

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4561

September 16, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road
Wichita, Kansas 67226

RE: S/D 88-62 - MEDITERRANEAN PLAZA COMMERCIAL SECOND. Lo-
cated at the northwest corner of Central and Webb Road.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 12, 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 County 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 the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: Woodlawn Development Co., 224 East Douglas, Suite 450, Wichita,
KS. 67202
Northrock Realty Co., 575 Fourth Financial Center, Wichita, KS.
67202
Mike Lindebak, City Engineer

FILE COPY

MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer and Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION", 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 replat of Lot 1 and Lot 2, Block 1 of MEDITERRANEAN PLAZA COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas, except that portion described as follows:

Beginning at the Southwest corner of Lot 2, Block 1 of said Mediterranean Plaza Commercial; thence Northerly along the West line of said Lot 2, Block 1, N 00° 53' 18" W, 175.00 feet; thence N 09° 25' 09" W, 25.44 feet to a point lying 275.00 feet North of the South line of the Southwest Quarter, Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence N 89° 07' 40" E, 203.77 feet parallel with said South line of said Southwest Quarter to a point lying 275.00 feet East of the West line of said Southwest Quarter; thence S 00° 53' 18" E, 201.18 feet parallel with said West line of said Southwest Quarter to a point on the South line of said Lot 2, Block 1; thence Westerly along said South line N 78° 19' 38" W, 25.68 feet; thence S 87° 38' 09" W, 174.99 feet to the point of beginning.

All Lots, Blocks and easements within the above described property are being vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1988.

Kenneth H. Bengtson, P.E. R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/18/88 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINE
ED IN OUR LETTER DATED 9/12/88

OFFICE COPY
DO NOT REMOVE

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyors Certificate, have caused the same to be known as "MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and public utilities as indicated on the accompanying plat are hereby granted. All abutters right of access to or from the East line of Rock Road over and across the West line of Mediterranean Plaza Commercial Second Addition are hereby granted to the City of Wichita, provided, however, that Lots 2 and 7, Block 1 shall have access to Rock Road at two (2) locations each and that Lots 8 and 9, Block 1 shall have access to Rock Road at one (1) location, this being a Joint Access Easement between said Lots 8 and 9. Locations to be determined by the City Engineer. All abutters right of access to or from the North line of 29th Street North over and across the South line of Mediterranean Plaza Commercial Second Addition are hereby granted to the City of Wichita, provided, however, that Lot 6, Block 1 shall have access to 29th Street North at two (2) locations and Lot 7, Block 1, shall have access to 29th Street North at three (3) locations. Locations to be determined by the City Engineer. Building setbacks shall be in accordance with the Mediterranean Plaza Commercial C.U.P. (DP-111) on file with the Wichita Sedgwick County Metropolitan Area Planning Department.

WOODLAWN DEVELOPMENT COMPANY,
a partnership

By: Donald J. Ablah, Attorney-in-fact for
Woodlawn Development Company

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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, the Wichita State Bank, Mortgagees on the above described property, do hereby consent to the plat of "MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION."

WICHITA STATE BANK, WICHITA, KANSAS

By: _____
Larry G. Burns, Senior Vice-President

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came the Wichita State Bank, Wichita, Kansas, by Larry G. Burns, Senior Vice-President to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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: _____

NORTHROCK REALTY PARTNERS
a Kansas general partnership

By: _____
Virginia L. Ablah, President
KILLARNEY INVESTMENTS, INC.
managing partner

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came Virginia L. Ablah, President of Killarney Investments, Inc. managing partner to Northrock Realty Partners, to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. 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 of "MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Elton Parsons

_____, Secretary
Marvin S. 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 _____, 1988.

_____, Mayor
Sheldon Kamen

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1988.

_____, County Clerk
Don Wright

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 _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

R = 889.45'
Δ = 14°44'41"
L = 228.90'
Chd. = 228.27'
Brg. = N.64°29'03"E.

MEDITERRANEAN

PLAZA

COMMERCIAL

SECOND

ADDITION

MEDITERRANEAN

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- H. As indicated by the drainage concept for this plat, cross-lot drainage agreements will be required. These agreements shall be submitted with the plat for recording and shall state which lots are encumbered by the agreement. The agreement shall specify that the drainage agreement runs with the land and is binding on all future owners and assigns.
- 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.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 8, 1988

STAFF REPORT

(Final Plat; Preliminary Plat approved 8/11/88)

CASE NUMBER: S/D 88-62 - MEDITERRANEAN PLAZA COMMERCIAL
SECOND ADDITION

OWNER/APPLICANT: Woodlawn Development Company
224 E. Douglas, Suite 450
Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: North of 29th St. North and east of Rock Road

SITE SIZE: 43.9 acres

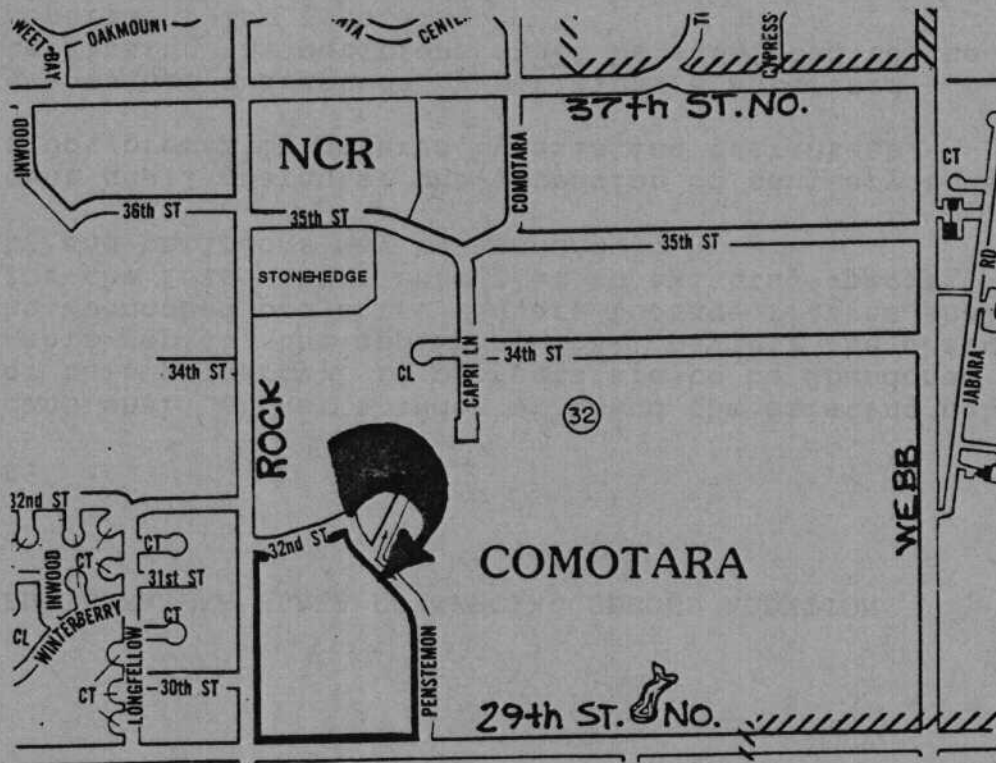
NUMBER OF LOTS
Residential:
Office:
Commercial: 9
Industrial:
Total: 9

MINIMUM LOT AREA: 34,140 sq. ft.

CURRENT ZONING: "LC" with DP-111

FILE COPY

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. The applicant shall guarantee the extension of sanitary sewer to those lots not presently covered by existing guarantees.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall provide proof 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 from the pipeline by researching the text of the pipeline easement agreement.
- 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 shall submit an avigational easement and restrictive noise covenant for this property (Section 7-107).
- G. Regarding access control to Rock Road from this property, the C.U.P. provides for six openings. One opening is allocated to the exception at the corner of Rock and 29th Street North.

Two openings are proposed by this replat to be allocated to Lot 7. Two openings presently exist to serve Lot 2. This leaves one opening to function as a joint access drive to serve proposed Lots 8 and 9.

The joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.