WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

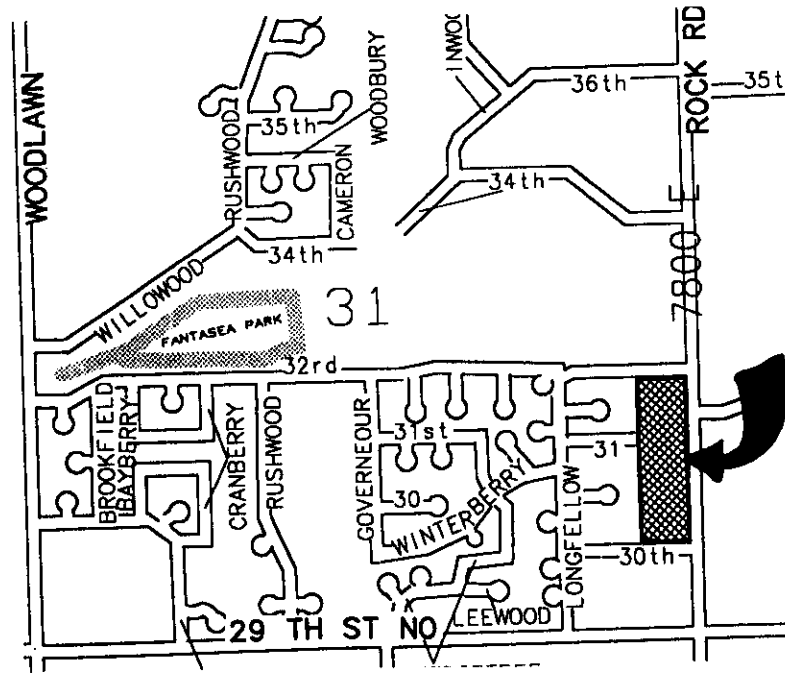
AGENDA ITEM NO. 2-7

March 14, 1991

STAFF REPORT
(Final Plat Approved 3/7/91; Preliminary Plat Approved 2/7/91)

CASE NUMBER:	**S/D 91-7 - KILLARNEY SECOND ADDITION**
OWNER/APPLICANT:	Killarney Investments Inc., 224 E. Douglas Suite 333, Wichita, KS 67202
SURVEYOR/ENGINEER:	Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Mid-Kansas Engineering Co., 3500 N. Rock Rd., Bldg. 800, Wichita, KS 67226
LOCATION:	Northwest corner of 30th Street North and Rock Rd.
SITE SIZE:	9.1 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	7
MINIMUM LOT AREA:	22,910 sq. ft.
CURRENT ZONING:	"LC" Light Commercial

VICINITY MAP:



NOTE: This plat is associated with a Community Unit Plan (C.U.P.) (DP-158), which was approved by the Wichita City Council on June 24, 1986. The site is also a replat of the Killarney First Addition and involves Parcel 1 of the C.U.P. which correspond to Lots 1-7 of the plat.

STAFF COMMENTS:

A. A guarantee for the extension of sanitary sewer will need to be provided to serve Lot 1.

B. Approval of this plat is subject to the conditions of the associated C.U.P.

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

D. As indicated by the final plat, access control is to be restricted to 5 openings along Rock Rd.

E. The plattor's text shall delete the reference to joint access along 30th Street.

F. Access control to Rock Road on the face of the plat is confusing and should more specifically delineate the location of the five openings such as the joint access area or the south line of Lot 5.

G. The face of the plat should be amended to indicate complete access control along the west line of Lot 5, as being to "31st Street North" (ie. the cul-de-sac).

H. The final plat tracing should more clearly indicate the 60 foot right-of-way for Rock Road.

I. The applicant needs to submit a copy of the joint access easement between Lots 3 and 4 to the Planning Department for approval. The final plat tracing should show the film and page of the recorded easement on the face of the plat and reference it in the plattor's text.

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.

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.

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4581

March 15, 1991

Greg Allison
Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 91-7 Killarney 2nd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on March 14, 1991, 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 8, 1991.

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.

Please call if you have any questions.

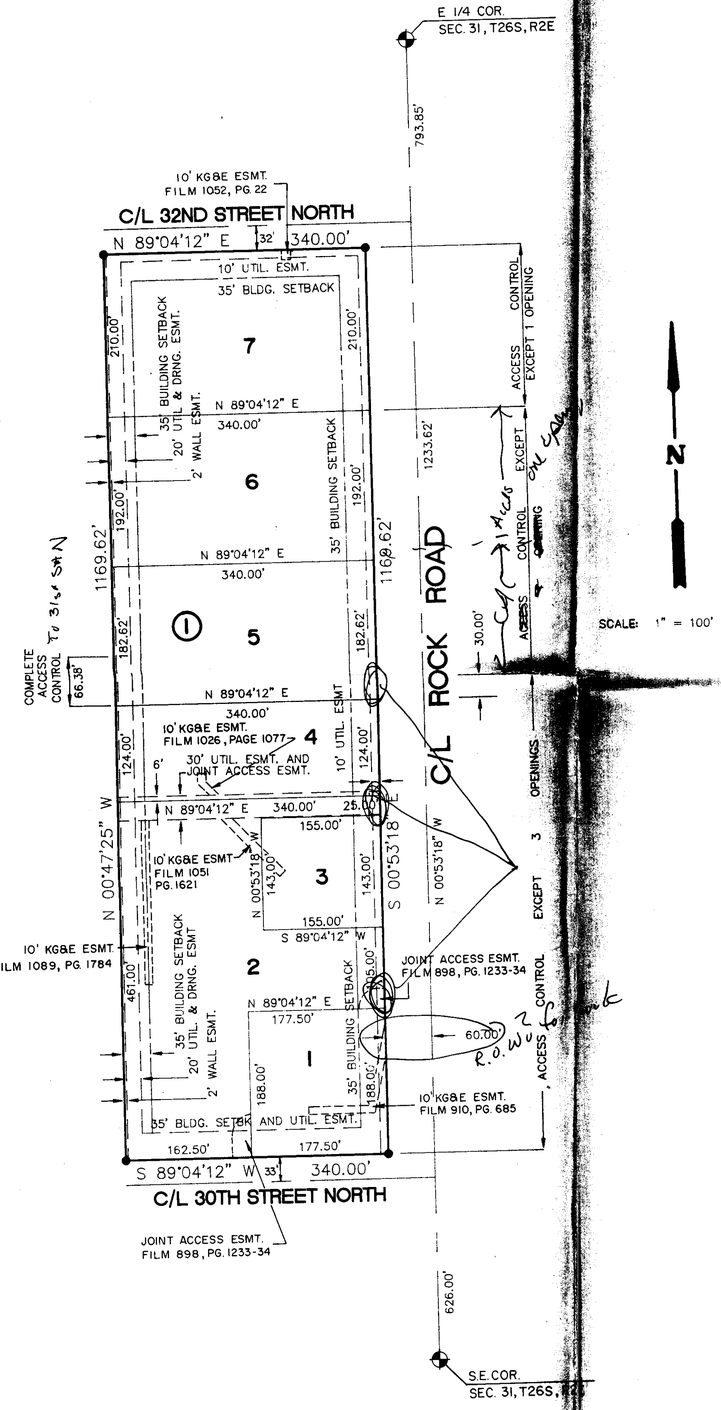
Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
cc: Killarney Investments Inc., 224 E. Douglas, Suite 333, Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY



FINAL PLAT OF

FINAL PLAT

KILLARNEY SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

I, Kenneth H. Bengtson, a Civil Engineer and Licensed Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLARNEY SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, and Block, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

A replat of Lot 1, Block 1, Killarney First Addition, an addition to Wichita, Sedgwick County, Kansas.

Access control to Rock Road within the above described property is 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 ____ day of _____, 1991.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers and Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, and a block, the same to be known as "KILLARNEY SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and public utilities,as indicated on the accompanying plat, are hereby granted. A 2' wall easement as shown along the west line of Block 1 is hereby platted for the construction and maintenance of a private wall. Utilities may cross the wall easement. All abutters rights of access to or from the West right-of-way line of Rock Road and the East rightof-way line of 31st Street North Circle are hereby granted to the City of Wichita, provided however, that Lots 1 through 5 shall have access to Rock Road at three locations as indicated on the face of the plat and as recorded on Access Agreement, Film , Page , filed with the Sedgwick County Register of Deeds; that Lots 6 and 7 shall have access to Rock Road at one location each, as indicated on the face of the plat; Lots 1 and 2 shall also have joint access at one location on 30th Street North as indicated on the face of the plat and as recorded on Access Agreement, Film , Page , filed with the Sedgwick County Register of Deeds.

KILLARNEY INVESTMENTS, INC.

By: _____
Virginia L. Ablah, President

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this ____ day of _____, 1991, before me a Notary Public in and for said State and County, came Virginia L. Ablah, President of Killarney Investments, Inc., 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 Appointment Expires: _____

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 3/7/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 3/8/91

AMOCO OIL COMPANY

By: _____

STATE OF _____
ss:
COUNTY OF _____

Be it remembered that on this ____ day of _____, 1991, before me a Notary Public in and for said State and County, came Amoco Oil Company by _____, 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 Appointment Expires: _____

We, Banca Della Svizzera Italiana, mortgagee on the above described property, do hereby consent to the plat of "Killarney Second Addition".

BANCA DELLA SVIZZERA ITALIANA

By: _____
W. Harvey Glover, Vice President

STATE OF _____
ss:
COUNTY OF _____

Be it remembered that on this ____ day of _____, 1991, before me a Notary Public in and for said State and County, came the Banca Della Svizzera Italiana, by W. Harvey Glover, Vice President 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 Appointment Expires: _____

We, Commerce Bank of Kansas City, N.A., mortgagee on the above described property, do hereby consent to the plat of "Killarney Second Addition".

COMMERCE BANK OF KANSAS CITY, N.A.

By: _____

STATE OF _____
ss:
COUNTY OF _____

Be it remembered that on this ____ day of _____, 1991, before me a Notary Public in and for said State and County, came the Commerce Bank of Kansas City, N.A. by _____, 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 Appointment Expires: _____

We, Kansas State Bank and Trust Company, mortgagee on the above described property, do hereby consent to the plat of "Killarney Second Addition".

KANSAS STATE BANK AND TRUST COMPANY

By: _____

STATE OF _____
ss:
COUNTY OF _____

Be it remembered that on this ____ day of _____, 1991, before me a Notary Public in and for said State and County, came the Kansas State Bank and Trust Company by _____, 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 Appointment Expires: _____

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

Dated this ____ day of _____, 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
George Sherman

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1991.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1991.

_____, County Clerk
Don Wright

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 _____, 1991.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa