K. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 1, Block 1 to drain across Lot 2, Block 2. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.

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. 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.

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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

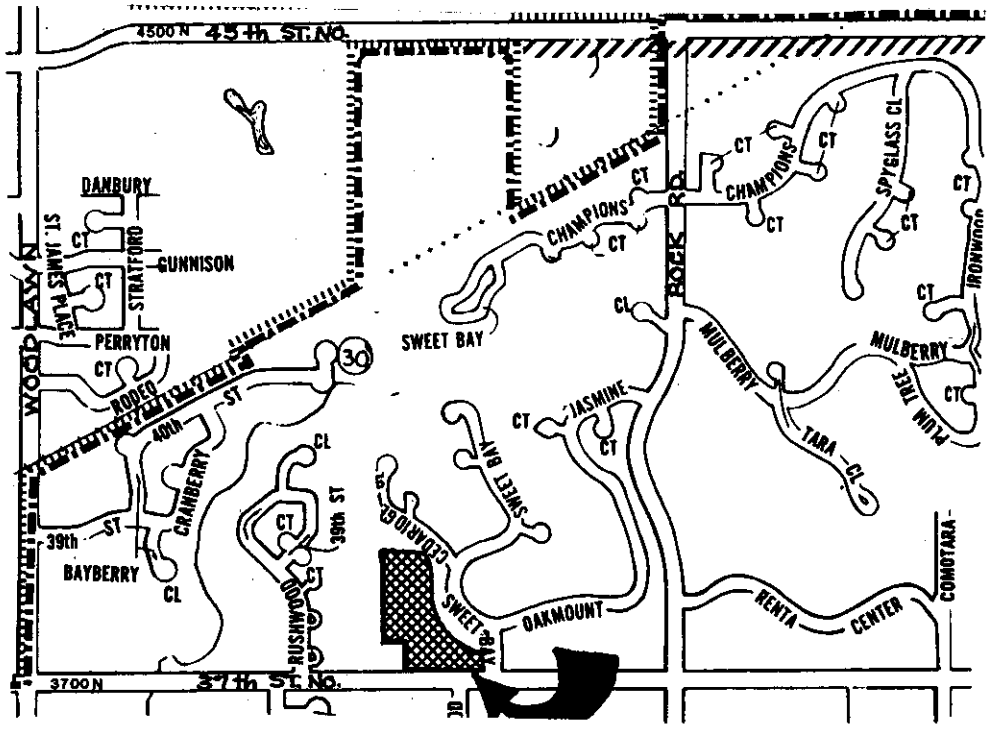
AGENDA ITEM NO. 2-2

November 20, 1989

STAFF REPORT
(Final Plat Approved 11/16/89)

CASE NUMBER:	**S/D 89-84 - THE RITZ ADDITION**
OWNER/APPLICANT:	Woodlawn Development Co., 575 Fourth Financial Center, Wichita, KS 67202
SURVEYOR/ENGINEER:	Bill Yung Design/Mid-Kansas Engineering Consultants
LOCATION:	North of 37th Street North in an area west of Rock Road
SITE SIZE:	17.6 Acres
NUMBER OF LOTS	
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2
MINIMUM LOT AREA:	6.5 Acres
CURRENT ZONING:	"AA" One Family
PROPOSED ZONING:	"R-6" General Residence (Z-2757)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall file a request for a zone change, for the portions of this plat originally associated with the 37th Street Booster Station Addition, but not included in the original "R-6" zone change case (Z-2757).

B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee deceleration lanes for the entrances on 37th Street North to both Lots 1 and 2.

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

F. As noted in the plattor's text, two openings shall be indicated on the face of the plat for Lot 2, from 37th Street North.

G. The applicant shall provide proof, by letter from the Coop Refinery or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements form the pipeline by researching the text of the pipeline easement agreement.

H. The final plat shall indicate the recording information for the 50-foot Coop Refinery easement on this property. The relocation of this pipeline, as is implied by the plat, will be verified by the recording of the easement involved in this relocation. This plat will not be forwarded for City Council review until this new easement is established and a recorded copy provided to the Planning Department or a letter is provided from the pipeline company indicating that satisfactory arrangements have been made for the relocation.

I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

J. As indicated by the drainage plan, off-site drainage will occur to the northwest of this plat. Since this drainage will flow into a K.G. & E. easement, the applicant shall submit a letter from K.G.& E. indicating that this is acceptable.

SEDGWICK COUNTY

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

November 21, 1989

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

Re: S/D 89-84 THE RITZ ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 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 November 17, 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
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

FINAL PLAT OF

THE RITZ

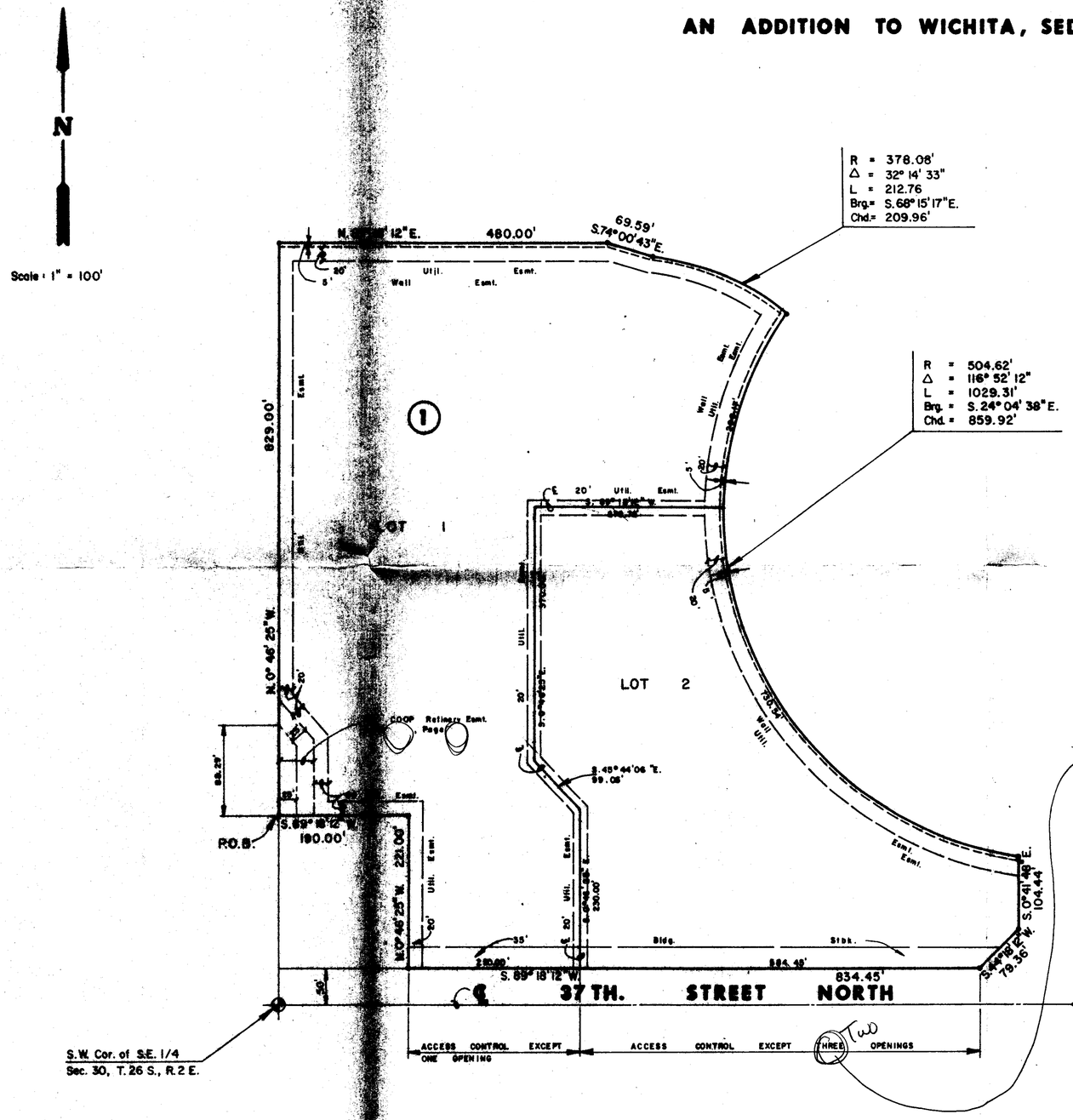
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/16/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/17/89

FINAL PLAT

FILE COPY

OFFICE COPY
DO NOT REMOVE



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 "THE RITZ", 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 Southeast Quarter, Section 29, Township 28 South, Range 1 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence N 00° 46' 25" W, 271.00 feet along the West line of said Southeast Quarter to the point of beginning; thence continuing along said West line, N 00° 46' 25" W, 829.00 feet to the Southwestern most corner of WILLOWBEND THIRD ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence following the boundary of said WILLOWBEND THIRD ADDITION, N 89° 15' 12" E, 480.00 feet; thence S 74° 00' 43" E, 69.59 feet to a point on a curve to the right; thence along said curve 212.76 feet, said curve having a central angle of 32° 14' 33", a radius of 378.08 feet, and a long chord of 209.96 feet, bearing S 68° 15' 17" E to a point on a curve to the left; thence along said curve 1029.31 feet, said curve having a central angle of 116° 52' 12", a radius of 504.62 feet, and a long chord of 859.92 feet, bearing S 24° 04' 38" E; thence S 00 41' 48" E, 104.44 feet; thence S 44° 18' 12" W, 79.36 feet to the Southerly West corner of said WILLOWBEND THIRD ADDITION; thence S 89° 18' 12" W, 834.45 feet parallel and 50.00 feet North of the South line of said Quarter; thence N 00° 46' 25" W, 221.00 feet; thence S 89°9 18' 12" W, 190.00 feet to the point of beginning.

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. #783
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 THE RITZ, an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities 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 abutters rights of access to and from 37th Street North over and across the South line of THE RITZ are hereby granted to the City of Wichita, Kansas, provided however, that Lot 1 shall have access to 37th Street North at one location and that Lot 2 shall have access to 37th Street North at two locations, as determined by the City Engineer.

WOODLAWN DEVELOPMENT COMPANY

George Sherman, Vice-President

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 George Sherman, Vice-President, 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:_____

We, Banca Della Svizzera Italiana, mortgagee of the described property, do hereby consent to the plat of "THE RITZ".

BANCA DELLA SVIZZERA ITALIANA

_____

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 for BANCA DELLA SVIZZERA ITALIANA 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 "THE RITZ" 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 A. Brinegar

_____, Secretary
Marvin E. 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 Sias

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

_____, County Clerk
Don Brace

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 Kessler

_____, Deputy