

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 7/24/90 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 5/18/90

FINAL PLAT OF

KILLARNEY WEST RESIDENTIAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



Scale: 1" = 100'

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLARNEY WEST RESIDENTIAL", 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 tract of land lying in the South Half of the Northwest Quarter and the Northeast, Section 31, Township 26 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas and a portion of Lot 18, Block 2, WILLOWOOD, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the intersection of a point lying on the North line of said South Half and the West right-of-way line of Rushwood, as platted in said WILLOWOOD; thence S 00° 58' 20" E, 696.70 feet along said West right-of-way, to a point on a curve to the right; thence along said curve 68.43 feet, said curve having a central angle of 20° 39' 50", a radius of 189.75 feet, and a long chord of 68.06 feet, bearing S 09° 21' 35" W; thence S 62° 53' 19" E, 66.41 feet to a point on a curve to the left, said point being the Southwest corner of Lot 23, Block 1, said point also being on the North line of 34th Street North; thence along said curve and said North right-of-way, 46.01 feet, said curve having a central angle of 29° 59' 57", a radius of 87.87 feet, and a long chord of 45.48 feet, bearing S 75° 58' 21" E; thence continuing along said right-of-way, and extension of said right-of-way, N 89° 01' 40" E, 1287.09 feet to a point on a curve to the left; thence along said curve 106.02 feet, said curve having a central angle of 21° 18' 48", a radius of 285.00 feet, and a long chord of 105.41 feet, bearing N 78° 22' 16" E, said point also being a point on 34th Street North as platted in KILLARNEY PLAZA SECOND, an addition to Wichita, Sedgwick County, Kansas; thence S 00° 58' 20" E, 273.42 feet along the West line to the Southwest corner of said KILLARNEY PLAZA SECOND; thence N 80° 02' 29" W, 277.50 feet along the North line of K-96 right-of-way as dedicated on Film, Page, thence continuing along said right-of-way, S 89° 01' 40" W, 1590.03 feet; thence continuing along said right-of-way, N 79° 19' 34" W, 307.74 feet; thence N 00° 48' 28" W, 255.74 feet to a point on a curve to the right; thence along said curve 63.99 feet, said curve having a central angle of 10° 37' 38", a radius of 345.00 feet, and a long chord of 63.90 feet, bearing N 53° 17' 12" W; thence along said curve 225.16 feet, said curve having a central angle of 27° 43' 02", a radius of 470.00 feet, and a long chord of 225.16 feet, bearing N 61° 49' 54" W; thence N 14° 18' 35" E, 70.00 feet; thence N 29° 11' 32" E, 468.58 feet to a point on the North line of said South Half; thence N 88° 58' 51" E, 748.45 feet along said North line to the point of beginning.

All Streets, Part of Lot 18, and Easements lying within the described tract 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 _____ day of _____, 1990.

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

Know all men by these presents that we the undersigned property owners of the land 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 Lots and a Block, the same to be known as "KILLARNEY WEST RESIDENTIAL", 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. The temporary access easement is dedicated for public access and shall automatically be vacated at the time the existing street has been abandoned. All abutters rights of access across the South line of "KILLARNEY WEST RESIDENTIAL" to the Northeast Expressway are hereby granted to the City of Wichita.

WOODLAWN DEVELOPMENT COMPANY

By: _____
George Sherman, Vice-President
American Diversified Real Estate, Inc.
a general partner

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came George Sherman, Vice-President, American Diversified Real Estate, Inc., a general partner, for WOODLAWN DEVELOPMENT COMPANY, personally known to me 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: _____

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

Dated this _____ day of _____, 1990.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Chairman

Wayne L. Brinegar

Secretary

Harvin 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 _____, 1990.

Mayor

Bob Knight

City Clerk

John Moir

Entered on transfer record this _____ day of _____, 1990.

County Clerk

Don Wright

STATE OF KANSAS)
) ss.

SEDGWICK COUNTY)

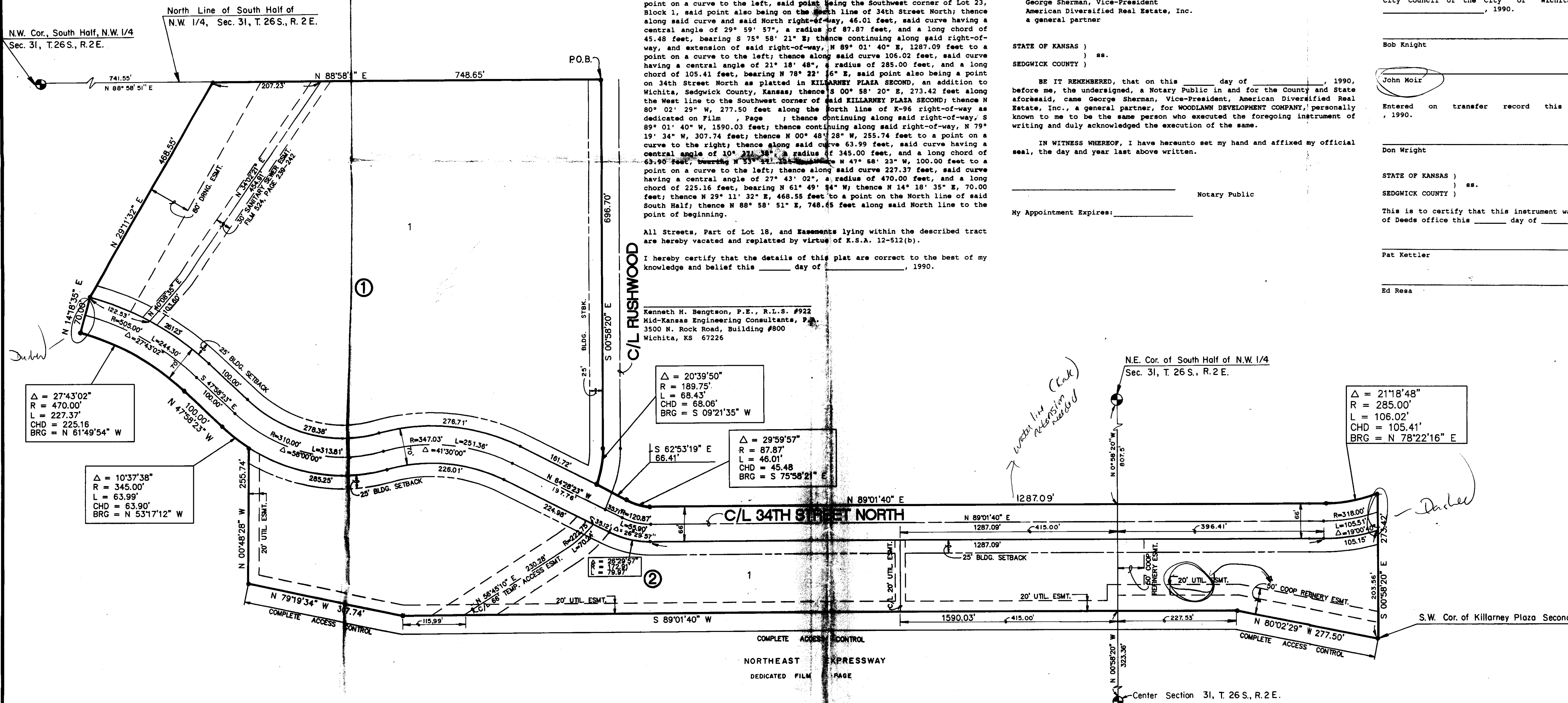
This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1990.

Register of Deeds

Pat Kettler

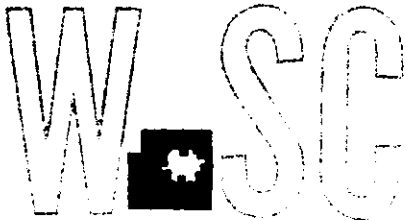
Deputy

Ed Resa



COMPLETE ACCESS CONTROL
NORTHEAST EXPRESSWAY
DEDICATED FILM PAGE

Center Section 31, T. 26 S., R. 2 E.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

August 3, 1990

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

Re: S/D 90-27 - Killarney West Residential Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 2, 1990, 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 July 27, 1990.

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. Kimple
Kandace A. Kimple
Associate Planner

KK:sm

cc: Woodlawn Development Company, 575 Fourth Financial Center,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

FILE COPY

- K. On the final plat tracing, the MAPC's signature block shall be amended to reference George D. Sherman, Acting Chairman.
- L. 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.
- M. A 10-foot utility easement, requested by Southwestern Bell, shall be shown on the final plat tracing along the north and west lines of Lot 1, Block 1.
- N. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

August 2, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 5/17/90)

CASE NUMBER: S/D 90-27 - KILLARNEY WEST RESIDENTIAL ADDITION

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas, Suite 333, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: East of Woodlawn on both sides of 34th Street North

SITE SIZE: 23.2 acres

NUMBER OF LOTS

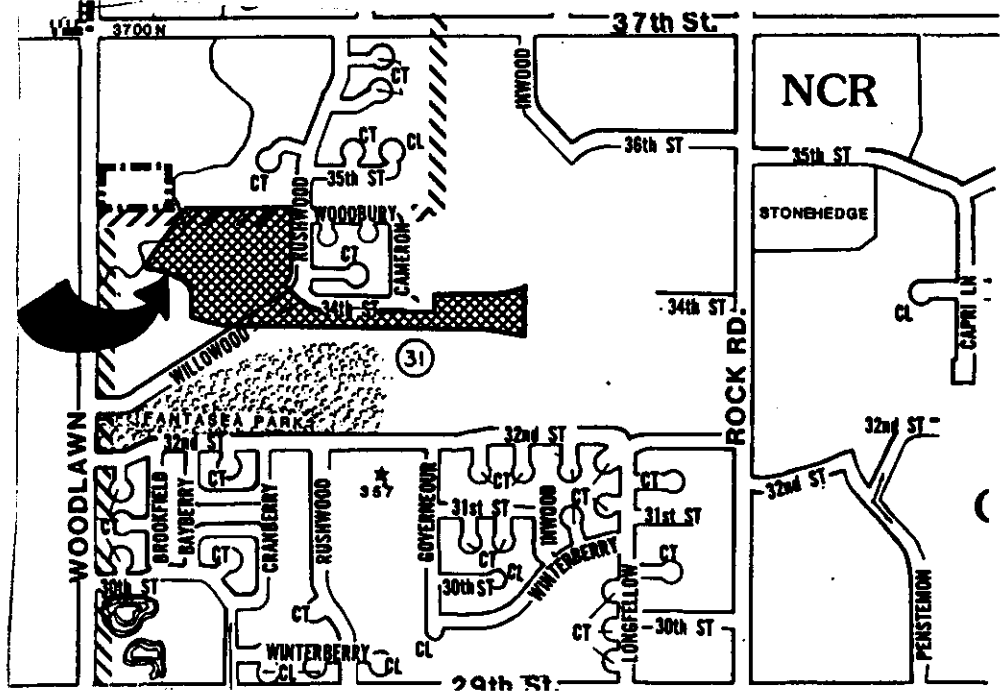
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: N/A sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "A" Two Family Dwelling & "R-6" General Residence District (Z-2759)

VICINITY MAP:



STAFF COMMENTS:

- A. A drainage easement, acceptable to City Engineering in width and location, shall be shown on the final plat tracing with Lot 1, Block 1, to cover the existing drainage ditch.
- B. The applicant shall guarantee extension of water from Cameron Street to the east line of the plat.
- C. The applicant shall guarantee the paving of 34th Street North to the east line of Lot 1, Block 2. As required by the sidewalk ordinance, sidewalks shall also be provided on both sides of this collector. The paving guarantee shall include funds for the acquisition of the portion of Lot 18, Block 2, Willowood which is needed for proper alignment of 34th Street. The applicant has the option of acquiring this right-of-way and dedicating it by separate instrument.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the plattor's text shall be amended to indicate the dedication of street to and for the use of the public.
- F. The applicant shall provide proof, by letter from the Cooperative Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable. Also, it is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- G. On the final plat tracing, dashed lines shall be used to indicate 34th Street North's terminus at the west and east ends of this plat. Solid lines are used to indicate a private street.
- H. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.
- I. The final plat tracing shall exclude from the boundaries of this plat that portion of 34th Street east of Rushwood which is already dedicated. Instead, the existing right-of-way for the south half of 34th Street shall be labeled on the plat tracing.
- J. The applicant is advised that the large lot presently being platted and proposed for two-family zoning (Lot 1, Block 2), will need to be replatted, as was indicated is the intention, into a greater number of appropriate lots for actual development of this property into duplex type homes.