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 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.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

O. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

OCTOBER 29, 1987

STAFF REPORT

CASE NUMBER: S/D 87-83 - PARCEL 104

OWNER/APPLICANT: Killarney Devlin Joint Venture

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: Southwest corner of 37th Street North and Inwood.

SITE SIZE: 13.65 Acres

NUMBER OF LOTS:

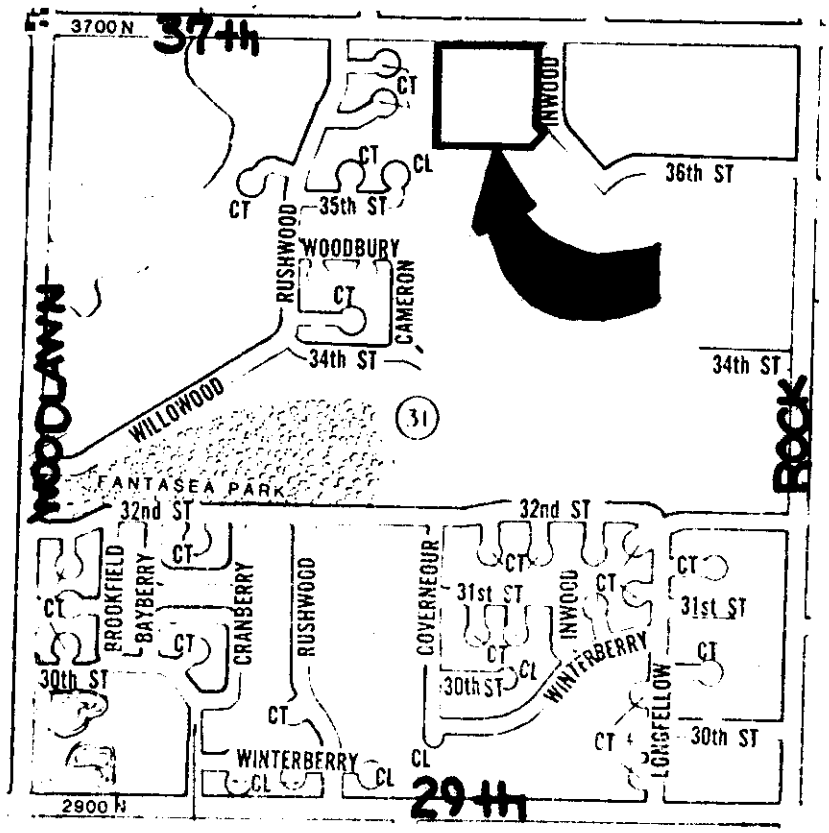
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 38,500 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" with DP-122

VICINITY MAP:



SUBDIVISION COMMITTEE RECOMMENDATIONS:

NOTE: This property is subject to the provisions of the Parcel 104 Community Unit Plan (DP-122). Associated zone case Z-2406, requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. All three proposed lots are to be developed with light commercial uses.

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

B. The applicant shall guarantee all drainage improvements required by the platting of this property.

C. The applicant shall guarantee a decel lane on 37th Street to serve this plat. This guarantee shall provide for the construction of that portion of the required major entrance to serve Lot 3 that is within street right-of-way.

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

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 provide proof, by letter from the pipeline company 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.

G. The applicant shall obtain, by separate instrument, the 130-foot wide drainage easement proposed to the south of this plat.

H. The drainage easement being vacated by this plat shall be retained as a temporary easement until such time as the drainage channel has been relocated. The plattor's text correctly references the platting of the temporary drainage easement and specifies that the temporary easement will automatically be vacated after construction of the drainage channel to the south.

I. On the final plat tracing, the plattor's text shall be amended to reference the platting of the drainage easement in the southwest corner of this plat.

J. On the final plat tracing, the location of the pipeline easement on Lot 1 shall be dimensioned from the southwest corner of that lot.

K. The applicant shall submit, for recording with the plat, the cross lot drainage agreement required by the drainage plan for this property.

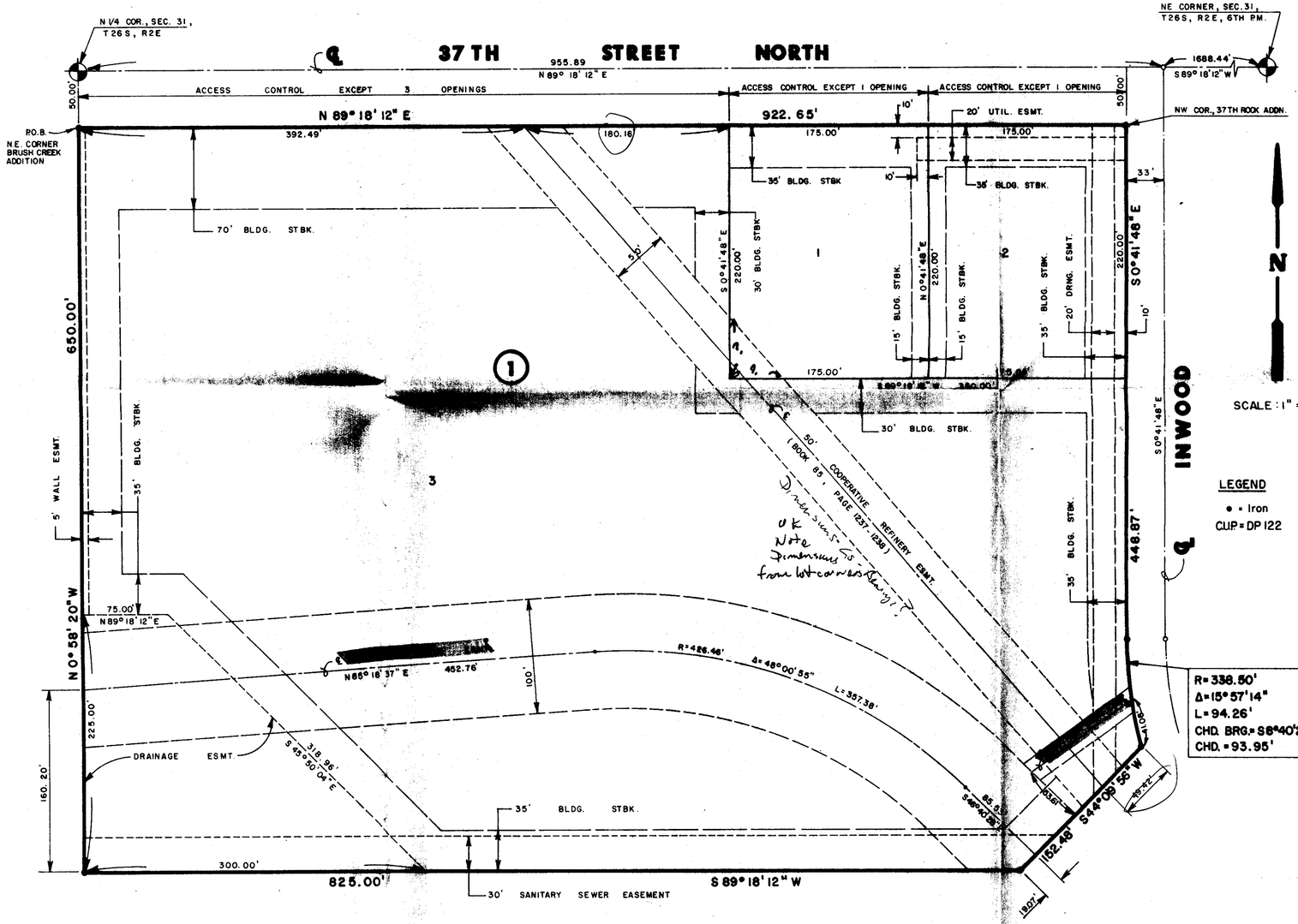
FINAL PLAT OF

PARCEL NO. 104

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/22/87 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10/22/87



SCALE : 1" = 60'

LEGEND

● = Iron

CLIP=DP122

I, Kenneth H. Bengtson, a Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PARCEL NO. 104", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A tract of land lying in the Northeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at a point lying on the West line and 50.00 feet from the Northwest corner of said Northeast Quarter; thence N 89° 18' 12" E, 922.65 feet parallel with the North line of said Northeast Quarter to the Northwest corner of 37th ROCK ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence Southerly along the West line of said 37TH ROCK ADDITION, S 00° 41' 48" E, 448.87 feet to a point on a curve to the left; thence along said curve 94.26 feet, said curve having a central angle of 15° 57' 14", a radius of 338.50 feet, and a long chord of 93.95 feet, bearing S 08° 40' 25" E; thence S 44° 00' 56" W, 152.48 feet; thence S 89° 18' 12" W, 825.00 feet to a point on the West line of said Northeast Quarter; thence N 00° 58' 20" W, 650.00 feet to the point of beginning.

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

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this ____ day of _____, 1987.

Kenneth H. Bengtson, RLS #922
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 Land Surveyor's Certificate, have caused the same to be surveyed and platted into Lots, and a Block the same to be known as "PARCEL NO. 104" 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 foot wall easement is for the purpose of construction and maintenance of a private wall. The 100.00 foot and 20.00 foot temporary drainage easements shall be released at such time as the drainage channel has been relocated and shall automatically be vacated herewith. All abutters rights of access to and from the South line of 37th Street North over and across the North line of "PARCEL NO. 104 are hereby granted to the City of Wichita, provided however that Lot 3, Block 1, shall have access to 37th Street North at three locations and Lots 1 and 2, Block 1, shall have access to 37th Street North at one location each. All access locations shall be determined by the City Engineer.

DEVLIN REALITY INC.

By: _____
Thomas R. Devlin

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 Devlin Reality Inc., by Thomas R. Devlin, 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: _____

KILLARNEY INVESTMENTS, INC.

By: _____
Virginia L. Ablah, 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 Killarney Investments Inc., by Virginia L. Ablah, 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: _____

This plat of "PARCEL NO. 104" has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, 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 _____ 1987.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this ___ day of _____, 1987.

_____, 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

WICHITA - SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 29, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-83 - PARCEL 104

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 1987, 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 October 22, 1987.

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 first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Killarney/Devlin Joint Venture, 575 Fourth Financial Center, Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220