N. 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.

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.

WICHITA/SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

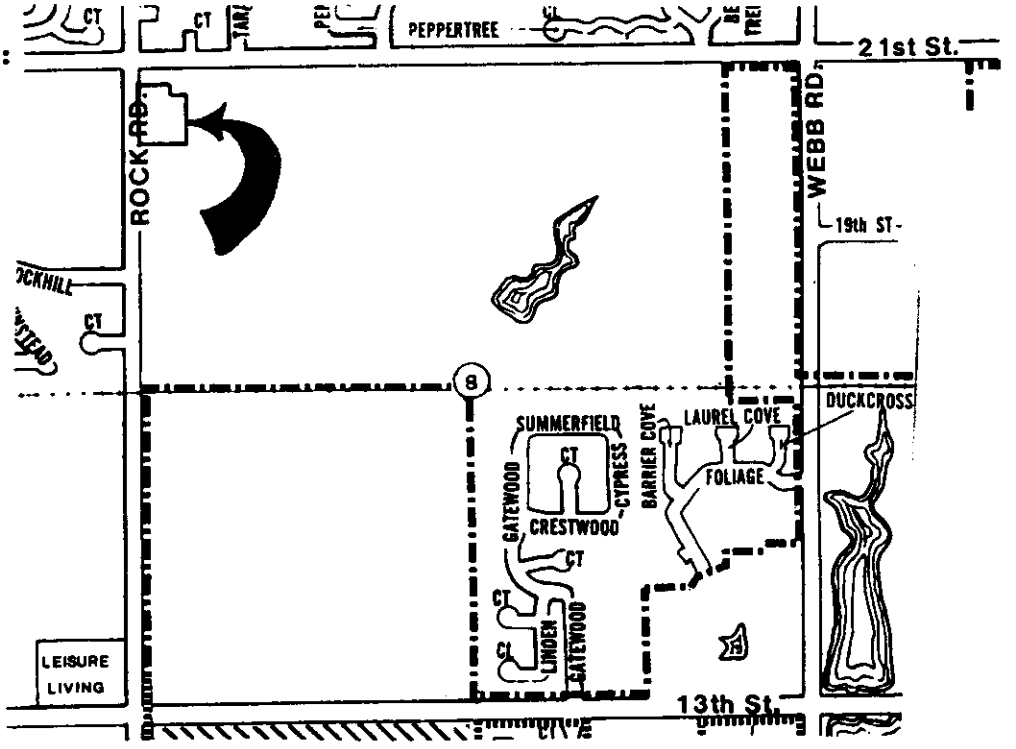
AGENDA ITEM NO. 2-5

March 29, 1990

STAFF REPORT
(Final Plat Approved 3/22/90)

CASE NUMBER:	**S/D 90-14 - WILSON ESTATES SECOND ADDITION**
OWNER/APPLICANT:	Wilson Estates, 408 Century Plaza Blvd., Wichita, KS 67202
SURVEYOR/ENGINEER:	Mid-Kansas Engineering Consultants
LOCATION:	South of 21st Street and East of Rock Rd.
SITE SIZE:	3.3 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	22,000 sq. ft.
CURRENT ZONING:	"LC" Light Commercial & "AA" One Family Dwelling
PROPOSED ZONING:	"LC" Light Commercial (Z-2886) (DP-191)

VICINITY MAP:



STAFF COMMENTS:

A. Prior to this plat being scheduled for City Council review, the applicant shall obtain an administrative adjustment to C.U.P. DP-191 to allow the configuration of lots as now being platted. This plat shall be subject to any conditions of this adjustment and any required changes affecting the plat shall be depicted on the final plat tracing.

B. The applicant shall either resubmit pettions for the improvements associated with the plat and submitted with the Wilson Estates (first) Addition or provide City Engineering with square footage figures in order to redistribute the improvment costs. Also, any improvments associated with the major entrance on Rock Road within public right-of-way, shall be quaranteed at this time if it was not covered by the previous petitions.

A new petition will, however, be required for the extention of sanitary sewer to lot 1 of this plat. The final plat tracing shall also indicate any utility easement needed for the sewer and an off-site easement shall also be provided by seperate instrument, for recording with the plat, for this same sewer extension.

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

D. The applicant shall submit with the final plat tracing a legal description for the portion of Lot 2 involved in the proposed zone change to "LC" zoning.

E. Since Lot 1 has no direct access to Rock Road, but will apparently have access across Lot 2, an ingress/egress agreement shall be established for that purpose. A copy of this document shall be provided to the Planning Department for its review. Upon approval, the applicant shall record this agreement. A copy of the recorded document shall be provided to Planning for the plat file and the recording information noted on the final plat tracing.

The present wording on the final plat in regard to this ingress/egress agreement shall be amended. As presently written, it appears an opening is being directly provided for Lot 1, to Rock Road. The applicant should refer to the plattor's text in Wilson Estates "first" Additon where a similar situation is addressed.

F. The plattor's text shall also be amended in terms of the description of access control for Lot 2 as it involves the joint access agreement for property platted with the first Wilson Estates Addition. This plat cannot dedicate or grant in the plattor's text a condition involving something off site of the plat itself. The text should therefore only reference access as allowed over the northern portion of this lot, or as corresponds to the area involved in the joint opening. The reference to the recorded joint access easement on the face of the plat should be shown and may also be referred to in the plattor's text, but not in such a manner as implies the granting of access control for the adjacent property.

G. On the final plat tracing, since setbacks between lots may not be required if lots are developed under the same ownership, these setbacks need not be shown on the final plat tracing. The reference in the plattor's text to setbacks correctly notes that additional setback requirements can be found in the C.U.P. This note should also be placed on the face of the plat in the area of the north arrow.

H. According to a preliminary revision of C.U.P, DP-191, Parcel 4 - of which Lot 2 is only a portion - may have a maximum of three buildings. The applicant shall therefore supply a letter for both the plat and C.U.P. files indicating the number of buildings being proposed for Lot 2 of this plat.

I. Prior to submitting the final plat tracing, the applicant shall meet with the representative of S.W. Bell telephone to determine if any additional on-site or off-site easements were requred for this site. Any such easements shall be shown in the final plat tracing and/or dedicated by seperate instrument for recording with the final plat.

J. As indicated by the drainage plan, this plat will requre a cross lot drainage agreement. This agreement shall be provided to the Planning Deparmtent for recording with the final plat.

K. 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.

L. The applicant is advised that general provision 11 of the C.U.P., requires the provision of fire lanes around main structures constructed on this plat.

M. 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.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

March 30, 1990

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

Re: S/D 90-14 WILSON ESTATES SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 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 March 23, 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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

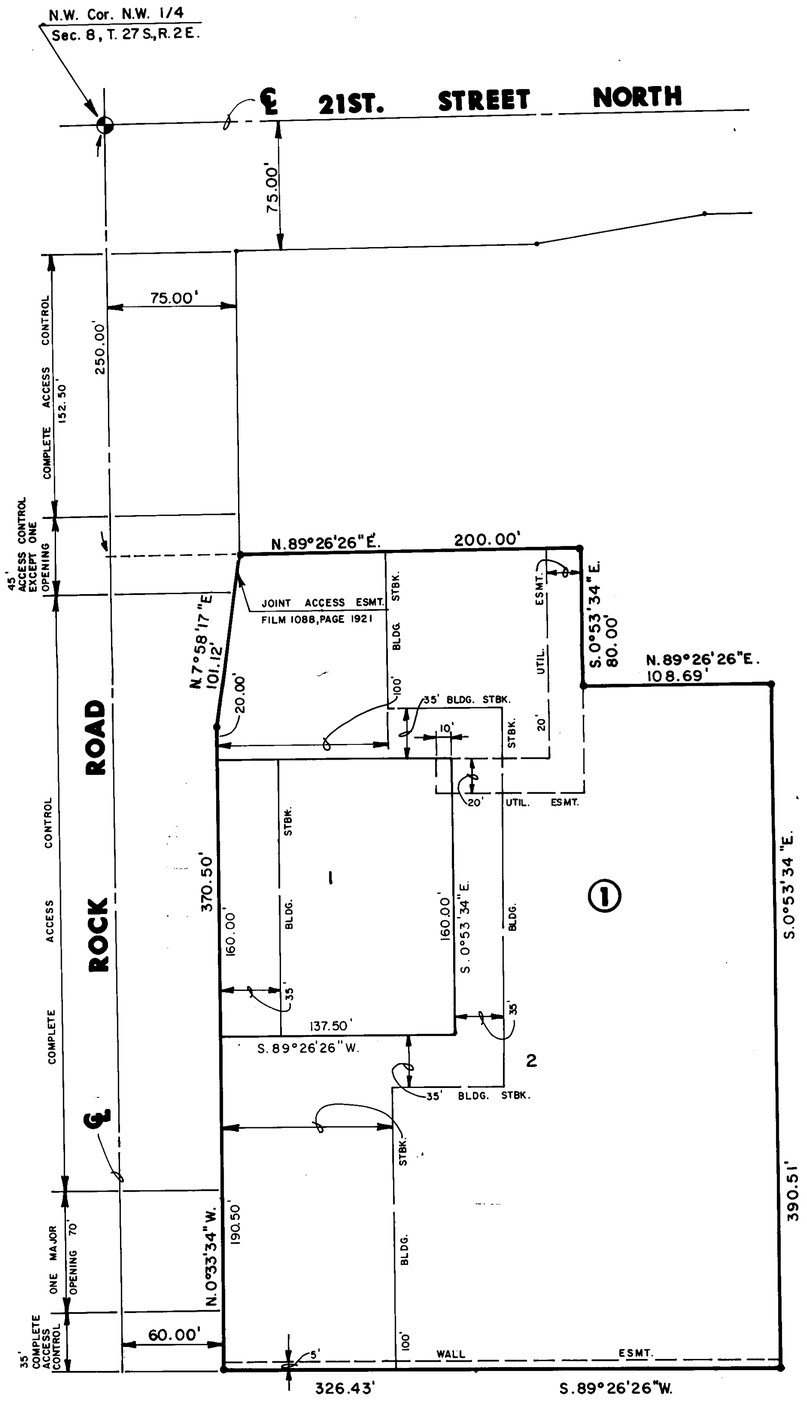
R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Wilson Estates, 408 Century Plaza Blvd., Wichita, KS 67202
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FINAL PLAT OF

WILSON ESTATES SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N

Scale: 1" = 50'

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 "WILSON ESTATES SECOND ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots,a Block and street the same being accurately set forth in the accompanying plat and described herein:

A replat of Lot 2, Block 1, WILSON ESTATES ADDITION, an addition to Wichita, Sedgwick County, Kansas.

AND ALSO:

A tract of land lying in the Northwest Quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner, Block 1, Wilson Estates Addition, an addition to Wichita, Sedgwick County, Kansas, said point of beginning lying 475.00 feet South and 60.00 feet East of the North and West lines of said Northwest Quarter; thence N 89° 26' 26" E, 216.31 feet along the South line of said Block 1; thence N 00° 53' 34" W, 145.00 feet along the East line of said Block 1; thence N 89° 26' 26" E, 108.69 feet; thence S 00° 53' 34" E, 390.51 feet; thence S 89° 26' 26" W, 326.43 feet to the East right of way line of Rock Road as platted in said Addition; thence N 00° 33' 34" W, 245.50 feet along said right of way line to the point of beginning.

All Lots, Blocks, Easements and Building Setbacks 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 Land Surveyor's and Civil Engineer's Certificate, have caused the same to be surveyed and platted into lots, blocks, and streets, the same to be known as "WILSON ESTATES SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, are herby granted. The 5.00 foot wall easement is granted for the construction and maintenance of a wall; utilities may cross the wall easement. All abutters rights of access to and from Rock Road over and across the West line of "WILSON ESTATES SECOND ADDITION" are hereby granted to the City of Wichita, Kansas, provided however, Lot 1, Block 1, "WILSON ESTATES ADDITION" and Lot 2, Block 1, "WILSON ESTATES SECOND ADDITION", shall have joint access at one location, as indicated on the face of the plat, according to the access agreement found on Film 1088, Page 1921, filed with the Sedgwick County Register of Deeds. Lots 1 and 2, Block 1, "WILSON ESTATES SECOND ADDITION" shall have joint access at one location, as indicated on the face of the plat, according to the access agreement found on Film , Page , filed with the Sedgwick County Register of deeds. Building setbacks are per the requirements of the Wilson Estates Community Unit Plan (DP-191) on file with the Wichita-Sedgwick County Metropolitan Area Planning Dept. (see DP-191 for setback requirements between lots.)

Wilson Estates, A Partnership

Robert G. Wilson, Managing Partner

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1990, before me, a Notary Public in and for the County and State aforesaid, came Robert G. Wilson, Managing Partner, for Wilson Estates, A Partnership, 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:_____

This plat of "WILSON ESTATES SECOND ADDITION" 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
Marvin S. Krout

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