

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4-8

September 14, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 7/27/89)

CASE NUMBER: S/D 89-37 - PARK WEST PLAZA ADDITION

OWNER/APPLICANT: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West of Maize Road, south of Central

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

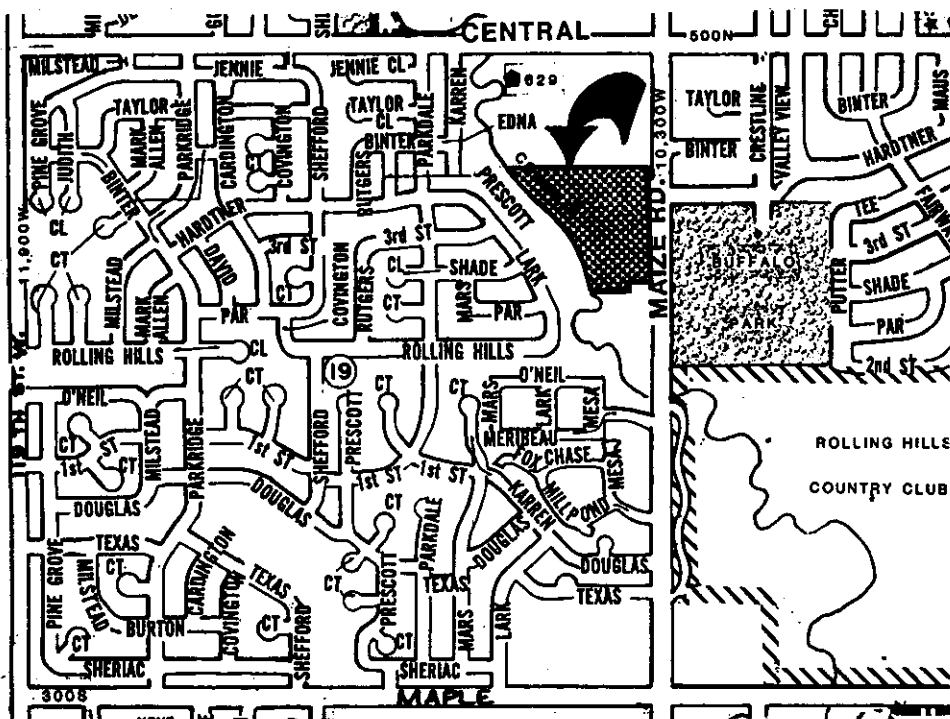
Residential:	1
Office:	1
Commercial:	5
Industrial:	
Total:	7

MINIMUM LOT AREA: 17,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling, "BB" Office/Commercial

PROPOSED ZONING: "R-6" General Residence, "BB" Office, "OC" Office-Commercial (Z-2931)

VICINITY MAP:



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/7/89 SUBJECT **PARK WEST PLAZA**
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/8/89

OFFICE COPY
DO NOT REMOVE

AN ADDITION TO WICHITA, KANSAS

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors in
Sedgwick County } and state do hereby certify that we have surveyed and
platted "PARK WEST PLAZA," an Addition to Wichita, Kansas, and
that the accompanying plat is a true and correct exhibit of the
property surveyed described as and being a replat of Lot 1, River-
side Hospital 1st Addition, Wichita, Kansas, together with a tract in
the N.E. 1/4 of Sec. 15, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick
County, Kansas, described as beginning at a point on the east line
of said N.E. 1/4, said point being 305.8 feet south of the N.E. Corner
of said N.E. 1/4; thence west parallel with the north line of said N.E.
1/4, 1036 feet; thence southerly with an interior angle of 86° 09'; 130
feet; thence southeasterly 934.69 feet more or less to a point 660 feet
north and 726 feet west of the S.E. Corner of said N.E. 1/4; thence east
parallel with the south line of said N.E. 1/4, 726 feet to a point on the
east line of said N.E. 1/4; thence north along the east line of said N.E. 1/4
603.63 feet more or less to a point 1375.8 feet south of the N.E. Corner of said
N.E. 1/4; thence west parallel with the north line of said N.E. 1/4, 60 feet; thence
north parallel with the east line of said N.E. 1/4, 170 feet; thence east parallel
with the north line of said N.E. 1/4, 60 feet to a point on the east line of said
N.E. 1/4; thence north along the east line of said N.E. 1/4, 300 feet to the point
of beginning; EXCEPT the south 100 feet thereof and EXCEPT that part
platted as J.W. Russell First Addition to Wichita, Sedgwick County,
Kansas.

Baughman Company P.A.

Gregory F. Severns Surveyor

We, the undersigned, holders of a mortgage on
the above described property do hereby consent to the plat of "PARK
WEST PLAZA," an Addition to Wichita, Kansas.

Mid-Continent Federal Savings and Loan Association

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this day of , 1989, by
of Mid-Continent Federal Savings and Loan Association, on
behalf of the Savings and Loan.

My Appt Exp. Notary Public

This plat of "PARK WEST PLAZA," an Addition
to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedg-
wick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this day of , 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman
Marvin S. Krout Secretary

This approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas
this day of , 1989.

Bob Knight Mayor
John Moir City Clerk

Entered on transfer record this
day of , 1989.

Don Wright County Clerk

State of Kansas } s.s. This is to certify that this plat has been
Sedgwick County } filed for record in the office of the Register of Deeds, this
day of , 1989, at o'clock M; and is duly
recorded.

Pat Kettler Register of Deeds
Ed Resa Deputy

RIVERSIDE HEALTH SERVICES, INC.

Robert Dixon Chief Financial Officer

J.W. RUSSELL CONSTRUCTION, INC.

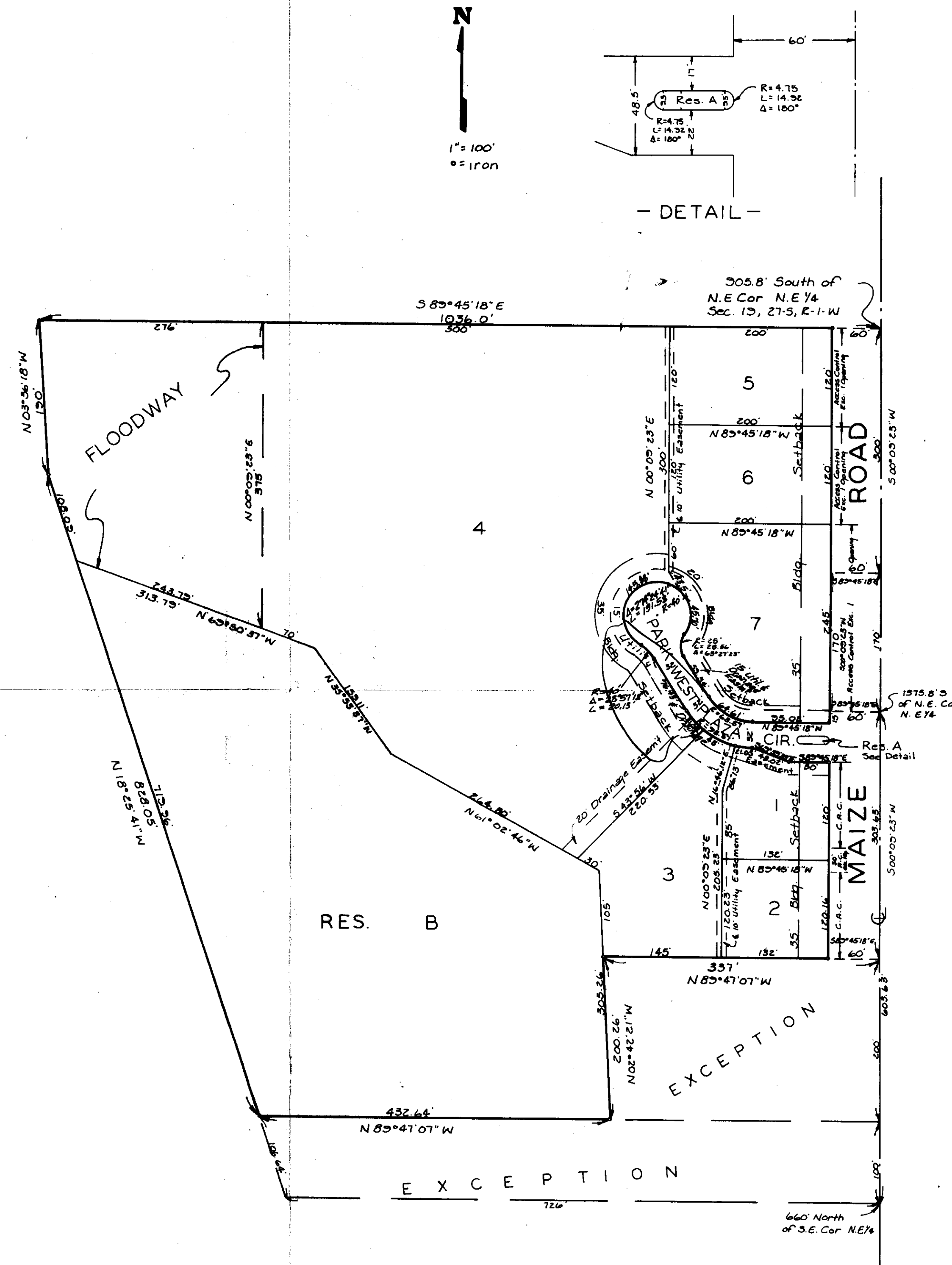
J.W. Russell President

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this day of , 1989, by Robert Dixon, Chief
Financial Officer of Riverside Health Services, Inc., on behalf of the
corporation.

My Appt Exp. Notary Public

State of Kansas } s.s. The foregoing instrument was acknowledged
Sedgwick County } before me this day of , 1989, by J.W. Russell, President
of J.W. Russell Construction, Inc., on behalf of the corporation.

My Appt Exp. Notary Public



Minimum Pad Elevation:
137.6 City Datum
1325 Mean Sea Level

Bench Marks:
1/4" bar @ N.W. Cor Planter @ N.W. Cor S.W. Bell Bldg.
S.E. Cor Central # Maize - Elev. = 145.73 City Datum
1333.13 M.S.L.

1/4" cut on top of curb @ S. end of curb return @ S.E.
Cor. Hardtner # Maize - Elev. = 134.5 City Datum
1321.50 M.S.L.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 14, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-37 PARK WEST PLAZA ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 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 plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita,
KS 67212
Riverside Health Services, Inc., Attn: Robert Dixon, 2622
W. Central, Wichita, KS 67203
Bill Yung Design, 4912 E. 29th St. North, Wichita, KS 67220
Mike Lindebak, City Engineer

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