

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2759) has been approved subject to replatting. Lot 3 will be zoned "LC". Lot 1 and Lot 2 will be zoned "R-5".

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of 32nd Street North at the time of (Lot 1 and 2) Block 3's development (collector street); and Lot 3, Block 1, (commercial zoning).
- 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 submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- E. On the final plat tracing, the platlor's text shall be amended to state that "all abutters rights of access, across the north line of Killarney Plaza Third Addition, to the Northeast Expressway are hereby dedicated to the City of Wichita". Also, the access control being dedicated to a portion of 32nd Street North, from Lot 3, Block 1, shall be more fully referenced in the platlor's text.
- F. On the final plat tracing, the recording information for the adjacent Northeast Expressway shall be referenced.
- G. 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.
- H. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required? Do minimum building pad elevations need to be established?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 6

APRIL 7, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 5/21/87)

CASE NUMBER: S/D 88-20 - KILLARNEY PLAZA 3RD ADDITION

OWNER/APPLICANT: Killarney Investments/Devlin Joint Venture,
575 Fourth Financial Center, Wichita, KS 67202

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

LOCATION: North side of 32nd Street North, west of Rock Road.

SITE SIZE: 29.20 Acres

NUMBER OF LOTS:

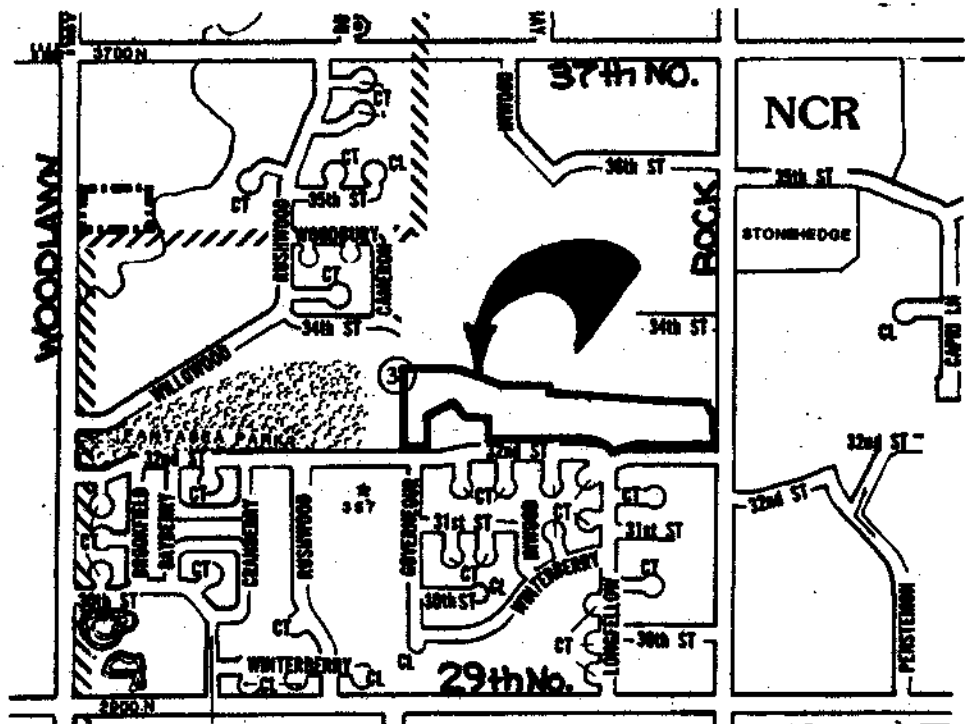
Residential:	2
Office:	
Commercial:	1
Industrial:	
Total:	3

MINIMUM LOT AREA: 4.8 Acres

CURRENT ZONING: "A", "R-5" and "AA"

PROPOSED ZONING: "R-5" and "LC" (Z-2759)

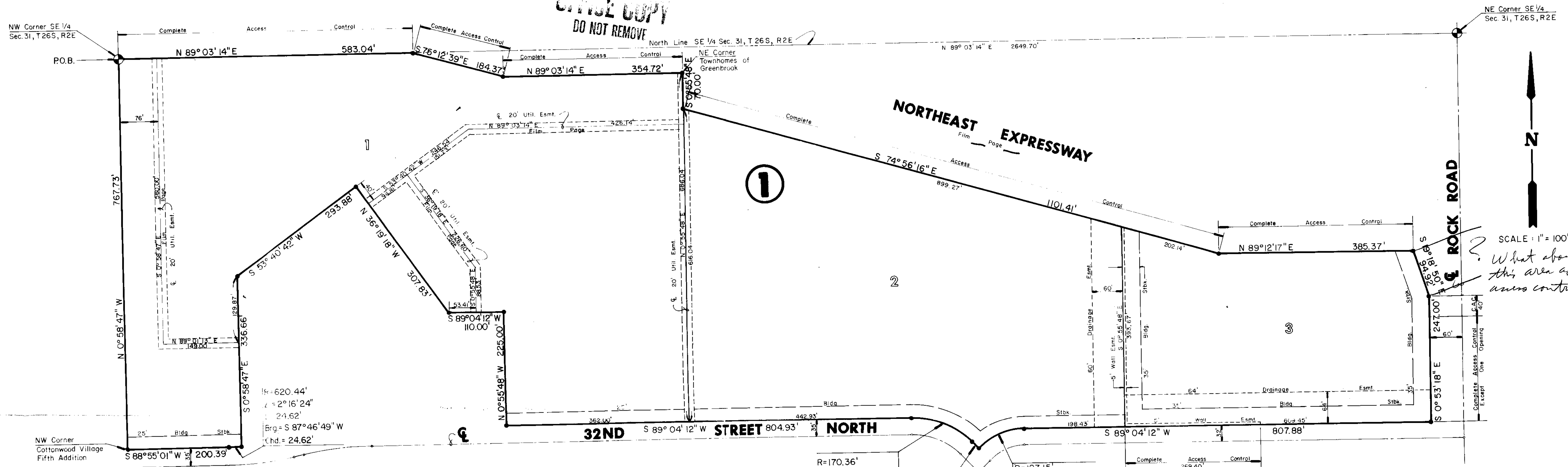
VICINITY MAP:



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/27/88 SEE 301
TO THE CONDITIONS OF PLAT OUTLIN-
ED IN OUR LETTER DATED 4/28/88

FINAL PLAT
KILLARNEY PLAZA THIRD
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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 "KILLARNEY PLAZA THIRD" 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 platted land lying in a portion of TOWNHOMES OF GREENBROOK, an addition to Wichita, Sedgwick County, Kansas, and a tract of unplatted land all lying in the Southeast Quarter, Section 31, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Southeast Quarter; thence N 89° 03' 14" E, 583.04 feet along the North line of said Southeast Quarter; thence S 75° 12' 39" E, 184.37 feet to the intersection of the Northwesterly line and the North line of said addition; thence N 89° 03' 14" E, 354.72 feet along the North line of said addition to the Northeast corner of said addition, said line being parallel and 50.00 feet South of the North line of said Southeast Quarter; thence S 00° 55' 48" E, 70.30 feet along the East line of addition; thence S 74° 56' 16" E, 1101.41 feet; thence W 89° 12' 17" E, 385.37 feet; thence S 19° 18' 50" E, 94.92 feet to a point lying 60.00 feet West of the East line of said Southeast Quarter; thence S 00° 53' 18" E, 247.00 feet parallel with the East line of said Southeast Quarter to a point on the North line of 32nd Street North as platted in COTTONWOOD VILLAGE FIFTH ADDITION, an addition to Wichita, Sedgwick County, Kansas; thence following the North line of said 32nd Street North S 89° 04' 12" W, 807.88 feet to a point on a curve to the left; thence along said curve 99.86 feet, said curve having a central angle of 45° 00' 00", a radius of 127.15 feet, and a long chord of 97.32 feet, bearing S 66° 34' 12" W; thence N 45° 55' 48" W, 18.30 feet to a point on a curve to the left; thence along said curve 133.80 feet, said curve having a central angle of 45° 00' 00", a radius of 170.36 feet, and a long chord of 130.39 feet, bearing N 68° 25' 48" W; thence S 89° 04' 12" W, 110.00 feet; thence N 00° 55' 48" W, 225.00 feet; thence S 89° 04' 12" W, 804.93 feet; thence N 00° 55' 48" W, 225.00 feet; thence S 53° 40' 42" W, 293.88 feet; thence S 36° 19' 18" W, 307.83 feet; thence S 53° 40' 42" W, 293.88 feet; thence along said E, 336.66 feet to a point on a curve to the right; thence along said E, 24.62 feet, said curve having a central angle of 32° 16' 24", a radius of 620.44 feet, and a long chord of 24.61 feet, bearing S 87° 46' 49" W; thence S 88° 55' 01" W, 200.39 feet to the Northwest corner of said COTTONWOOD VILLAGE FIFTH ADDITION, said point also being on the West line of said Southeast Quarter; thence N 00° 58' 47" W, 767.73 feet along the West line of said Southeast Quarter to the point of beginning.

All platted lots, blocks, reserves, easements, and setbacks within the above described property are hereby 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 _____, 1988.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas 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 Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into lots and a block, the same to be known as "KILLARNEY PLAZA THIRD" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, and drainage, 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 wall. All abutters rights of access to or from Rock Road over and across the East line of Killarney Plaza Third are hereby granted to the City of Wichita, provided however that Lot 3, Block 1 shall have access to Rock Road at one location as determined by the City Engineer. All abutters rights of access to or from the north line of Killarney Plaza Third are hereby dedicated to the City of Wichita. All abutters rights of access to or from 32nd Street North over and across the West 269.40 feet of Lot 3, Block 1.

NORTHROCK REALTY
a Kansas general partnership

By: _____
Virginia L. Abian, President

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 Killarney Investments Inc., by Virginia L. Abian, 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: _____

R=170.36'
Δ=45°00'00"
L=133.80'
Brg.=N 68°25'48"W
Chd.=130.39'

N 45°55'48"W
18.00'

WOODLAWN DEVELOPMENT COMPANY

By: _____
Donald J. Abian, 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. Abian, 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: _____

This plat of "KILLARNEY PLAZA THIRD" 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 Commission of the City of Wichita, Kansas, this _____ day of _____, 1988.

_____, Mayor
Robert G. Knight

_____, 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 _____, 1988.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Rea

NE Corner SE 1/4
Sec. 31, T26S, R2E



SCALE: 1"=100'

What about this area as access control?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 14, 1988

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

Re: Final Plat S/D 88-20 - KILLARNEY PLAZA 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 14, 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 April 8, 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 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 platlor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

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