STAFF COMMENTS:

A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.

B. 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.

C. Since this plat is indicating the platting of complete access controls from Lot 1, to the intersection of Julia and Kellogg Drive, the plattor's text shall be amended on the final plat tracing to also indicate this dedication.

D. The construction of on-site storm sewers shall be required at the time of site development.

E. The platting of the minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text as 122.3.

F. On the final plat tracing it shall be indicated if the minimum building pad elevation involves the lowest floor or opening elevation.

G. At the time of submitting the final plat tracing, the applicant shall submit a marked copy of the plat indicating the location of the various drainage easements, K.G.& E. easement, access easement, etc. listed in the tile binder of this plat. If these items are off-site and do not impact this plat there locations shall be noted and explained on the marked plat. If on-site, copies of the documents establishing these easements shall be provided for the plat file.

H. The final plat tracing shall indicate the most current chairman in the MAPC signature block.

I. 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.

J. 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.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

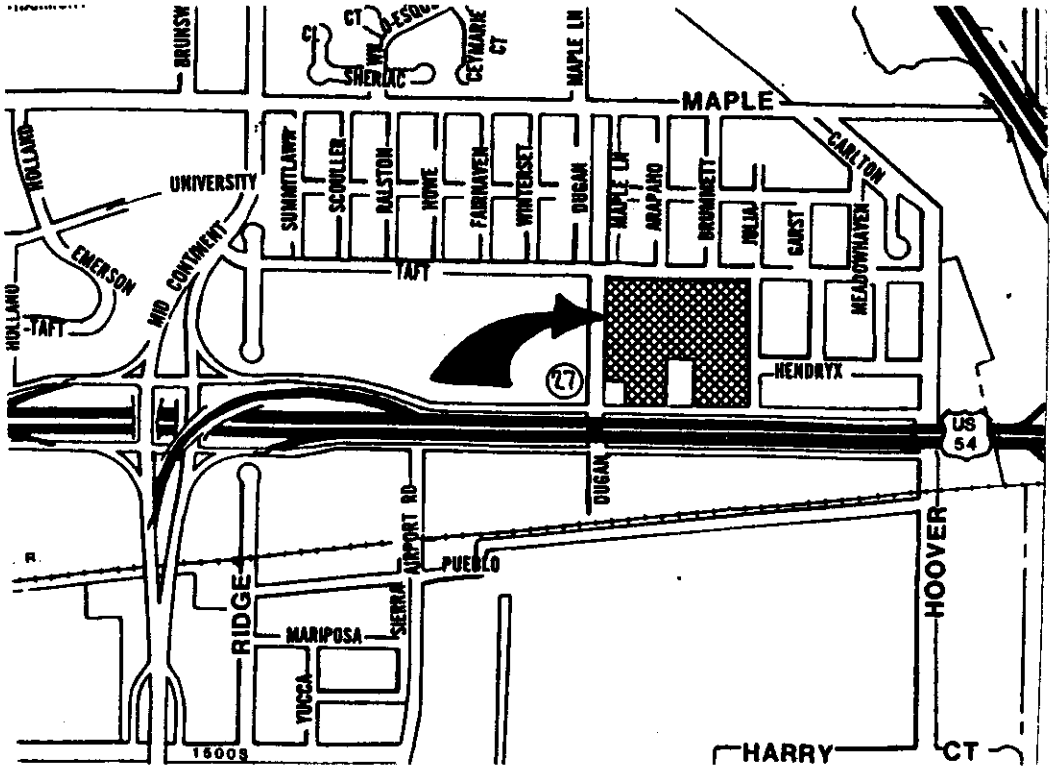
AGENDA ITEM NO. 1-2

May 10, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 4/5/90)

CASE NUMBER:	**S/D 90-17 - THE LANDING 2ND ADDITION**
OWNER/APPLICANT:	Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd., Mitchell Bldg., Bentonville, Arkansas 72716
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	North side of Kellogg between Dugan and Julia
SITE SIZE:	28.5 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	14 Acres
CURRENT ZONING:	"C" Commercial (DP-150 Amendment No. 2)

VICINITY MAP:



SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

May 11, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-17 - **THE LANDING 2ND ADDITION**

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 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 May 4, 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.

4. 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,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd., Mitchell Bldg., Bentonville, AR 67211
Mike Lindebak, City Engineer

FILE COPY

THE LANDING 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "THE LANDING 2ND ADDITION", Wichita, Sedgwick County, Kansas and the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following: All of Lot 1, The Landing, Wichita, Kansas, together with that part of Lot 1, Air Park Second Addition, Wichita, Kansas, described as commencing at the S.E. Corner of said Lot 1, Air Park Second Addition; thence S 88°41'21" W, along the south line of said Lot 1, Air Park Second Addition, 20 feet for a place of beginning; thence N 00°01'15" E, parallel with the east line of said Lot 1, Air Park Second Addition, 400 feet; thence N 88°41'21" E, 20 feet to the east line of said Lot 1, Air Park Second Addition; thence N 00°01'15" E, along the east line of said Lot 1, Air Park Second Addition, 324.80 feet to a corner of said Lot 1, The Landing; thence N 89°55'30" W, along a lot line of said Lot 1, The Landing, 626.49 feet to the westerly most S.W. Corner of said Lot 1, The Landing; thence S 00° W, along the west line of said Lot 1, Air Park Second Addition, 529.09 feet to a point 15.86 feet north of the point of curvature of a curve to the left; thence N 90° E, 255 feet; thence S 00° W, 200 feet to a point on the south line of said Lot 1, Air Park Second Addition; thence N 88°41'21" E, along the south line of said Lot 1, Air Park Second Addition, 351.33 feet to the place of beginning.

Existing Access Controls being vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

_____ Date

_____ Surveyor
Mark A. Savoy

~~Know all men by these presents that we~~ the undersigned, have caused the land described in the surveyors certificate to be platted in Lots and Streets to be known as "THE LANDING 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Julia St., over and across the east line of Lot 1, and to or from Taft Ave., over and across the north line of Lots 1 and 2, and to or from Dugan Rd., over and across the west line of Lot 2, are hereby granted to the City of Wichita, provided however that Lot 1, shall have access to Julia St. at 5 locations and that Lots 1 and 2, shall have access to Taft Ave. at 2 locations each and that Lot 2, shall have access to Dugan Rd. at 3 locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas. No structure shall be constructed on Lot 2, below a minimum building pad elevation of 1309.7 M.S.L. (being 122.3 City Datum).

Wal-Mart Properties, Inc.

_____ Vice-President
Curt H. Barlow

Royal Associates

State of _____)
County of _____) SS
The foregoing instrument acknowledged before me, this ____ day of _____ 1990, by Curt H. Barlow, Vice-President of Wal-Mart Properties, Inc. on behalf of the corporation.

_____ Notary Public
Kay Kimberly

My App't. Exp._____

This plat of "THE LANDING SECOND ADDITION", Wichita, Sedgwick County, Kansas, 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 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 plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 1990, at ____ o'clock __ M; and is duly recorded.

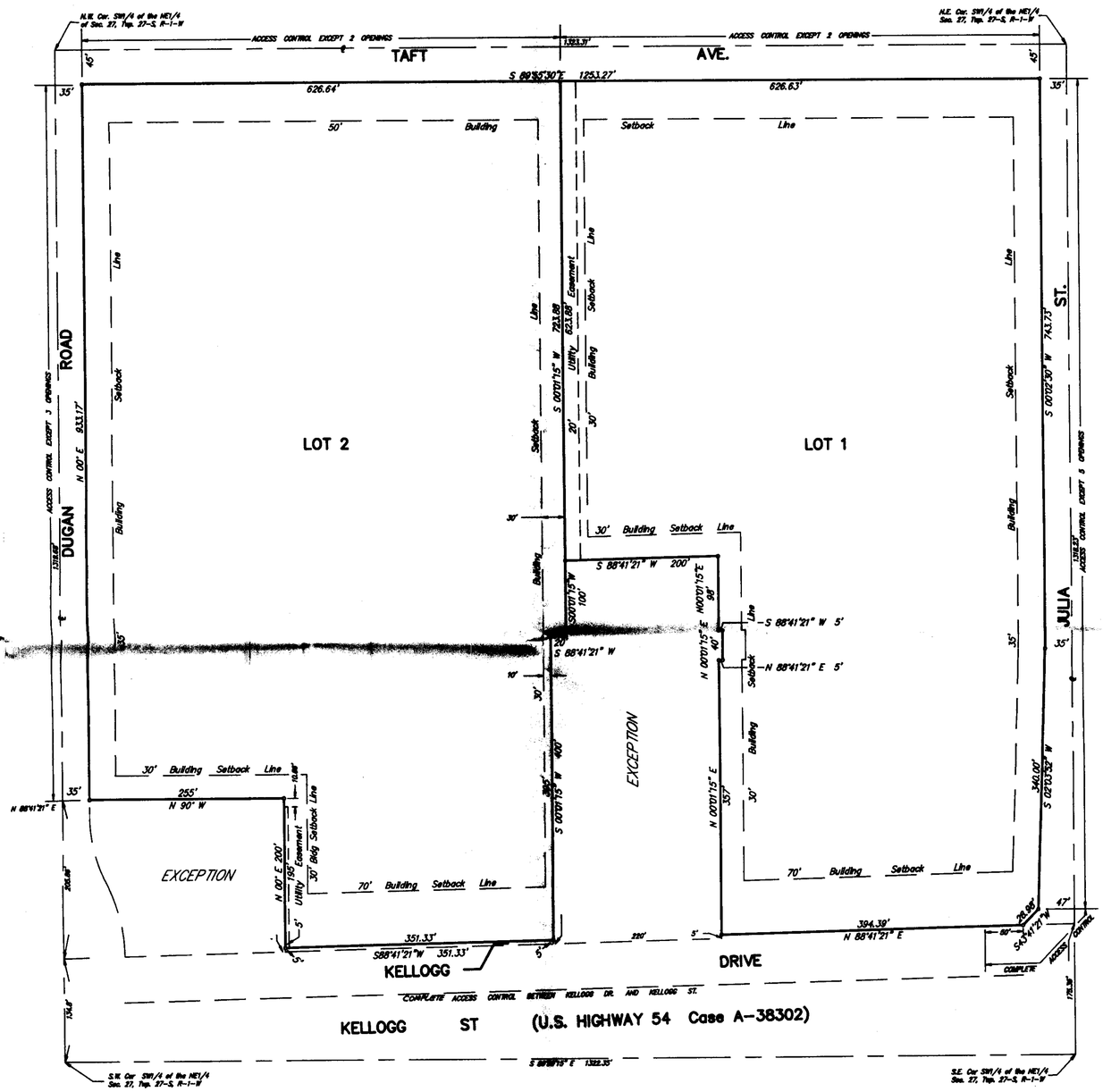
_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of _____)
County of _____) SS
The foregoing instrument acknowledged before me, this ____ day of _____ 1990, by _____ of Royal Associates, on behalf of the partnership.

_____ Notary Public

My App't. Exp._____



1" = 100'
○ = Iron
Min Pad Elev = 1309.7 M.S.L. for Lot 2 only
122.3 City Datum

BENCH MARKS:

1. Square Cut on top of curb @ east end of return @ S.E. Corner of Dugan & Taft
   Elevation = 1306.01 M.S.L.
   118.61 C.D.

2. Square Cut on top of curb (parking lot) @ N.W. Cor of McDonald's property
   Elevation = 1305.69 M.S.L.
   118.29 C.D.