

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- 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.
- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

January 4, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-88 - KILLARNEY PLAZA FOURTH ADDITION

OWNER/APPLICANT: Northrock Realty Partners, Bank IV, 100 N. Broadway #575, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, P.A.

LOCATION: West of Rock Road and north of 32nd Street North.

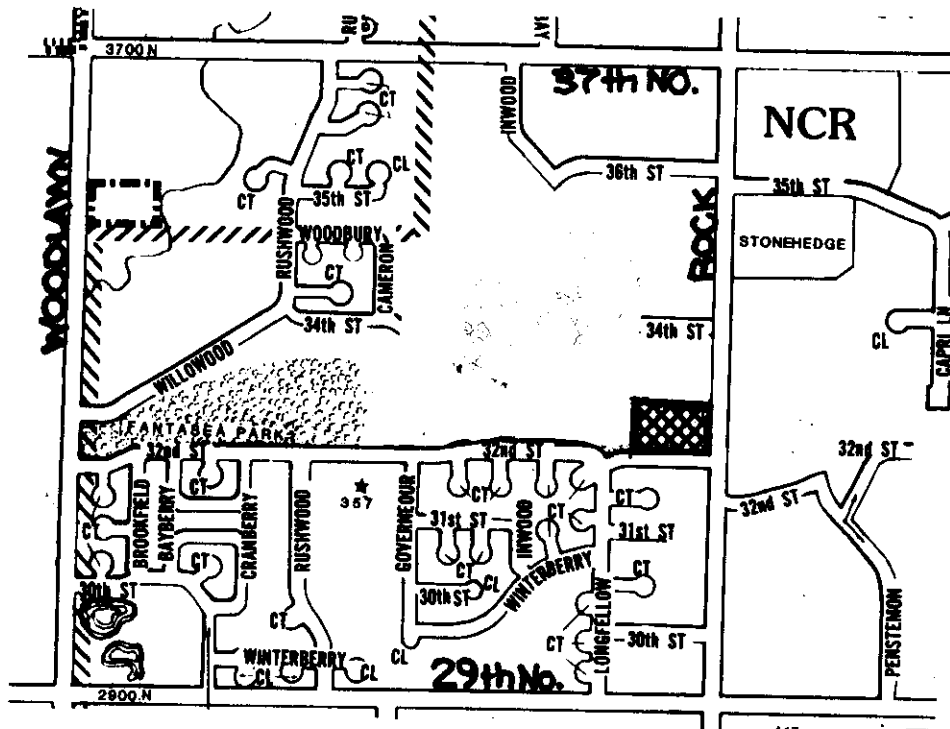
SITE SIZE: 4.8 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 3
Industrial:
Total: 3

MINIMUM LOT AREA: 0.72 Acres

CURRENT ZONING: "LC" Light Commercial & DP-158

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant proposes a joint access easement to provide Lot 1 with access to 32nd Street North across Lot 2. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The associated CUP (DP-158) provides only one opening to this track to and from Rock Road. The platlor's text indicates Lot 2 is to have the one allowed opening. The final plat tracing shall indicate complete access control along the east line of Lot 3 and make the appropriate reference in the platlor's text.
- G. The applicant is advised that the associated CUP (DP-158) permits only four (4) buildings within this parcel which is now being platted into three (3) lots. The applicant should formally advise the Planning Department of their intent by letter, as to which of the three (3) lots is to have two (2) buildings. This letter will be added to the CUP file.
- H. On the final plat tracing, reference to the wall easement shall be removed from the face and platlor's text.
- I. The final plat tracing shall indicate the temporary drainage easement as requested by City Engineering to cover existing drainage channels.
- J. The final plat tracing shall indicate easements for existing sanitary sewer lines and future extensions as requested by City Engineering.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 5, 1990

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

Re: S/D/ 89-88 KILLARNEY PLAZA FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 4, 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 December 29, 1989.

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 platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid. *won't release until they pay.*

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Northrock Realty Partners, Bank IV, 100 N. Broadway, #575,
Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT OF
KILLARNEY PLAZA FOURTH

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/28/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12/28/89

N.E. Corner S.E. 1/4
Sec. 31, T. 26 S., R. 2 E.

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 PLAZA FOURTH", 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 3, Block 1, KILLARNEY PLAZA THIRD, an addition to Wichita,
Sedgwick County, Kansas.

All Lots, Blocks, Easements, and Buildings 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 _____, 1989.

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 PLAZA FOURTH", 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. The 5.00' Wall Easement is granted for the
construction and maintenance of a wall, utilities may cross the wall easement.
All abutter rights of access to and from Rock Rd. over and across the East
line of "KILLARNEY PLAZA FOURTH" are hereby granted to the City of Wichita,
Kansas, provided however, that LOTS 2 shall have access to Rock Rd. at one
location, as determined by the City Engineer. All abutter rights of access to
or from 32nd Street North over and across the West 269.40 feet of KILLARNEY
PLAZA FOURTH are hereby granted to the City of Wichita. All abutter rights
of access across the North line of "KILLARNEY PLAZA FOURTH" to the Northeast
Expressway are hereby granted to the City of Wichita.

NORTHROCK REALTY PARTNERS
a Kansas general partnership

Virginia L. Ablah, President
Killarney Investments, Inc.
managing partner

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this _____ day of _____, 1989,
before me, the undersigned, a Notary Public in and for the County and State
aforesaid, came Virginia L. Ablah, President, of Killarney Investments, Inc.,
managing partner of NORTHROCK REALTY PARTNERS, a Kansas general partnership,
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 PLAZA FOURTH" has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita,
Kansas.

Dated this _____ day of _____, 1989.

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, this _____ day of
_____, 1989.

_____, Mayor

Bob Knight

_____, City Clerk

John Moir

Entered on transfer record this _____ day of _____, 1989.

_____, County Clerk

Don Wright

STATE OF KANSAS)
) ss.
SEDGWICK COUNTY)

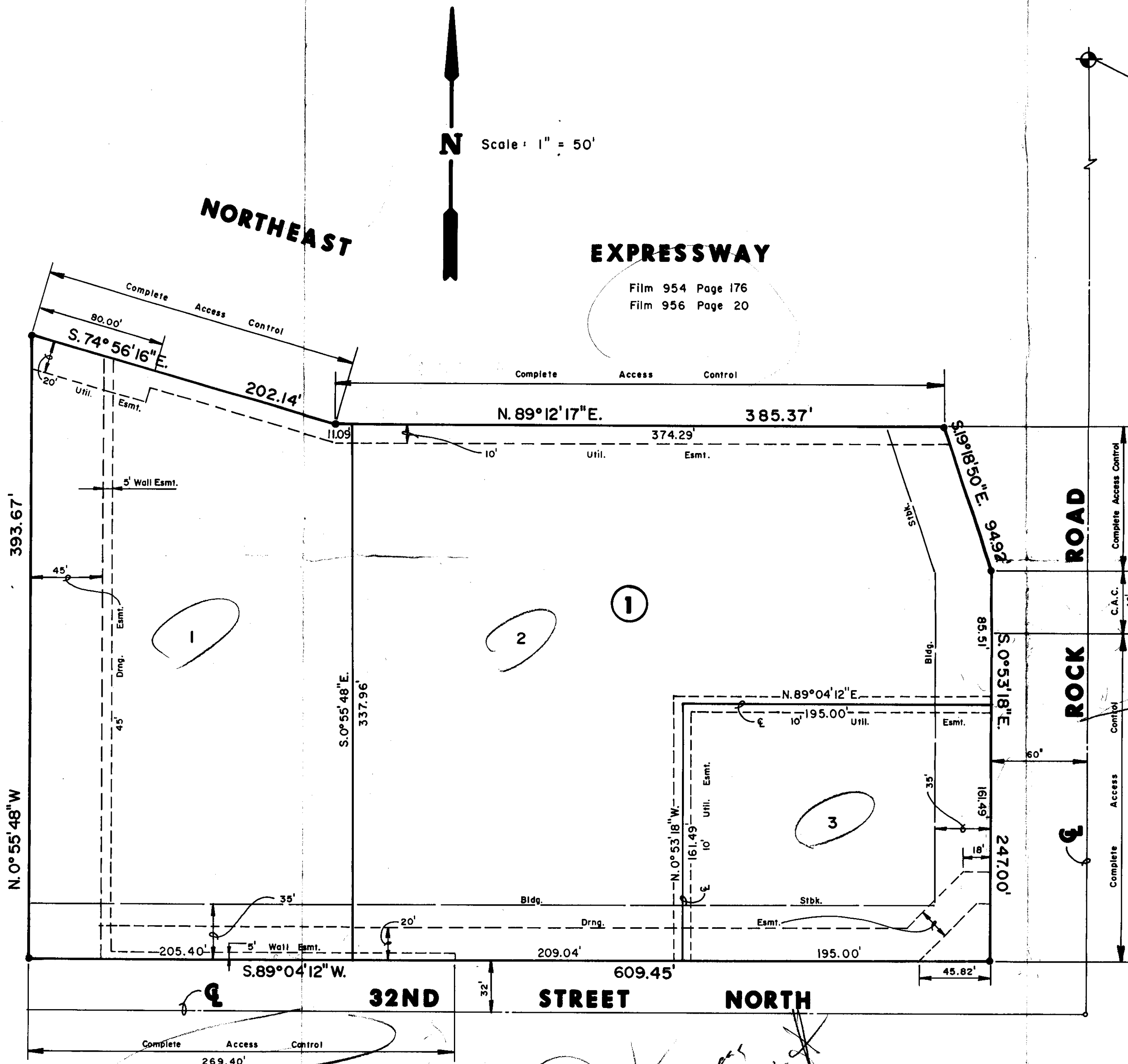
This is to certify that this instrument was filed for record in the Register
of Deeds office this _____ day of _____, 1989.

_____, Register of Deeds

Pat Kettler

_____, Deputy

Ed Resa



CUP allows
only 4 buildings

How does
lot 1
have
access?

Joint access
agreement
from Lot
2 to Lot 1
access Road
to Lot 1 from
Lot 2

one opening
to lot 2

CAC