI-FAMILY USES PERMITTING GARDEN APARTMENTS, TOWNHOUSES, DUPLEX THROUGH SIXPLEX AND PATIO HOMES.
GROSS AREA - 4.7 ACRES NET AREA - 3.4 ACRES NET AREA WITHIN BUILDING SETBACK LINES - 1.0 ACRES (44,788 S.F.) MAXIMUM BUILDING COVERAGE - 35,000 S.F. MAXIMUM GROSS FLOOR AREA - 41,500 S.F. FLOOR AREA RATIO - 0.21 MAXIMUM BUILDING HEIGHT - 35' SETBACKS AS SHOWN ON PLAN VIEW WITH 21ST STREET NORTH - SETBACK 35' ROCK ROAD - SETBACK 35' PARKING - AS SET FORTH UNDER GENERAL PROVISIONS - 14	GROSS AREA - 4.7 ACRES NET AREA - 3.5 ACRES NET AREA WITHIN BUILDING SETBACK LINES (FOR OFFICE USES ONLY) - 1.04 ACRES (46,480 S.F.) MAXIMUM BUILDING COVERAGE (OFFICE ONLY) - 28,000 S.F. MAXIMUM GROSS FLOOR AREA (OFFICE ONLY) - 42,000 S.F. FLOOR AREA RATIO (OFFICE ONLY) - 0.28 MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS - 44, REGARDLESS OF TYPE OF UNIT CONSTRUCTED.

	DENSITY	GARDEN APTS.	TOWNHOUSES	2 - 4 PLEX	PATIO HOMES
0.15:15	12.5	48	28	22	21

IF RESIDENTIAL USES ARE TO BE CONSTRUCTED A SITE PLAN SHALL BE SUBMITTED AT THE TIME OF PLATTING CONFORMING TO THE MULTI-FAMILY SETBACKS DEFINED BELOW:
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - 22ND STREET NORTH - 35'
OFFICE USES AS PER SETBACK LINES ILLUSTRATED MULTI-FAMILY USES

22ND STREET NORTH	35'
WEST PROPERTY LINE	20'
SOUTH PROPERTY LINE	20'
SOUTH EAST PROPERTY LINE	20'
EAST PROPERTY LINE	30'

PARKING - 4 SPACES/1000 S.F. GROSS FLOOR AREA (OFFICE)
2 SPACES/DWELLING UNIT (MULTI-FAMILY)

C.U.P.



COMMUNITY UNIT PLAN INDEPENDENCE COMMONS

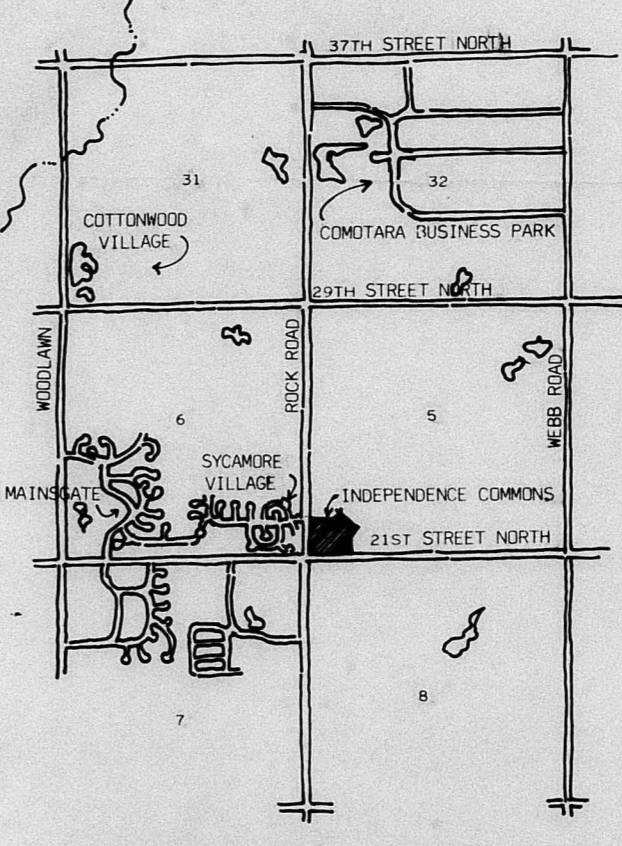
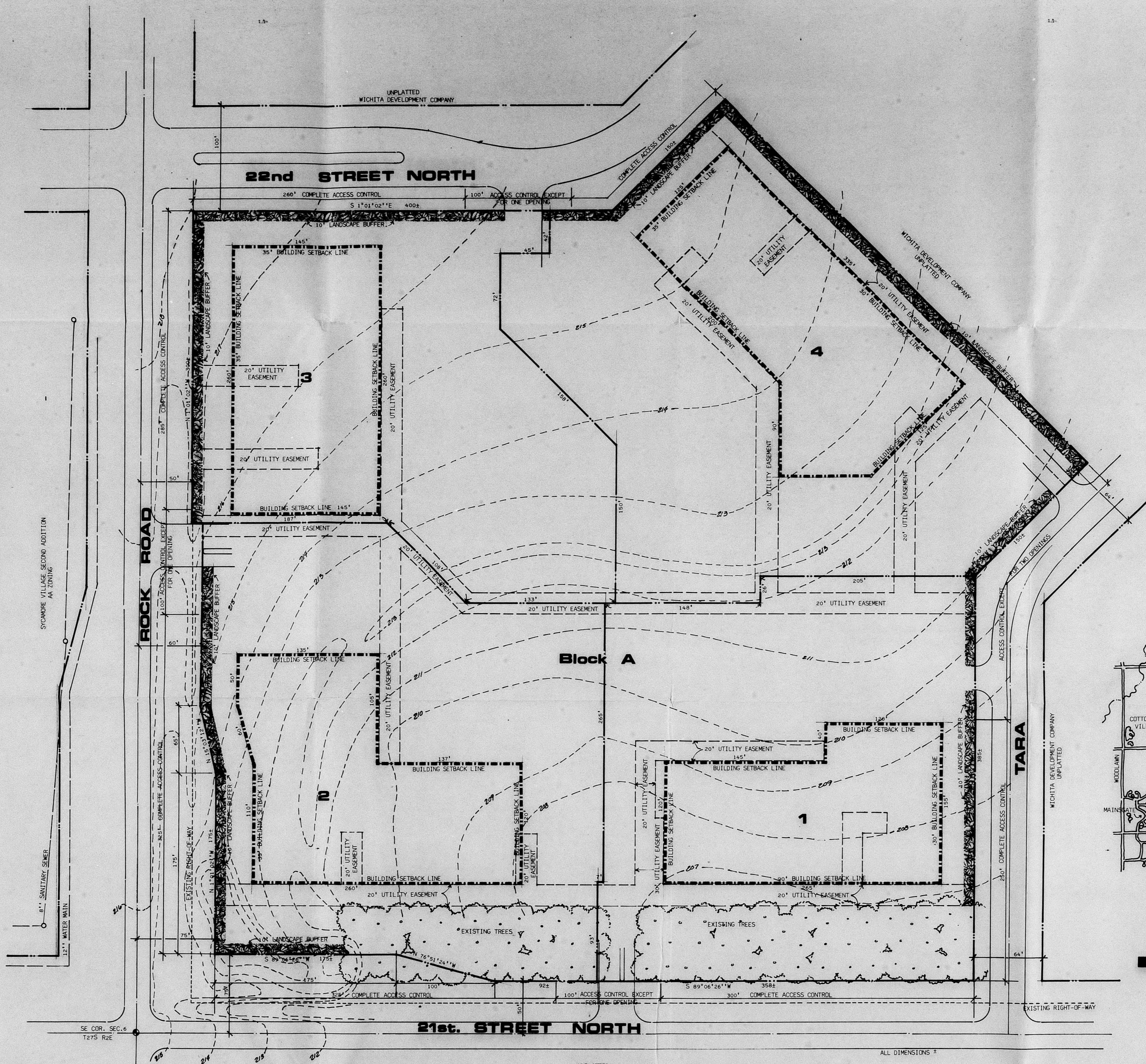
OFFICE COPY (plot file) DO NOT REMOVE DP-92 S/D 78-138

OWNER: COMOTARA DEVELOPMENT CORPORATION, 2225 HATHAWAY CIRCLE WICHITA, KANSAS 67226

DATE: SEPTEMBER 20, 1978 REVISED DATE: JANUARY 1, 1978



Bill G. Yung Design
1368 NORTH WACO WICHITA, KANSAS 67203 316-264-0878



Location Map
NO SCALE.



SKETCH PLAT
PRELIMINARY PLAT
INDEPENDENCE COMMONS

S/D 78-138

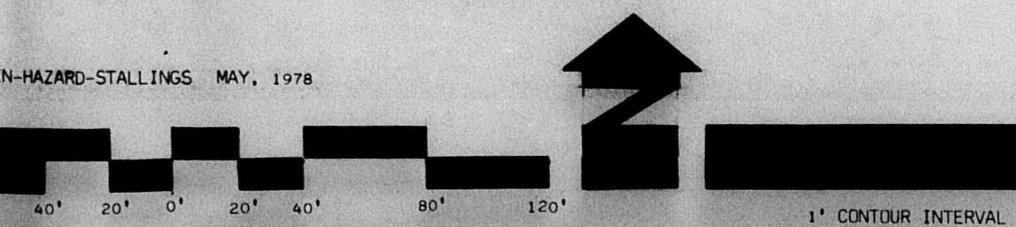
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TOPIC VAN DOREN-HAZARD-STALLINGS, MAY, 1978

OWNER: MICHITA DEVELOPMENT COMPANY

2225 HATHAWAY CIRCLE, WICHITA, KANSAS 67226

DATE: JANUARY 1, 1979



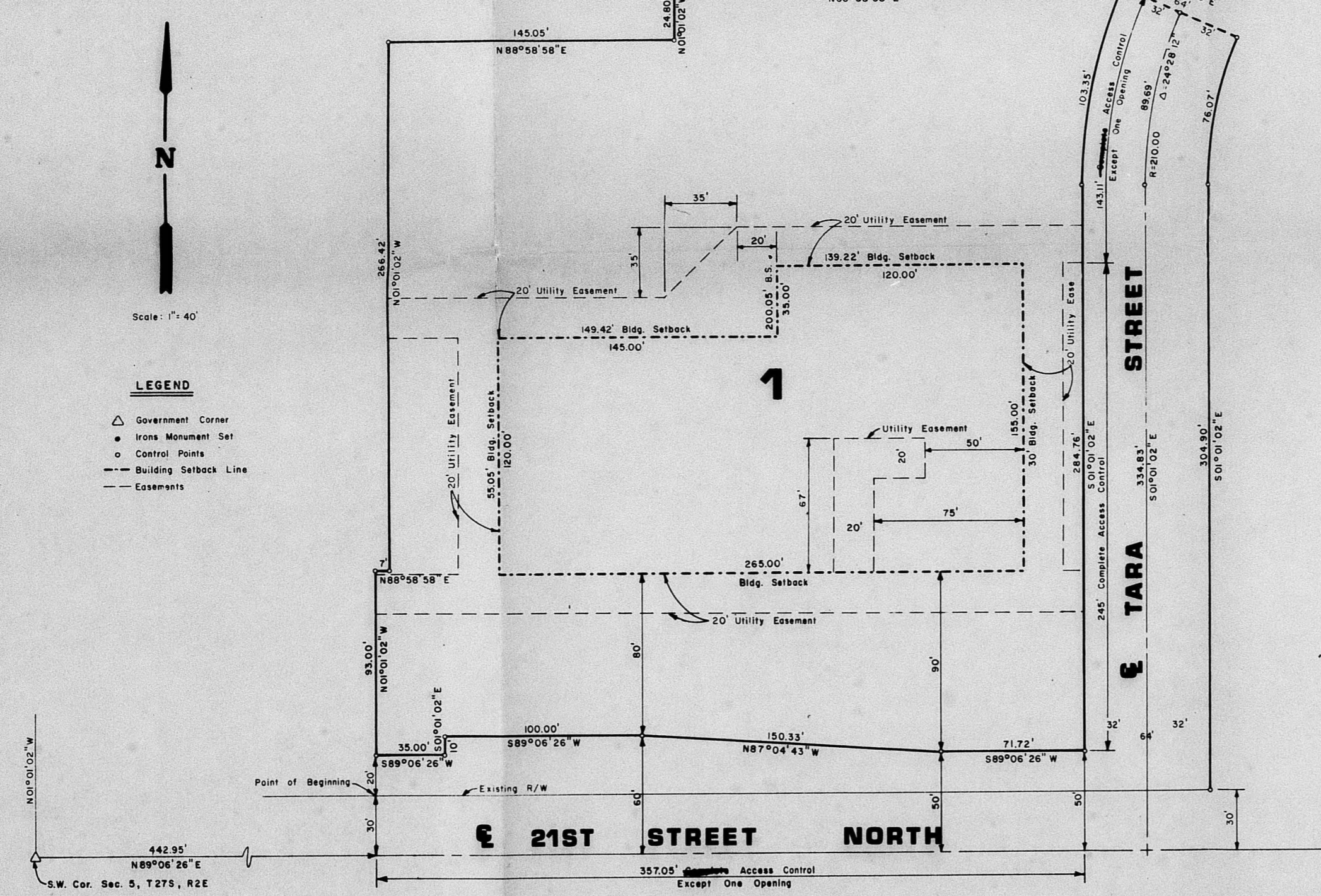
BILL G. YUNG DESIGN
1385 NORTH WACO WICHITA, KANSAS 67203 316-264-0676

INDEPENDENCE COMMONS

WICHITA, SEDGWICK COUNTY, KANSAS

2/D 78-138
 This plat approved by 3/0 Comm.
 5-3-79 subject to conditions
 listed on back

FINAL PLAT
OFFICE COPY
 DO NOT REMOVE



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 I, JAMES M. THOMPSON, A CIVIL ENGINEER IN KANSAS DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "INDEPENDENCE COMMONS", AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, AND STREET, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, T27S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 5, T27S, R2E; THENCE EAST 442.95 FEET ALONG THE SOUTH LINE OF SAID SECTION, HAVING A BEARING OF N 89°06'28" E TO A POINT; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 30 FEET; TO THE POINT OF BEGINNING; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 113.00 FEET; THENCE AT A BEARING OF N 88°58'58" E A DISTANCE OF 7.90 FEET; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 206.42 FEET; THENCE AT A BEARING OF N 88°58'58" E A DISTANCE OF 145.05 FEET; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 29.80 FEET; THENCE AT A BEARING OF N 88°58'58" E A DISTANCE OF 64.00 FEET; THENCE AT A BEARING OF S 66°32'50" E A DISTANCE OF 76.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 76.00 FEET, DELTA OF 24°28'12" A DISTANCE OF 76.00 FEET; THENCE AT A BEARING OF S 01°01'02" E A DISTANCE OF 304.90 FEET; THENCE AT A BEARING OF S 89°06'28" W A DISTANCE OF 421.05 FEET BACK TO THE POINT OF BEGINNING CONTAINING 3.92 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT DETAILS ON THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 1979.
 BY
 JAMES M. THOMPSON, PE
 P.O. & ASSOCIATES OF KANSAS, INC.
 1720 E. NORWIS
 WICHITA, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND STREET, THE SAME TO BE KNOWN AS "INDEPENDENCE COMMONS" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET AND ADDITIONAL RIGHT-OF-WAY INDICATED IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE INDICATED ON THE ACCOMPANYING PLAT, AND HEREBY GRANTED. ALL ABSTRACT RIGHTS OF ACCESS OVER AND ACROSS THE NORTH LINE OF TWENTY-FIRST STREET NORTH AND THE WEST LINE OF TARA STREET, EXCEPT AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE CITY OF WICHITA. THE LOCATION OF THE ACCESS POINTS ARE TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

ROBERT R. FOX
 ATTORNEY IN FACT FOR
 WICHITA DEVELOPMENT COMPANY

STATE OF KANSAS, COUNTY OF _____, SS:
 BE IT REMEMBERED ON THIS _____ DAY OF _____, 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THE CITIZEN, N.A., TO BE PERSONALLY KNOWN TO 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 COMMISSION EXPIRES _____

STATE OF KANSAS, COUNTY OF _____, SS:
 BE IT REMEMBERED ON THIS _____ DAY OF _____, 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THE WICHITA DEVELOPMENT COMPANY, BY ROBERT R. FOX, ATTORNEY IN FACT FOR WICHITA DEVELOPMENT COMPANY, TO BE 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 COMMISSION EXPIRES _____

WE THE CITIZEN, N.A., NEW YORK CITY, NEW YORK, MORTGAGEES ON THE DESCRIBED PROPERTY IN THE CIVIL ENGINEER'S CERTIFICATE DO HEREBY CONSENT TO THE PLAT "INDEPENDENCE COMMONS".
 THE CITIZEN, N.A., NEW YORK, NEW YORK

BY: _____
 ROBERT R. FOX
 ATTORNEY IN FACT FOR CITIZEN, N.A.
 THIS PLAT OF "INDEPENDENCE COMMONS" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
 DATED THIS _____ DAY OF _____, 1979.
 WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 _____, CHAIRMAN
 JERRY GREIDER
 _____, SECRETARY
 ROBERT A. LAKIN

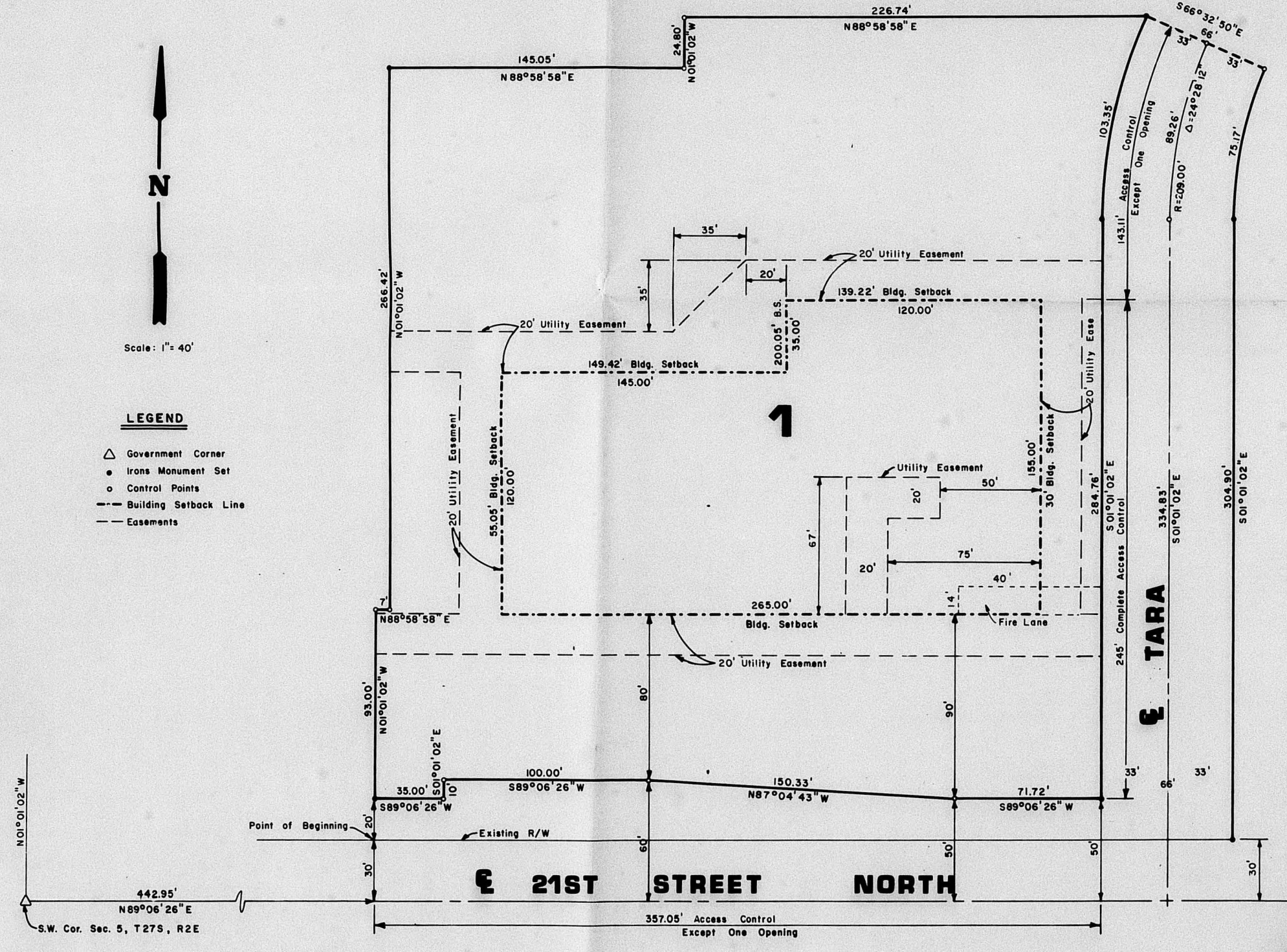
THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS THIS _____ DAY OF _____, 1979.
 _____, MAYOR
 TONY CASADO
 _____, CITY CLERK
 DONALD C. GISICK

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THE _____ DAY OF _____, 1979.
 _____, REGISTER OF DEEDS
 BETTE F. MCCART
 _____, DEPUTY
 PAT KETTLER

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS _____ DAY OF _____, 1979.
 _____, CHAIRMAN
 EVERETT PATRICK
 _____, COMMISSIONER
 TOM SCOTT
 _____, COMMISSIONER
 DONALD E. GRAGG
 _____, COUNTY CLERK
 DORTHY WHITE
 ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1979
 _____, COUNTY CLERK
 DORTHY WHITE

S/D 78-138
INDEPENDENCE COMMONS
 WICHITA, SEDGWICK COUNTY, KANSAS

APPROVED FOR RECORDING
 RECORDED ON 9-6-79



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 I, JAMES H. THOMPSON, A CIVIL ENGINEER IN KANSAS DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "INDEPENDENCE COMMONS" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, AND STREET, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS:
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, T27S, R2E OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 5, T27S, R2E; THENCE EAST 442.95 FEET ALONG THE SOUTH LINE OF SAID SECTION HAVING A BEARING OF N 89°06'26" E TO A POINT; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 30 FEET; TO THE POINT OF BEGINNING; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 113.00 FEET; THENCE AT A BEARING OF N 88°58'58" E A DISTANCE OF 74.00 FEET; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 206.42 FEET; THENCE AT A BEARING OF N 88°58'58" E A DISTANCE OF 145.05 FEET; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 24.80 FEET; THENCE AT A BEARING OF N 88°58'58" E A DISTANCE OF 226.74 FEET; THENCE AT A BEARING OF S 66°52'50" E A DISTANCE OF 66.00 FEET; THENCE SOUTHWEST ALONG A CURVE WITH A RADIUS OF 174.00 FEET, DELTA OF 24°28'12" A DISTANCE OF 75.17 FEET; THENCE AT A BEARING OF S 01°01'02" E A DISTANCE OF 301.90 FEET; THENCE AT A BEARING OF S 89°06'26" W A DISTANCE OF 423.05 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.92 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT DETAILS ON THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS 30 DAY OF July, 1979.
 BY James H. Thompson
 JAMES H. THOMPSON, P.E.
 P.O.E. & ASSOCIATES OF KANSAS, INC.
 1720 E. MORRIS
 WICHITA, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND STREET THE SAME TO BE KNOWN AS INDEPENDENCE COMMONS AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET AND ADDITIONAL RIGHT-OF-WAY INDICATED IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC, EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AS INDICATED ON THE ACCOMPANYING PLAT, ARE HEREBY GRANTED. ALL ABUTTERS RIGHTS OF ACCESS OVER AND ACROSS THE NORTH LINE OF TWENTY-FIRST STREET NORTH AND THE WEST LINE OF TARA STREET, EXCEPT AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE CITY OF WICHITA. THE LOCATION OF THE ACCESS POINTS ARE TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.
 BY Robert R. Fox
 ROBERT R. FOX
 ATTORNEY IN FACT FOR WICHITA DEVELOPMENT COMPANY

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 BE IT REMEMBERED ON THIS 30 DAY OF July, 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CARE THE WICHITA DEVELOPMENT COMPANY, BY ROBERT R. FOX, ATTORNEY IN FACT FOR WICHITA DEVELOPMENT COMPANY, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
 CAROLYN R. QUINN, NOTARY PUBLIC
 MY COMMISSION EXPIRES My Appointment Expires 5/16/80
 WE, THE CITIBANK, N.A., NEW YORK CITY, NEW YORK, MORTGAGEES ON THE DESCRIBED PROPERTY IN THE CIVIL ENGINEER'S CERTIFICATE DO HEREBY CONSENT TO THE PLAT "INDEPENDENCE COMMONS".
 THE CITIBANK, N.A., NEW YORK, NEW YORK
 BY Robert H. Fox
 ROBERT H. FOX
 ATTORNEY IN FACT FOR CITIBANK, N.A.

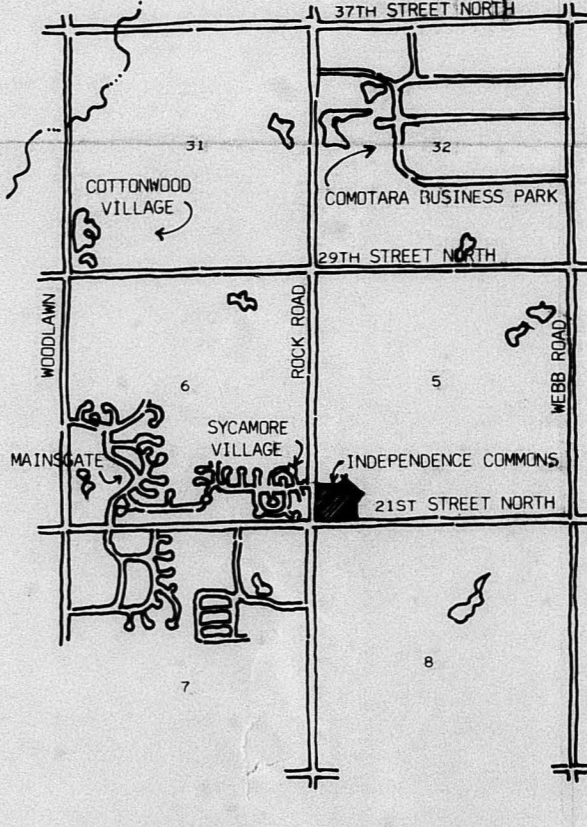
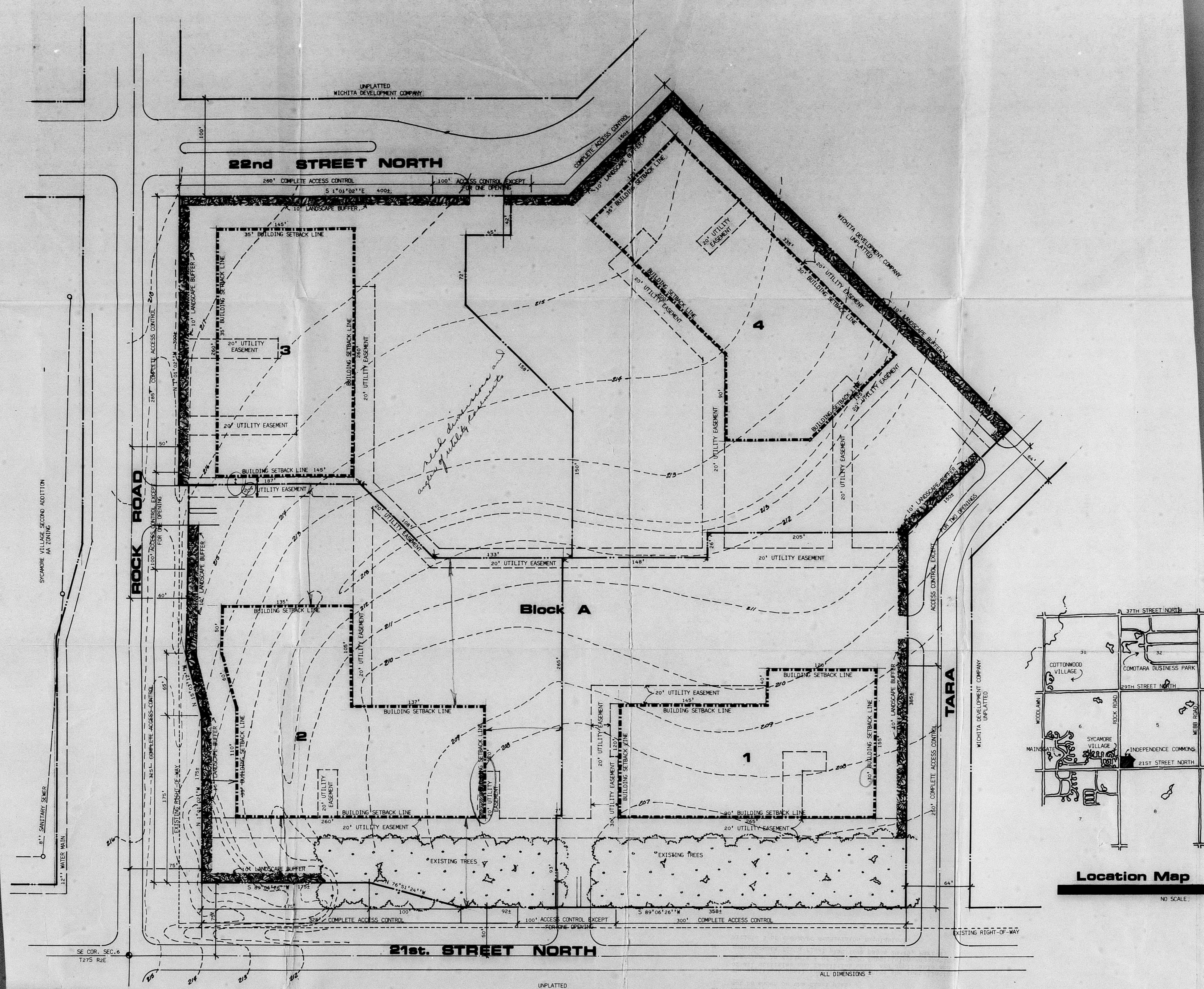
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 BE IT REMEMBERED ON THIS 14 DAY OF June, 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CARE THE CITIBANK, N.A., TO BE PERSONALLY KNOWN TO THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND FULLY ACKNOWLEDGED THE EXECUTION OF THE SAME IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
 CAROLYN R. QUINN, NOTARY PUBLIC
 MY COMMISSION EXPIRES My Appointment Expires 5/16/80

THIS PLAT OF "INDEPENDENCE COMMONS" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
 DATED THIS 10th DAY OF May, 1979.
 WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 BY Serry Greider, CHAIRMAN
 SERRY GREIDER
 BY Robert A. Lakin, SECRETARY
 ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS THIS 31st DAY OF July, 1979.
 BY Tony Casado, MAYOR
 TONY CASADO
 BY Donald C. Gisick, CITY CLERK
 DONALD C. GISICK

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THE _____ DAY OF _____, 1979.
 _____, REGISTER OF DEEDS
 BETTE F. MCCART
 _____, DEPUTY
 PAT KETTLER

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS _____ DAY OF _____, 1979.
 _____, CHAIRMAN
 EVERETT PATRICK
 _____, COMMISSIONER
 TOM SCOTT
 _____, COMMISSIONER
 DONALD E. GRAGG
 ATTEST: _____, COUNTY CLERK
 DORTHY WHITE
 ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1979
 _____, COUNTY CLERK
 DORTHY WHITE



Location Map
NO SCALE

OFFICE COPY
DO NOT REMOVE
PRELIMINARY PLAT
S/D 78-138

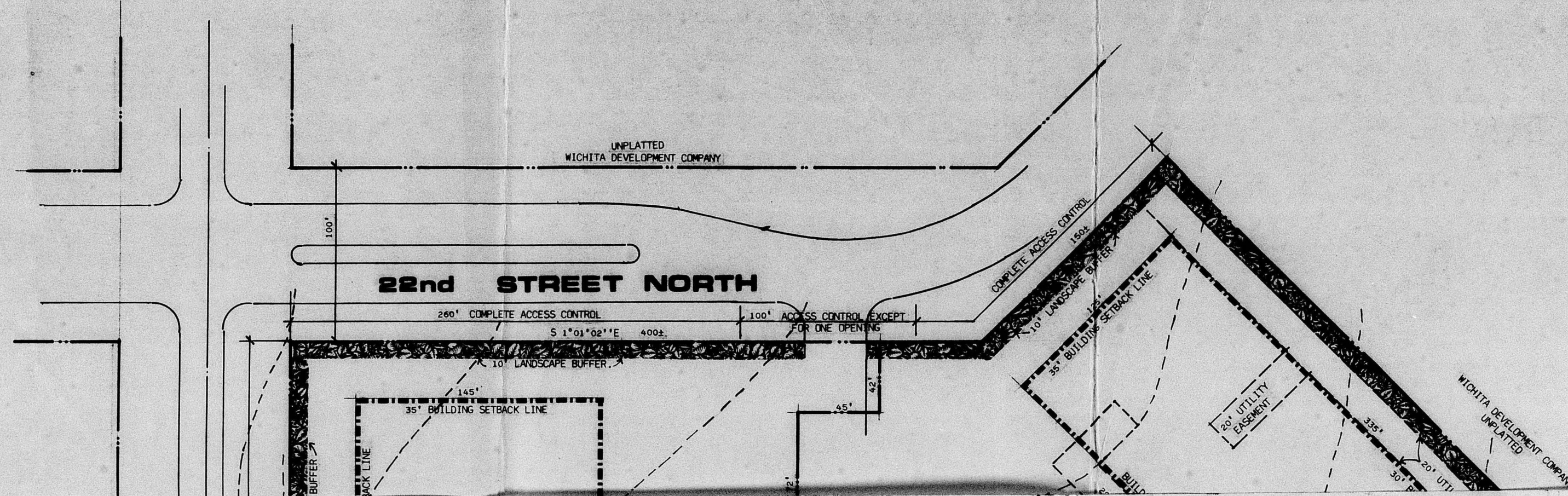


PRELIMINARY PLAT INDEPENDENCE COMMONS

OWNER: WICHITA DEVELOPMENT COMPANY 2225 HATHWAY CIRCLE, WICHITA, KANSAS 67226 DATE: JANUARY 1, 1979

TOPOLY VAN DOREN-HAZARD-STALLINGS MAY, 1978

g
BILL G. YUNG DESIGN
1355 NORTH WACO WICHITA, KANSAS 67203 316-264-0678

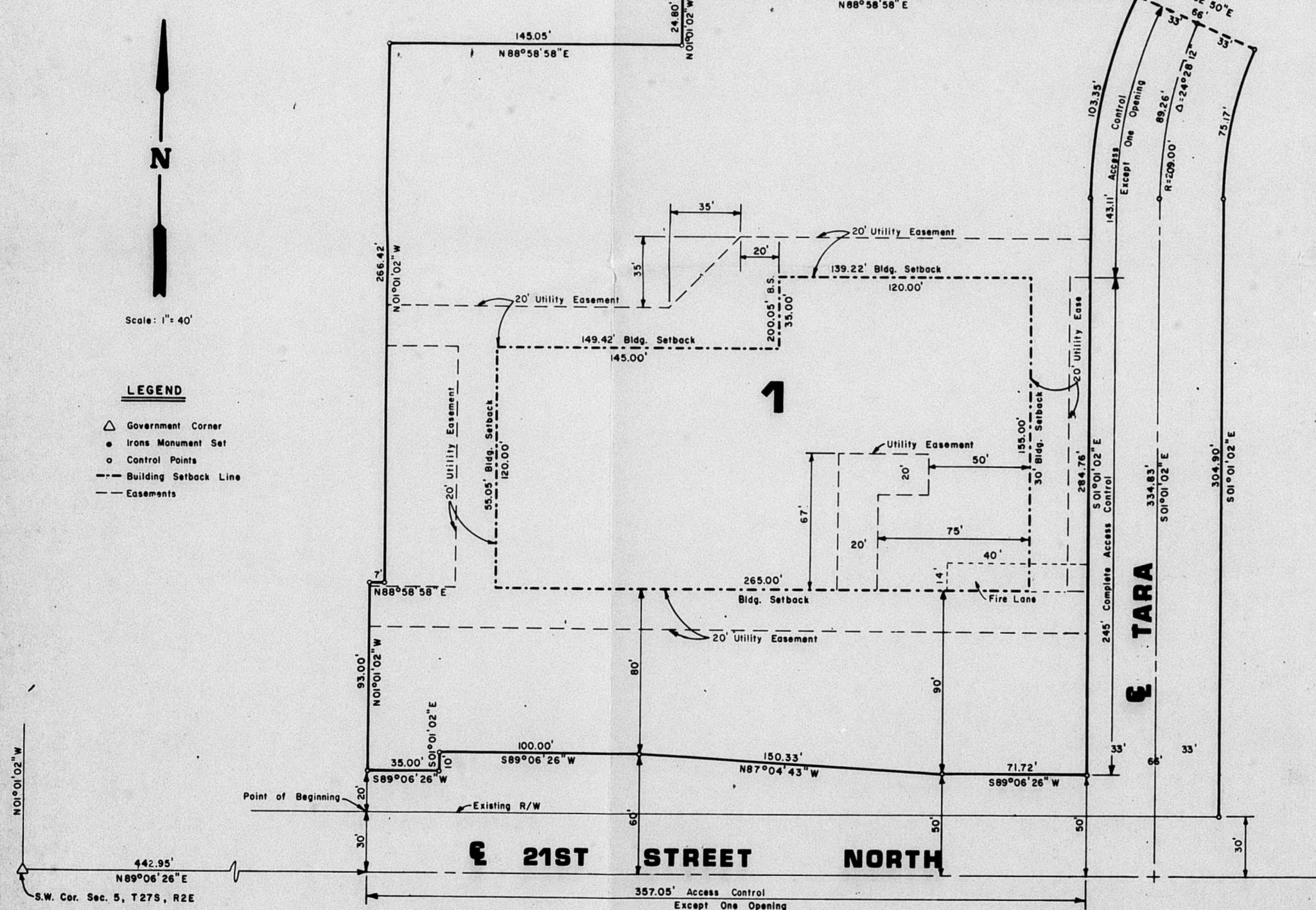


- 210 18-138
- APPROVED FOR RECORDING
BY THE CITY ENGINEER
DATE 03/15/2011
- A. Approval of this plat will be subject to the annexation of this property and the approval of "LC" zoning and a commercial C.U.P. No final plat shall be submitted until the area has been annexed and "LC" zoning and a C.U.P. have been recommended for approval by the Planning Commission.
- B. The applicant's engineer shall submit an overall drainage plan for this entire quarter section to the City Engineer's office for review and approval prior to submitting the final plat and any required drainage improvements shall be guaranteed by the applicant.
- C. The applicant shall dedicate on this plat the full right-of-way for 22nd Street North and Tara adjacent to this property and appropriate radii shall be shown.
- D. The applicant shall guarantee the paving of 22nd Street North, Tara, and the gravel lanes on West Road and on 21st Street. The applicant shall meet with the Traffic Engineer to determine if an additional 10 feet of right-of-way is needed on 21st Street for the gravel lanes.
- E. The applicant shall guarantee the extension of City water serve each lot.
- F. The applicant shall guarantee the extension of sanitary sewer laterals to serve each lot.
- G. An Owners' Association or some type of covenant to provide for the maintenance of the open space, internal drives, parking areas, etc., shall be submitted for recording with the final plat.
- H. The applicant shall submit an acknowledgment which states that sidewalks adjacent to the south side of 22nd Street and the west side of Tara will be constructed when building permits are requested for each lot.
- I. Dimensions, angles, and bearings for the utility easements shall be noted on the final plat.
- J. If building setbacks are to be shown on the final plat, their dimensions from the property lines shall be indicated.
- K. References to landscape buffers and screening walls shall NOT be shown on the final plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 5 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulation).

INDEPENDENCE COMMONS

WICHITA, SEDGWICK COUNTY, KANSAS

S/D 78-138 REVISED COPY



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, JAMES N. THOMPSON, A CIVIL ENGINEER IN KANSAS DO HEREBY CERTIFY THAT I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF "INDEPENDENCE COMMONS" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, AND STREET, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, T27S, R2E OF THE 6TH P.M., SEDGWICK COUNTY KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 5, T27S, R2E; THENCE EAST 442.95 FEET ALONG THE SOUTH LINE OF SAID SECTION HAVING A BEARING OF N 89°06'26" W TO A POINT; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 30 FEET; TO THE POINT OF BEGINNING; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 113.00 FEET; THENCE AT A BEARING OF N 89°58'58" E A DISTANCE OF 7.00 FEET; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 206.42 FEET; THENCE AT A BEARING OF N 89°58'58" E A DISTANCE OF 145.05 FEET; THENCE AT A BEARING OF N 01°01'02" W A DISTANCE OF 24.80 FEET; THENCE AT A BEARING OF N 89°58'58" E A DISTANCE OF 226.74 FEET; THENCE AT A BEARING OF S 66°32'50" E A DISTANCE OF 66.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 176.00 FEET, DELTA OF 24°28'12" A DISTANCE OF 76.07 FEET; THENCE AT A BEARING OF S 01°01'02" E A DISTANCE OF 304.90 FEET; THENCE AT A BEARING OF S 89°06'26" W A DISTANCE OF 421.05 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.92 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT DETAILS ON THIS PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS _____ DAY OF _____, 1979.

BY

JAMES M. THOMPSON, PE
P.O. & ASSOCIATES OF KANSAS, INC.
1720 E. MORRIS
WICHITA, KANSAS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE CIVIL ENGINEER'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT AND STREET, THE SAME TO BE KNOWN AS "INDEPENDENCE COMMONS" AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREET AND ADDITIONAL "RIGHT-OF-WAY" INDICATED IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AS INDICATED ON THE ACCOMPANYING PLAT, ARE HEREBY GRANTED. ALL ADJUTERS RIGHTS OF ACCESS OVER AND ACROSS THE NORTH LINE OF TWENTY-FIRST STREET NORTH AND THE WEST LINE OF TARA STREET, EXCEPT AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE CITY OF WICHITA. THE LOCATION OF THE ACCESS POINTS ARE TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

ROBERT R. FOX
ATTORNEY IN FACT FOR
WICHITA DEVELOPMENT COMPANY

STATE OF KANSAS, COUNTY OF _____, SS:

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THE CITIBANK, N.A., TO BE PERSONALLY KNOWN TO ME, PERSONALLY WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS, COUNTY OF _____, SS:

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1979 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME THE WICHITA DEVELOPMENT COMPANY BY ROBERT R. FOX, ATTORNEY IN FACT FOR WICHITA DEVELOPMENT COMPANY, TO BE 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 BY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WE, THE CITIBANK, N.A., NEW YORK CITY, NEW YORK, MORTGAGEES ON THE DESCRIBED PROPERTY, IN THE CIVIL ENGINEER'S CERTIFICATE DO HEREBY CONSENT TO THE PLAT "INDEPENDENCE COMMONS".

THE CITIBANK, N.A., NEW YORK, NEW YORK

BY:

ROBERT R. FOX
ATTORNEY IN FACT FOR CITIBANK, N.A.

THIS PLAT OF "INDEPENDENCE COMMONS" HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1979.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN

JERRY GREIDER

_____, SECRETARY

ROBERT A. LAKIN

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS THIS _____ DAY OF _____, 1979.

_____, MAYOR

TONY CASADO

_____, CITY CLERK

DONALD C. GISICK

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ ON THE _____ DAY OF _____, 1979.

_____, REGISTER OF DEEDS

BETTE F. MCCART

_____, DEPUTY

PAT KETTLER

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS THIS _____ DAY OF _____, 1979.

_____, CHAIRMAN

EVERETT PATRICK

_____, COMMISSIONER

TOM SCOTT

_____, COMMISSIONER

DONALD E. GRAGG

ATTEST: _____ COUNTY CLERK

DORTHY WHITE

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1979

_____, COUNTY CLERK

DORTHY WHITE