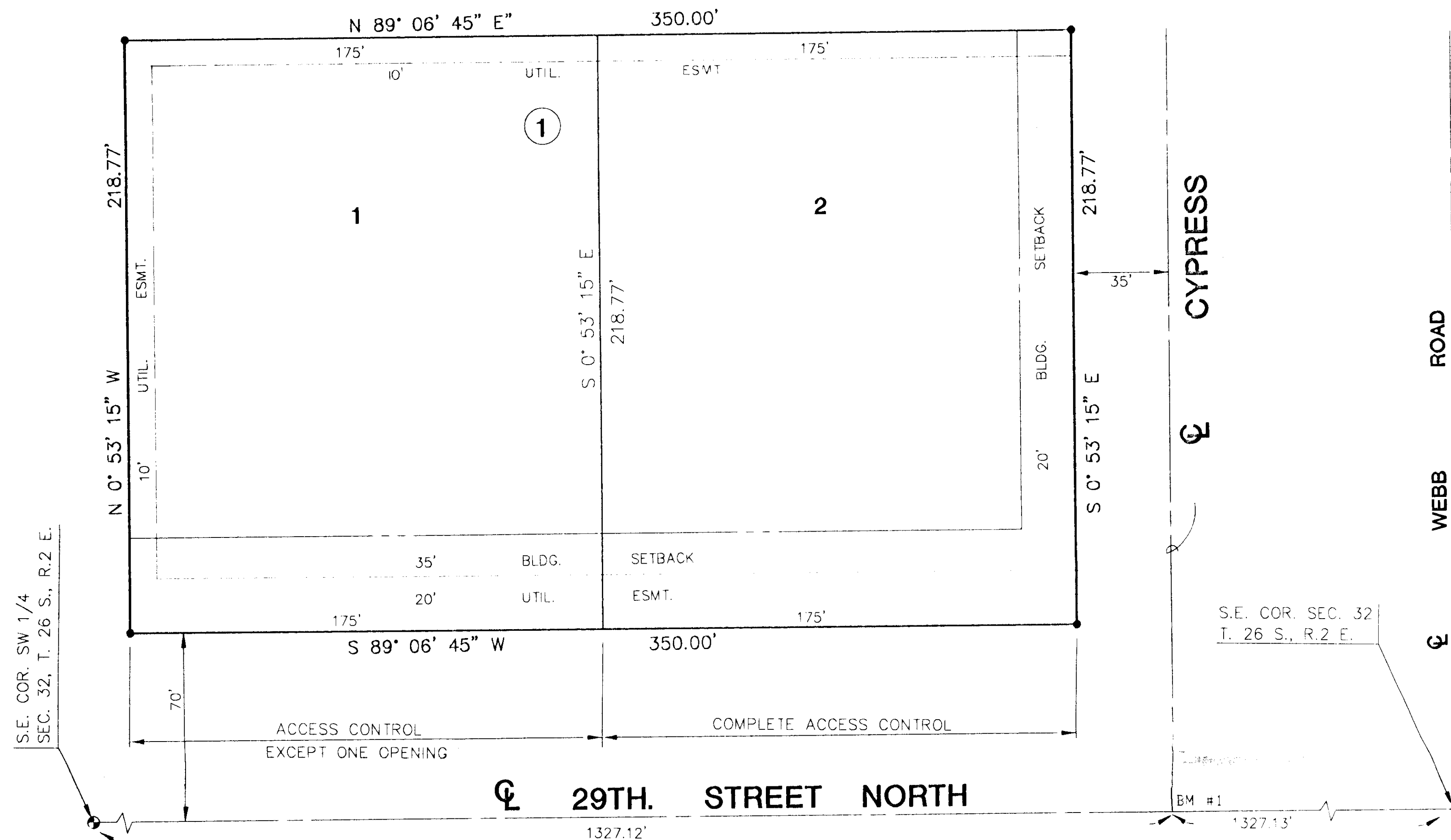




FINAL PLAT MEDITERRANEAN DENTAL PLAZA ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing 2-11-98

This plat of "MEDITERRANEAN DENTAL PLAZA ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

Richard Lopez, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day of _____, 1998.

James Alford, County Clerk

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 _____, 1998.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

I, Gregory J. Allison, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MEDITERRANEAN DENTAL PLAZA ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 14, Block 1, Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, easements, building setbacks lying within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 29th day of January, 1998.

Gregory J. Allison, P.E., R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the lands as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lot and block, the same to be known as "MEDITERRANEAN DENTAL PLAZA ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted.

All abutters rights to or from the North line of 29th Street North over and across the South line of Mediterranean Dental Plaza Addition, are hereby dedicated to the City of Wichita, except that Lot 1, Block 1 shall have access to 29th Street North at one location.

ANTHONY W. MARTIN, D.D.S., P.A.

Anthony W. Martin
Anthony W. Martin, D.D.S., President

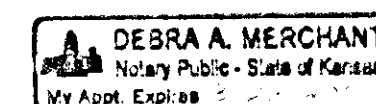
STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Anthony W. Martin, D.D.S., President, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My appointment expires: _____



We, the Central Bank and Trust, mortgagees on the above described property, do hereby consent to the plat of "MEDITERRANEAN DENTAL PLAZA ADDITION".

CENTRAL BANK AND TRUST

By: *Steven D. Carr*
Vice President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 27th day of January, 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Steven D. Carr, Vice President, 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 WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Debra A. Merchant
Notary Public

My appointment expires: 12-11-98

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1646
PHONE: 316-268-4421
FAX: 316-268-4090

December 12, 1997

FILE COPY

Mid-Kansas Engineering Consultants, Inc.
411 N Webb Road
Wichita KS 67206

Re: S/D97-90 -- One-Step Final Plat of MEDITERRANEAN DENTAL PLAZA ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 11, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. City Engineering needs to indicate if guarantees are required for municipal services. No additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the acceptability of access controls. The plat denotes complete access control for Lot 2 along 29th Street North and one access opening for Lot 1. Access controls are acceptable.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. Additional information on the drainage plan is requested.
- E. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- F. The final plat tracing shall also be signed by any party holding a mortgage on the site. The plat binder shows that Emprise Bank is holding such a mortgage. If this mortgage has been released, proof shall be provided to Planning.
- G. Since Lot 2 is an office lot adjoining a non-arterial street, a paving guarantee for a sidewalk along Cypress for Lot 2 will be required per the Sidewalk Ordinance. A sidewalk currently exists along Cypress.

- H. Traffic Engineering needs to indicate of the need, if any, for improvements to 29th Street North.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on the subject property.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *Southwestern Bell and KGE have requested additional easements as denoted on the attached plats.*
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

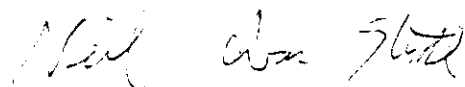
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

S/D97-90 -- One-Step Final Plat of MEDITERRANEAN DENTAL PLAZA ADDITION
December 12, 1997 - Page 3

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, December 18, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: Anthony W. Martin, D.D.S., P.A., 446 N. Dellrose Street, Wichita, KS 67208
Mike Lindebak, City Engineer, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

December 18, 1997

STAFF REPORT

(One-Step Final Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-90 - MEDITERRANEAN DENTAL PLAZA ADDITION

OWNER/APPLICANT: Anthony W. Martin, D.D.S., P.A., 446 N. Dellrose Street, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North side of 29th Street and West of Webb

SITE SIZE: 1.76 acres

NUMBER OF LOTS

Residential:

Office: 2

Commercial:

Industrial:

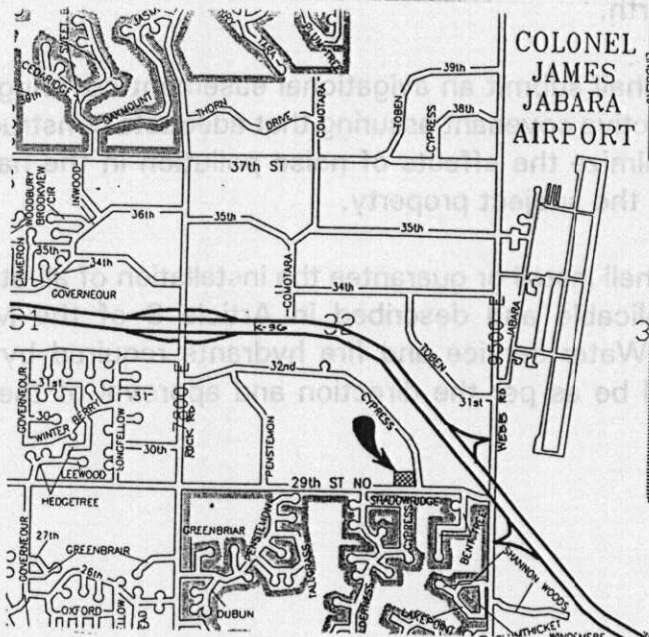
Total: 2

MINIMUM LOT AREA: 38,284 sq. ft.

CURRENT ZONING: GO, General Office

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services. No additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the acceptability of access controls. The plat denotes complete access control for Lot 2 along 29th Street North and one access opening for Lot 1. Access controls are acceptable.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. Additional information on the drainage plan is requested.
- E. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- F. The final plat tracing shall also be signed by any party holding a mortgage on the site. The plat binder shows that Emprise Bank is holding such a mortgage. If this mortgage has been released, proof shall be provided to Planning.
- G. Since Lot 2 is an office lot adjoining a non-arterial street, a paving guarantee for a sidewalk along Cypress for Lot 2 will be required per the Sidewalk Ordinance. A sidewalk currently exists along Cypress.
- H. Traffic Engineering needs to indicate of the need, if any, for improvements to 29th Street North.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on the subject property.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *Southwestern Bell and KGE have requested additional easements as denoted on the attached plats.*
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.