SEDGWICK COUNTY

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

September 28 ,1989

P.E.C., P.A.
Mr. Gary Wiley
1440 E. ENglish
Wichita, KS 67211

Re: S/D 89-64 - CORPORATE LAKES 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 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 22, 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:sm
cc: R.E.M. Properties, c/o Richard Vliet, P.O. Box 883, Wichita, KS 67201
B & W Development c/o Tom Boyd, 128 S. Dellrose, Wichita, KS 67218
Mike Lindebak, City Engineer

FILE COPY

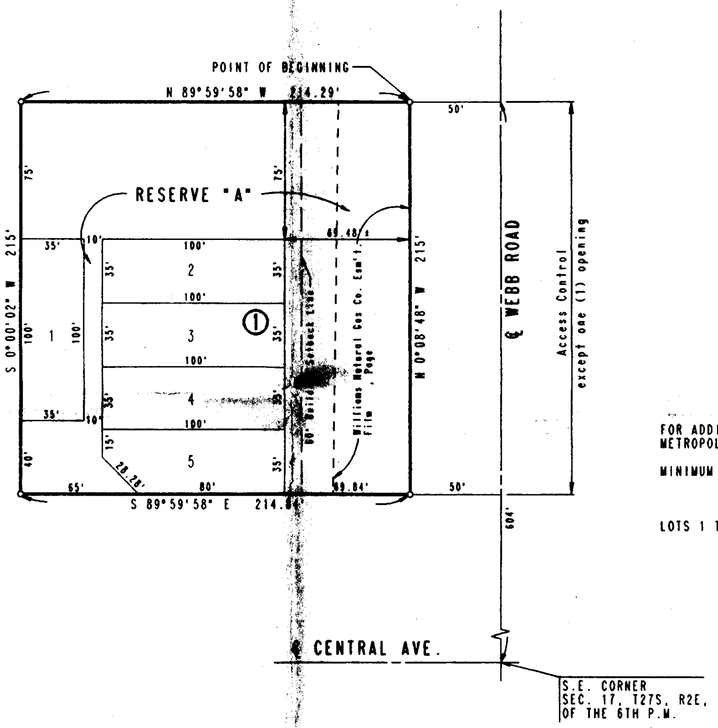
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

CORPORATE LAKES 2ND

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/21/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/22/89



SCALE: 1" = 50'

o = IRON SET

B.M. - CITY OF WICHIT B.M. DISC
32 FT. NORTH AND 42 FT. WEST
OF INTERSECTION OF CENTERLINES
CENTRAL AND WEBB ROAD.
ELEV.=172.88 CITY DATUM
ELEV.=1360.28 M.S.L.

FOR ADDITIONAL BUILDING SETBACKS, SEE C.U.P. DP-190 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

MINIMUM PAD ELEVATION AS FOLLOWS:

	CITY DATUM	MSL
LOTS 1 THROUGH 5	172.0	1359.4

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE CAUSED TO BE SURVEYED AND PLATTED CORPORATE LAKES 2ND AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, IN LOTS, A BLOCK AND A RESERVE; THE SAME BEING A REPLAT OF PART OF COPORATE LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND AN UNPLATTED TRACT IN THE SE 1/4, SECTION 17, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. THENCE BEARING N0°08'48"W ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 604.00 FEET; THENCE BEARING N89°59'58"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING BEARING N89°59'58"W ALONG THE EXTENDED NORTH LINE OF BLOCK 1 IN SAID CORPORATE LAKES A DISTANCE OF 214.29 FEET TO A POINT IN THE NORTH LINE OF SAID BLOCK 1; THENCE BEARING S0°00'02"W A DISTANCE OF 215.00 FEET; THENCE BEARING S89°59'58"E A DISTANCE OF 214.84 FEET TO A POINT IN THE EAST LINE OF SAID BLOCK 1; THENCE BEARING N0°08'48"W ALONG SAID EAST LINE EXTENDED, PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.059 ACRES MORE OR LESS.

_____
CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND A RESERVE THE SAME TO BE KNOWN AS CORPORATE LAKES 2ND AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

RESERVE "A" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, LANDSCAPING, IRRIGATION SYSTEM, DRAINAGE, PARKING AND PRIVATE DRIVES. THE PRIVATE DRIVES WITHIN RESERVE "A" ARE TO PROVIDE ACCESS TO LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 1.

RESERVE "A" IS TO BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN CORPORATE LAKES 2ND.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER AND ACROSS THE EAST LINE OF RESERVE "A" ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT RESERVE "A" SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION SAID LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

ALL PORTIONS OF CORPORATE LAKES AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

FOR ADDITIONAL BUILDING SETBACKS, SEE C.U.P. DP-190 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

MINIMUM PAD ELEVATION AS FOLLOWS:

	CITY DATUM	MSL
LOTS 1 THROUGH 5	172.0	1359.4

OWNERS: B & W DEVELOPMENT, A KANSAS GENERAL PARTNERSHIP

BY: _____, GENERAL PARTNER
THOMAS W. BOYD

BY: _____, GENERAL PARTNER
W. DUANE WADLEY

R.E.M. PROPERTIES, A JOINT VENTURE

BY: _____, JOINT VENTURER
RICHARD W. VLIET

BY: _____, JOINT VENTURER
MARY E. ZERBE

BY: _____, JOINT VENTURER
EDWARD E. VLIET

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THOMAS W. BOYD, GENERAL PARTNER, AND W. DUANE WADLEY, GENERAL PARTNER OF B & W DEVELOPMENT, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RICHARD W. VLIET, MARY E. ZERBE AND EDWARD E. VLIET, JOINT VENTURERS OF R.E.M. PROPERTIES, A JOINT VENTURE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

WE, FIDELITY SAVINGS ASSOCIATION OF KANSAS IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CORPORATE LAKES 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____, VICE PRESIDENT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF FIDELITY SAVINGS ASSOCIATION OF KANSAS IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITIAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

_____ CHAIRMAN
SUE ~~L CROCKETT~~

_____ SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

_____ MAYOR
BOB KNIGHT

_____ CITY CLERK
JOHN MOIR

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989.

_____ COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

_____ REGISTER OF DEEDS
PAT KETTLER

_____ DEPUTY
ED RESA

H. If a drainage easement or other drainage way needs to be indicated for this plat the required covenant, concerning ownership and maintenance of drainage within the Reserve, shall be amended to indicate that the various responsibilities involving drainage within the reserve, also applies to any such easement or drainage way.

I. The east line of Parcel 2 allows one opening according to the associated C.U.P. (DP-190). This plat when considered with corporate Lakes 1st Addition would appear to have platted two access points for Parcel 2. Since this plat overlaps a portion of the Corporate Lakes plat where a single access point is actually planned to serve both plats, only one opening will apparently be provided. However, the associated C.U.P. would require an amendment to permit two openings for Parcel 2 across the east line to Webb if that were actually desired.

J. Prior to this case being scheduled for the city council the applicant's engineer shall submit a letter stating to the effect that the existing structure has been removed from Reserve "A".

K. The fianl plat tracing shall indicate on both the face of the plat and in the plattor's text whether the minimum building pad elevations refer to lowest opening or floor elevations.

L. 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.

M. The applilcant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.

N. 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.

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

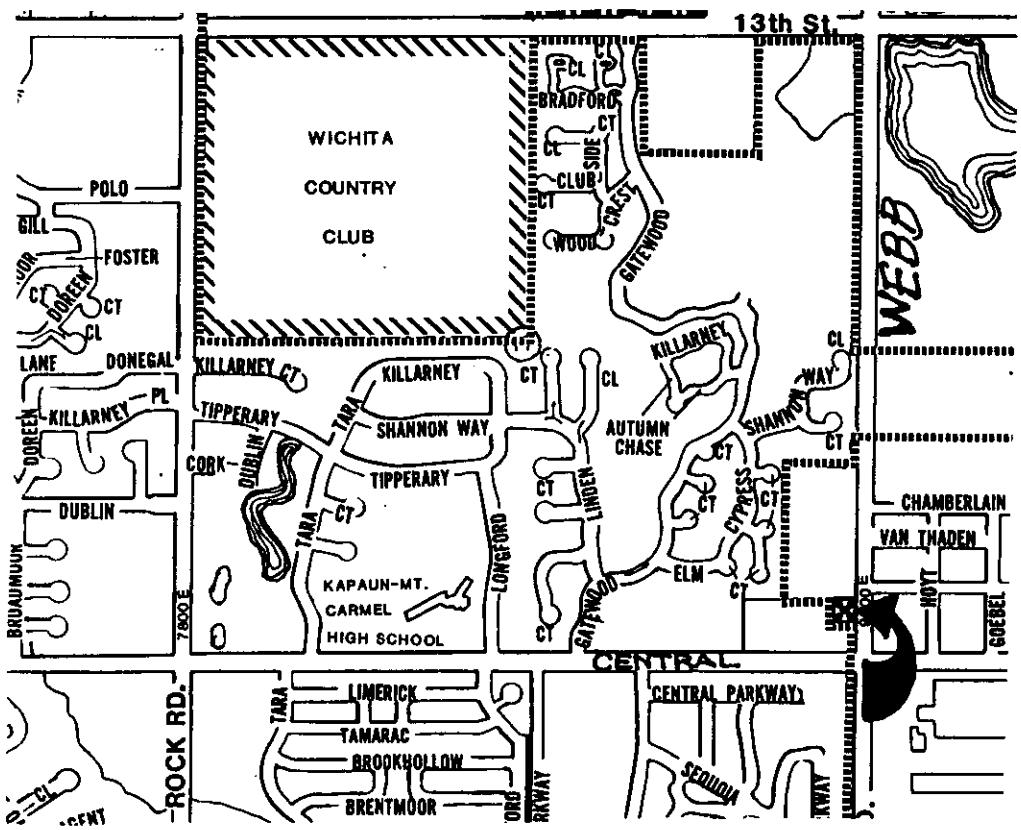
AGENDA ITEM NO. 2-6

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89)

CASE NUMBER:	**S/D 89-64 - CORPORATE LAKES 2ND ADDITION**
OWNER/APPLICANT:	R.E.M. Properties, c/o Richard Vliet, P.O. Box 883, Wichita, KS 67201
SURVEYOR/ENGINEER:	Professional Engineering Consultants, P.A.
LOCATION:	North of Central on the west side of Webb Road
SITE SIZE:	1.06 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5
MINIMUM LOT AREA:	3,300 sq. ft.
CURRENT ZONING:	"LC" Light Commercial (DP-190)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.

B. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard surfaced access to each lot prior to the development of the lot.

C. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

D. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that buildings may be located adjacent to the easement without restriction of an established setback from the easement and that utilities may be located adjacent or within the pipeline easement.

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

F. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of hard surface fire lanes around main structures. These fire lanes will be designated on the parking plan to be reviewed and approved at the time of building permit review.

G. 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.