

- K. The applicant shall establish by separate instrument "private water service line easements" to cover the service lines existing in vacated Bunker Hill Street right-of-way. These instruments shall be recorded prior to submitting the plat for scheduling before the City Council so the easements may be indicated on the plat tracing along with appropriate recording information. If the applicant chooses to abandon these lines and provide water service from an alternate location, he shall make satisfactory arrangements with the Water Department for these services changes. Before scheduling the plat for City Council review, the applicant shall provide a memo from the Water Department indicating that these arrangements have been made.
- L. The applicant shall make satisfactory arrangements with both K.G.&E. and Southwestern Bell for relocation of their equipment from the 40-foot wide drainage easement in vacated Bunker Hill if the drainage plan for the property necessitates relocation of these companies' facilities. In either case, a letter from the two utility companies shall be obtained for the plat file which indicates that required contact with them has been made.
- M. The final plat tracing shall be amended so that reference to K.S.A. 12-512(b) is noted just after the legal description in the Engineer's text. This reference shall also note the vacation of streets in addition to the easement. Also, the platter's text should be amended by deleting the reference to "private streets" as a use associated with easements being granted.
- 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.

November 10, 1988

STAFF REPORT

(Final Plat, Revised Preliminary Plat, Approved 8/11/88)

CASE NUMBER: S/D 87-8 - CONCORD BUSINESS PARK

OWNER/APPLICANT: Banker Assurance Corp., 1525 W. 50th St. S.,
Wichita, KS 67217

SURVEYOR/ENGINEER: Booker/Freund Associates, Inc.

LOCATION: On the east side of Oliver in an area south of
Bunker Hill

SITE SIZE: 9.18 acres

NUMBER OF LOTS

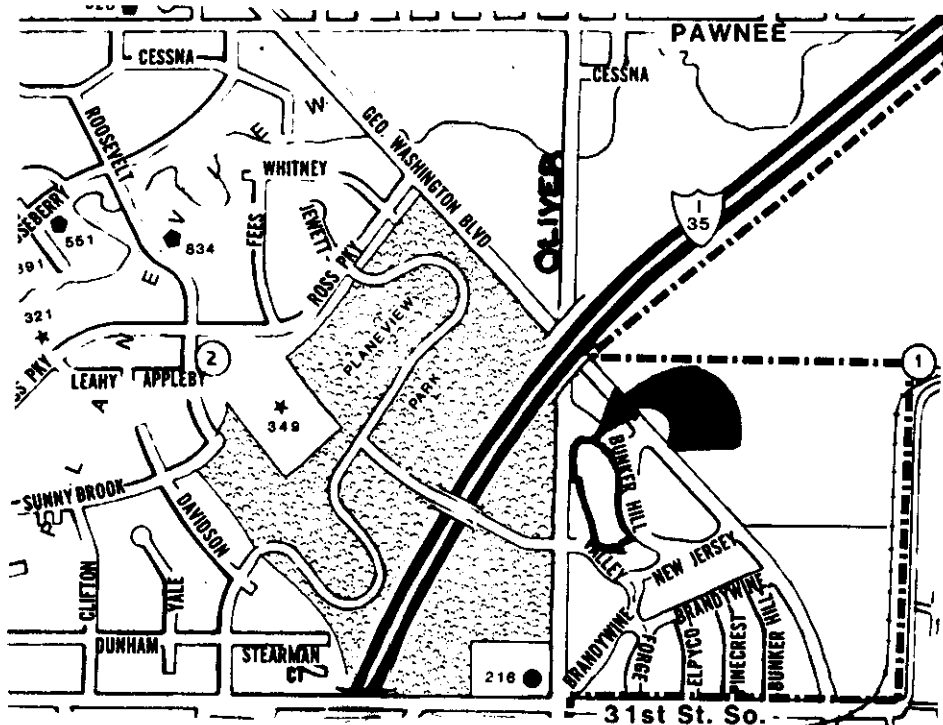
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	2

MINIMUM LOT AREA: 157,783 sq. ft.

CURRENT ZONING: "B" Multiple Family

PROPOSED ZONING: "LC" Light Commercial and "BB" Office (Z-2814)

VICINITY MAP:



- A. The applicant shall guarantee the abandonment of the existing sanitary sewer line that is not being covered by a utility easement.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. The applicant shall guarantee the paving of the following segments of adjacent public streets:
 - 1. Bunker Hill out to George Washington Boulevard; and
 - 2. Bunker Hill adjacent to the east line of this plat.
- D. The applicant shall guarantee the construction of the storm sewers required by this replat.
- E. The applicant shall guarantee the closure of the vacated Bunker Hill Street return to Oliver. If the vacated street return is reconstructed to the standards of a private driveway, this shall constitute closure of the street return.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- H. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property northwest of this plat along Oliver. This dedication shall be submitted for recording, with the final plat tracing. Since this is off-site, the final plat tracing does not need to show this easement.
- I. In order to more easily locate and dimension the drainage easement at the north of this plat the distance from the southwest corner of this easement to the northwest corner of the plat shall be shown.
- J. As this plat is proposing to vacate all of Bunker Hill to the north of this property by this plat, the applicant submitted in June of last year a vacation application signed by the property owners to the north of the proposed street vacation. Since all the vacated street right-of-way is being included within the perimeter of this plat, the applicant is advised that proof must be included in the platting binder that all reversionary rights to the vacated street are vested with the plattor.

CONCORD BUSINESS PARK

FINAL PLAT

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=100'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT
C1	35°24'12"	117.50'	72.60'	71.45'	37.50'
C2	20°48'23"	212.04'	77.00'	76.58'	38.93'
C3	18°48'00"	541.37'	177.64'	176.84'	89.62'
C4	3°25'20"	1506.98'	90.01'	90.00'	45.02'
C5	6°03'40"	1506.98'	159.42'	159.34'	79.78'
C6	64°57'00"	100.78'	114.24'	108.22'	64.14'
C7	69°30'02"	130.00'	157.69'	148.20'	90.19'
C8	14°38'45"	836.43'	213.81'	213.22'	107.49'

LOT AREAS	
LOT	AREA (S.F.)
1	285,059.13
2	157,782.59

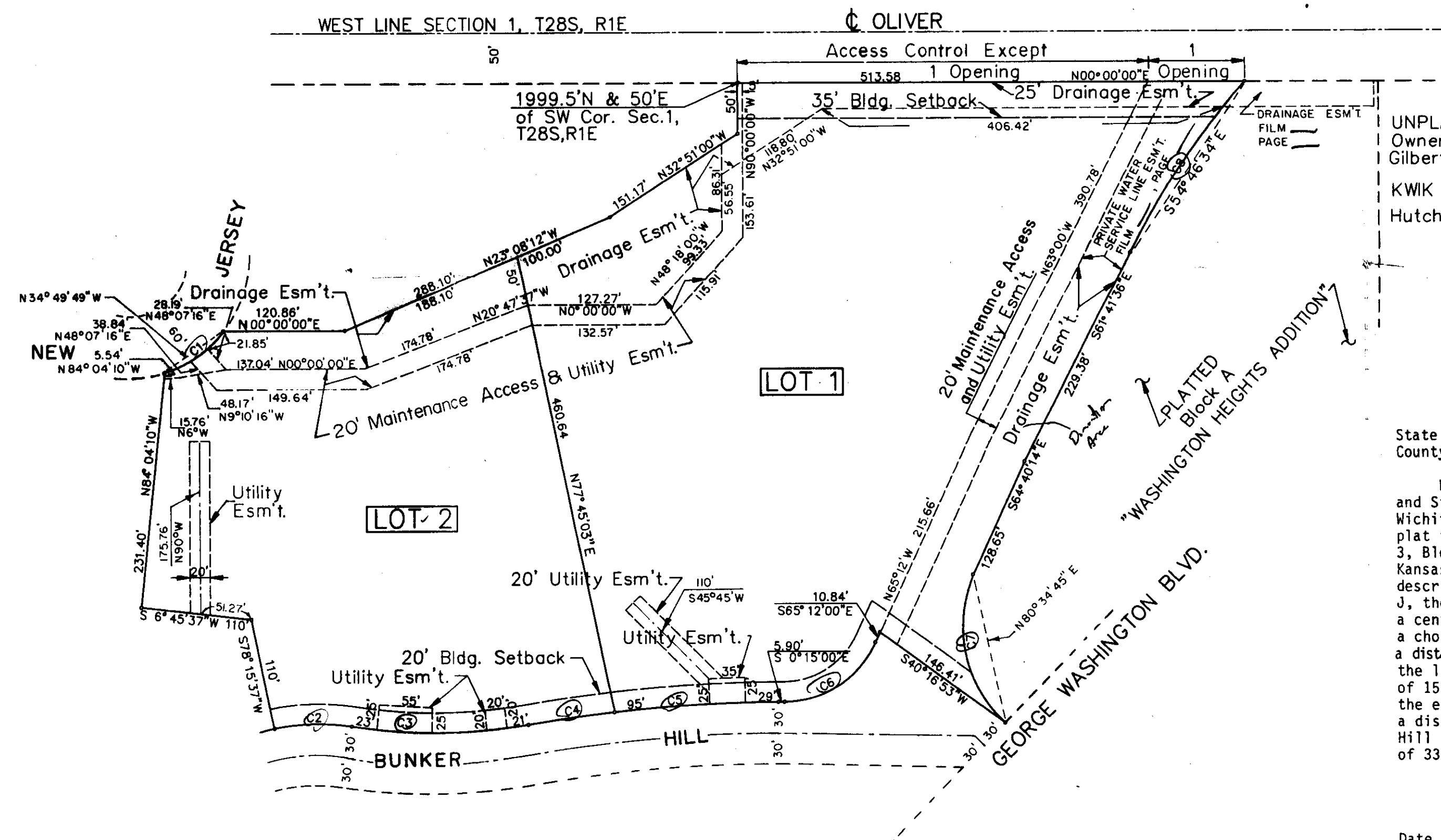


TABLE A

Easement for sewer recorded on Film 507, Page 942 thru 945

Easement for public utilities over the north 25 ft. of Lot 1 Block 1, Replat of Blocks I & J Washington Heights Addition.

Easement for public utilities filed 7-16-81 on Film 486, Page 1240 thru 1244

Right-of-way easement to Kansas Gas and Electric Company recorded 2-9-82 on Film 515, Page 964.

Right-of-way easement to Kansas Gas and Electric Company recorded 4-28-86 on Film 794, Page 555.

State of Kansas)
County of Sedgwick) S.S.

We, Booker/Freund Associates, Inc., a Kansas Corporation in the aforesaid County and State, do hereby certify that we have surveyed and platted CONCORD BUSINESS PARK, Wichita, Sedgwick County, Kansas, into blocks, and lots, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: Lots 1 and 3, Block 1, Replat of Blocks I & J Washington Heights Addition, Wichita, Sedgwick County, Kansas, and a portion of Bunker Hill Drive, as platted in Washington Heights Addition, described as: beginning at the NW corner of Lot 1, Block 1 said Replat of Blocks I & J, thence N 0°-00' E a distance of 131.68 feet; thence along a curve to the left with a central angle of 14°-38'-45" a radius of 836.43 feet an arc distance of 213.81 and a chord bearing of S 54°-46'-34" E a chord distance of 213.22 feet; thence S 61°-41'-36" E a distance of 229.38 feet; thence S 64°-40'-14" E a distance of 128.65 feet; thence on a curve to the left with a central angle of 69°-30'-02" a radius of 130.00 feet an arc distance of 157.69 feet a chord bearing of N 80°-34'-45" E a chord distance of 148.20 feet to the easterly corner of Lot 7, Block A said Washington Heights; thence S 40°-16'-53" W a distance of 146.41 feet, more or less, to a point on the southerly line of said Bunker Hill Drive; thence N 65°-12' W a distance of 215.66 feet; thence N 63°-00' W a distance of 335.00 feet; thence N 90°-00' W a distance of 49.70 feet to the point of beginning.

BOOKER/FREUND ASSOCIATES, INC.

Date _____

By: Steven K. Bachenberg, P.E., R.L.S.

Known all men by these presents that we, the undersigned, owners of the land described in the surveyor's certificate, have caused the same to be surveyed and platted into blocks, and lots, the same to be known as CONCORD BUSINESS PARK, Wichita, Sedgwick County, Kansas. Easements as indicated are hereby granted for construction and maintenance of public utilities, drainage and utility easements. All easements previously recorded, as listed in Table A, are hereby vacated by virtue of K.S.A. 12-512(b). All abutter's rights of access to or from Oliver Avenue are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have two (2) openings as approved by the Engineer of the City of Wichita.

Streets and

BANKERS ASSURANCE CORP.

W. Duane Wadley, President

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 11/3/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 11/4/88

FINAL PLAT

This plat of CONCORD BUSINESS PARK has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this _____ day of _____, 198__.

Wichita-Sedgwick County Area Planning Commission

By Sue L. Crockett, Chairman Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 198__.

By Dale Rea, Deputy City Clerk Sheldon Kamen, Mayor

Entered on transfer record this _____ day of _____, 198__.

Don Wright, County Clerk

State of Kansas)
County of Sedgwick) S.S.

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ o'clock _____ M., on the _____ day of _____, 198__.

Ed Resa, Deputy Pat Kettler, Register of Deeds

State of Kansas, County of Sedgwick, KS

Be it remembered that on this _____ day of _____, 19____, before me a notary public in and for said County and State, came W. Duane Wadley, President, Banker's Assurance Corp., on behalf of the corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Cruz M. Scott, Notary Public

My Appointment Expires: 1-28-90

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 10, 1988

Booker/Freund Associates, Inc.
412 Century Plaza Building
Wichita, KS 67202

Re: S/D 87-8 Concord Business Park

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: Banker's Assurance Corp., 2613 E. Harry, Wichita, KS 67211
Mike Lindebak, City Engineer