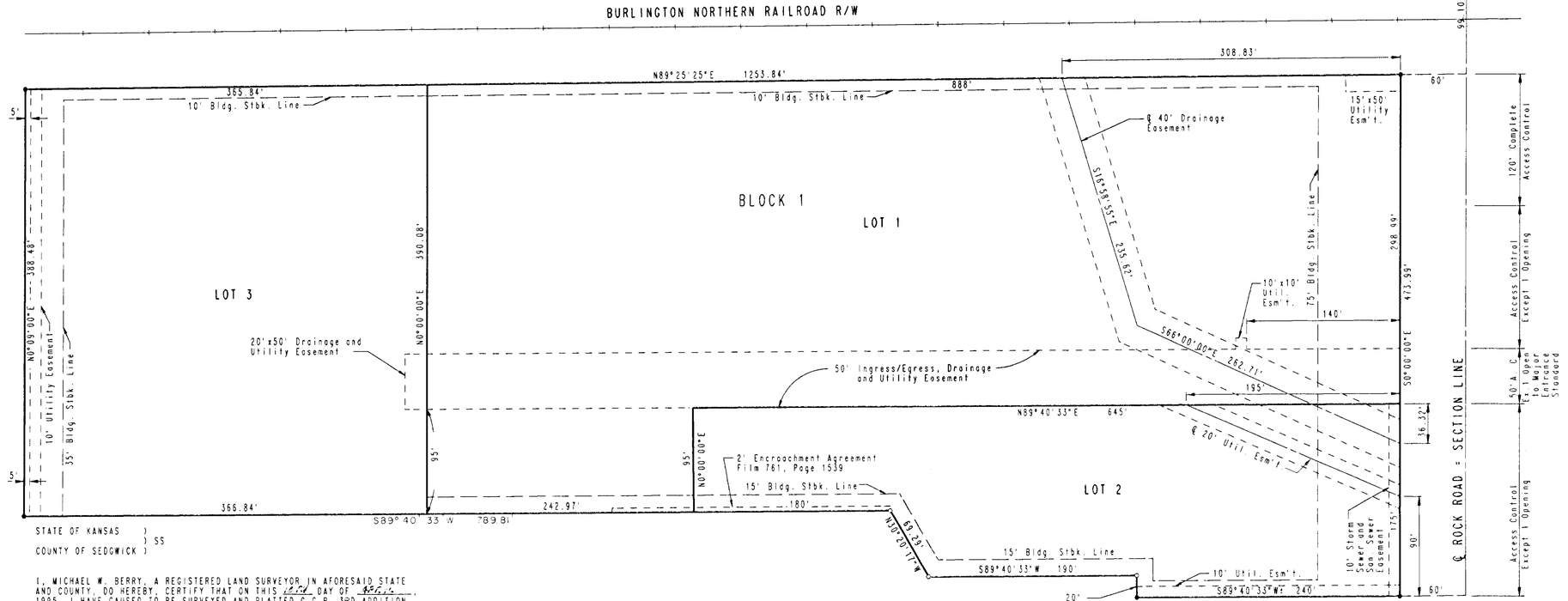
Copied from Tracing 4/28/95

C.C.R. 3RD ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=60'

● = IRON FOUND
○ = 3/4" IRON SET

A.C. = ACCESS CONTROL

B.M. - CITY OF WICHITA BENCH MARK DISC, 42' NORTH AND 38' EAST OF THE CENTERLINE OF ROCK ROAD AND 13TH STREET NORTH.
ELEV.=186.849 CITY DATUM

B.M. - CITY OF WICHITA BENCH MARK DISC, 28' EAST OF CENTERLINE OF ROCK ROAD AND 57' NORTH OF CENTERLINE OF RAILROAD TRACKS.
ELEV.=199.701 CITY DATUM

FOR ADDITIONAL BUILDING SETBACK LINES SEE C.U.P., D.P.-215, AMENDMENT NUMBER ONE, ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY, CERTIFY THAT ON THIS 12th DAY OF April, 1995, I HAVE CAUSED TO BE SURVEYED AND PLATTED C.C.R. 3RD ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK THE SAME BEING DESCRIBED AS:

LOTS 1, 2, AND 3, BLOCK 1, C.C.R. 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHERN MOST NORTHEAST CORNER OF LOT 1, SECURITY STORAGE PROPERTIES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, SAID POINT BEING IN THE WEST LINE OF LOT 2, BLOCK 1, C.C.R. 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, THENCE BEARING S0°00'00"E ALONG THE COMMON LINE TO SAID LOT 1 AND LOT 2 A DISTANCE OF 60.00 FEET; THENCE BEARING S89°40'33"W, 190.00 FEET; THENCE BEARING N30°20'17"W, 69.29 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1; THENCE BEARING N89°40'33"E, ALONG THE NORTH LINE OF SAID LOT 1, 225.00 FEET TO THE POINT OF BEGINNING.

ALL PORTIONS OF LOTS 1, 2, AND 3, BLOCK 1, IN C.C.R. 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND THAT PORTION OF LOT 1, SECURITY STORAGE PROPERTIES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AS DESCRIBED ABOVE AND THAT PORTION OF EASEMENT AS PER FILM 783, PAGE 879 LYING WITHIN THIS PLAT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MICHAEL W. BERRY REGISTERED LS-946 KANSAS LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A BLOCK; THE SAME TO BE KNOWN AS C.C.R. 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE 50 FOOT INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED FOR PUBLIC UTILITIES AND DRAINAGE AND TO PROVIDE ACCESS TO AND FROM ROCK ROAD TO LOTS 1, 2, AND 3, BLOCK 1.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM ROCK ROAD, OVER AND ACROSS THE EAST LINE OF LOTS 1 AND 2, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ROCK ROAD AT TWO (2) LOCATIONS, AND LOT 2, BLOCK 1 SHALL HAVE ACCESS TO ROCK ROAD AT ONE (1) LOCATION, AS SHOWN, SUCH LOCATION TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

FOR ADDITIONAL BUILDING SETBACK LINES SEE C.U.P., D.P.-215, AMENDMENT NUMBER ONE, ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNERS: _____

C.C.R. ASSOCIATES, A KANSAS GENERAL PARTNERSHIP

BY: _____, PARTNER
STEPHEN L. CLARK

SECURITY STORAGE PROPERTIES, A KANSAS GENERAL PARTNERSHIP

BY: _____, PARTNER
STEPHEN L. CLARK

BY: _____, PARTNER
ORLIN E. ARD, JR.

OWNER:

HAVERTY FURNITURE COMPANIES, INC.
A MARYLAND CORPORATION

BY: _____
RAWSON HAVERTY, SR. CHAIRMAN

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 12 DAY OF April, 1995, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME STEPHEN L. CLARK, PARTNER OF C.C.R. ASSOCIATES, A KANSAS GENERAL PARTNERSHIP 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 PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
SHARON K. PACK

MY COMMISSION EXPIRES June 6, 1996

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS 12 DAY OF April, 1995, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME STEPHEN L. CLARK AND ORLIN E. ARD, JR., PARTNERS OF SECURITY STORAGE PROPERTIES, A KANSAS GENERAL PARTNERSHIP 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.

_____, NOTARY PUBLIC
SHARON K. PACK

MY COMMISSION EXPIRES June 6, 1996

STATE OF GEORGIA)
) SS
COUNTY OF COBB)

BE IT REMEMBERED THAT ON THIS 14th DAY OF April, 1995, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RAWSON HAVERTY, SR., CHAIRMAN OF HAVERTY FURNITURE COMPANIES, INC., A MARYLAND CORPORATION, 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 CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC
GREGG SHAFER

MY COMMISSION EXPIRES _____

WE BOATMEN'S FIRST NATIONAL BANK OF KANSAS CITY, IN KANSAS CITY, MISSOURI, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED TRACT OF LAND DO HEREBY CONSENT TO THE PLATTING OF C.C.R. 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY: _____ VICE PRESIDENT
JOSEPH CLOSE

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS 14th DAY OF April, 1995 BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME JOSEPH CLOSE, VICE PRESIDENT OF BOATMEN'S FIRST NATIONAL BANK OF KANSAS CITY, IN KANSAS CITY, MISSOURI, 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 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.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES 10-26-98

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 9th DAY OF March, 1995.

_____, CHAIRMAN
JOHN W. MCKAY, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1995.

_____, MAYOR
BOB KNIGHT

_____, DEPUTY CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1995.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1995.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 9, 1995

P.E.C., P.A., c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-18 - C.C.R. 3rd ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on March 9, 1995, 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 March 2, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: C.C. R. Associates and Security Storage Properties, c/o Stephen L. Clark, P. O.Box 21080, Wichita, KS 67208
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 2, 1995

P.E.C., P.A., c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 95-18 - C.C.R. 3rd ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 2, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This site will be subject to the zone change (Z-3158) being approved and any relevant requirements involving the site's platting.

B. As noted by the applicant's agent, new petitions will be submitted to cover those improvements originally required for the C.C.R. 2nd plat and now needing to be revised due to the changes proposed by this replat.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat tracing, the plattor's text shall clearly note the plat's dedication of access controls to Rock. The text presently only indicates a control for Lot 1. The text could either simply note that access is being dedicated as indicated on the face of the plat or more precisely identify the three (3) areas of access being allowed.

E. On the final plat tracing, a note should be placed on the face of the plat, near the north arrow, indicating that this site is subject to conditions of the Community Unit Plan, DP-215 Amendment #1. As requested by the applicant, rather than platting a building setback along the plat's south line such setback will be based on any such requirement of the noted CUP.

F. Prior to this plat being released for recording, the applicant shall submit a letter indicating that buildings along the south line of Lot 2 have been removed.

G. Also prior to this plat being released for recording, as noted in the platting binder, proof shall be provided that all applicable property taxes have been paid for this site.

H. The plat is indicating that mortgages on this site are being held by Boatmen's First National Bank of Kansas City. However, the platting binder indicates the mortgages are held by Centerre Bank of Kansas City. The applicant shall submit information indicating that Boatmen's is the appropriate signatory for these mortgages.

I. The applicant shall submit an avigational easement covering all of 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 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. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

N. As noted by City Engineering, the final plat tracing shall provide additional utility easement in the southeast portion of the plat, to adequately cover an existing public sewer line.

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.

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, March 9, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat

cc: C.C. R. Associates and Security Storage Properties, c/o Stephen L. Clark, P. O.Box 21080, Wichita, KS 67208
Mike Lindebak, City Engineer

AGENDA ITEM NO. 2-8

METROPOLITAN AREA PLANNING COMMISSION

March 9, 1995

STAFF REPORT
(Final Plat Approved 3/2/95)

CASE NUMBER: S/D 95-18 C.C.R. 3RD ADDITION

OWNER/APPLICANT: C.C.R. Associates and Security Storage Properties, c/o Stephen L. Clark, P. O. Box 21080, Wichita, KS 67208

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Tyler, Wichita, KS 67202

LOCATION: West of Rock Road and north of 13th Street North

SITE SIZE: 12.0 ± Acres

NUMBER OF LOTS

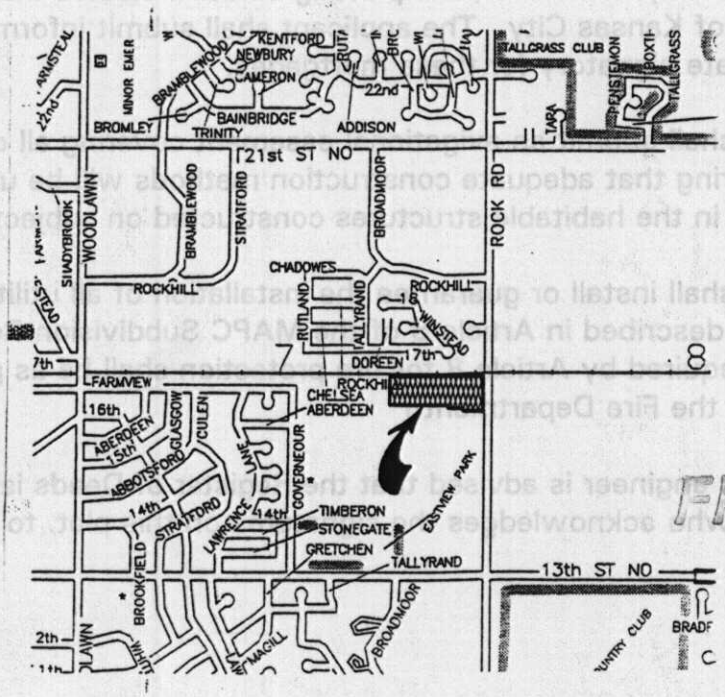
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 2.13 ± Acres

CURRENT ZONING: "C" and "LC"

PROPOSED ZONING: "C" and "LC" (Z-3158 and DP-215, Amendment #1)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. This site will be subject to the zone change (Z-3158) being approved and any relevant requirements involving the site's platting.

B. As noted by the applicant's agent, new petitions will be submitted to cover those improvements originally required for the C.C.R. 2nd plat and now needing to be revised due to the changes proposed by this replat.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. On the final plat tracing, the plattor's text shall clearly note the plat's dedication of access controls to Rock. The text presently only indicates a control for Lot 1. The text could either simply note that access is being dedicated as indicated on the face of the plat or more precisely identify the three (3) areas of access being allowed.

E. On the final plat tracing, a note should be placed on the face of the plat, near the north arrow, indicating that this site is subject to conditions of the Community Unit Plan, DP-215 Amendment #1. As requested by the applicant, rather than platting a building setback along the plat's south line such setback will be based on any such requirement of the noted CUP.

F. Prior to this plat being released for recording, the applicant shall submit a letter indicating that buildings along the south line of Lot 2 have been removed.

G. Also prior to this plat being released for recording, as noted in the platting binder, proof shall be provided that all applicable property taxes have been paid for this site.

H. The plat is indicating that mortgages on this site are being held by Boatmen's First National Bank of Kansas City. However, the platting binder indicates the mortgages are held by Centerre Bank of Kansas City. The applicant shall submit information indicating that Boatmen's is the appropriate signatory for these mortgages.

I. The applicant shall submit an avigational easement covering all of 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 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. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).

M. Recording of the plat within 30 days after approval by the City Council.

N. As noted by City Engineering, the final plat tracing shall provide additional utility easement in the southeast portion of the plat, to adequately cover an existing public sewer line.