SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL -- TEN FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1635
(316) 268-4421

February 5, 1988

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

Re: Final Plat S/D 86-103 - FRANK & JOHNNY'S ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 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 January 29, 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 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,

Donald Losew

Donald Losew
Junior Planner

DL:dlk

cc: Woodlawn Development Company, 141 N. Main, Suite 300, Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220

FILE COPY

FINAL PLAT OF

FRANK & JOHNNY'S ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

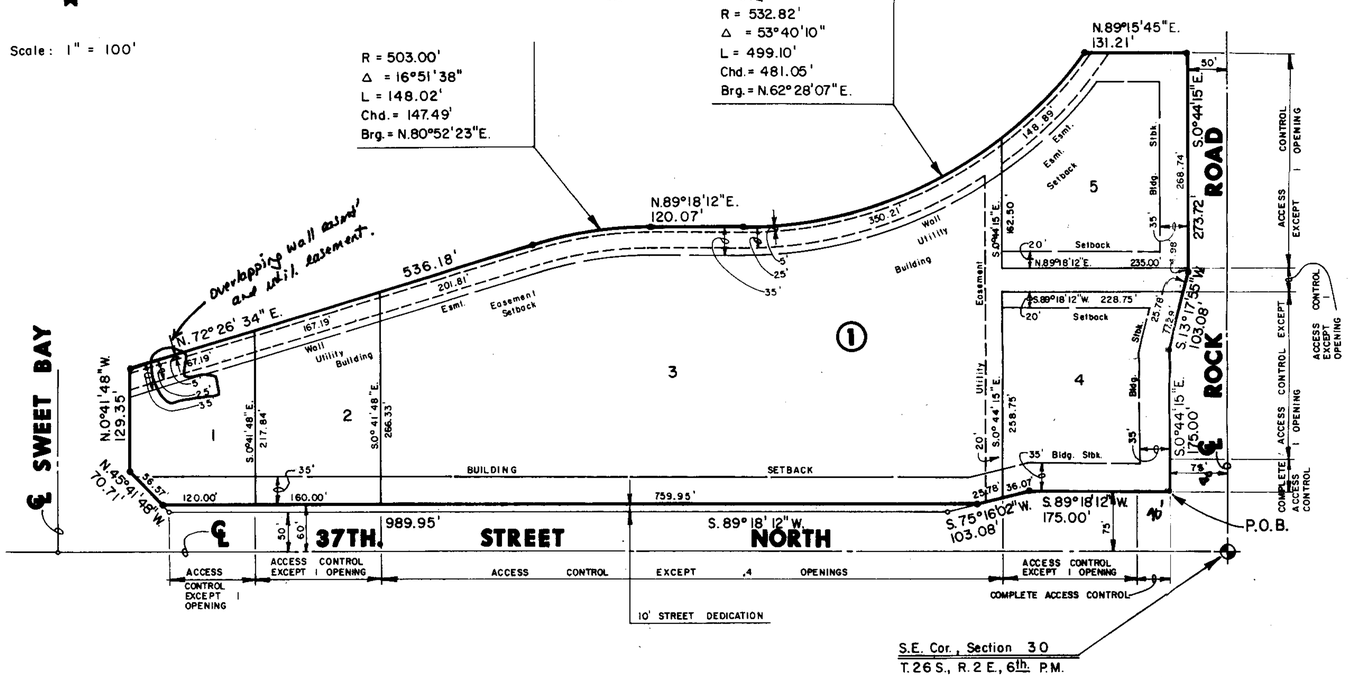
FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE 11/28/88
TO BE RECORDED
ED IN OUR LETTER DATED 11/28/88

OFFICE COPY
DO NOT REMOVE

N

Scale: 1" = 100'



I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FRANK & JOHNNY'S ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots, the same being accurately set forth in the accompanying plat and described herein:

A tract of land located in the Southeast Quarter of Section 30, Township 26 South, and Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point 75.00 feet Northerly bearing N 0° 41' 48" W, and 75.05 feet Westerly bearing S 89° 18' 12" W from the Southeast corner of said Southeast Quarter; thence West parallel and 75.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 175.00 feet; thence S 75° 16' 02" W, 103.08 feet; thence West parallel and 50.00 feet North of the South line of said Southeast Quarter bearing S 89° 18' 12" W, 989.95 feet; to the Southeast corner of Reserve C, Willowbend Third Addition, an addition to Wichita, Sedgwick County, Kansas; thence along the East line of said Reserve C, N 45° 41' 48" W, 70.71 feet; thence continuing along said East line N 0° 41' 48" W, 129.35 feet; thence along a Southerly line of said Willowbend Third Addition N 72° 26' 34" E, 536.18 feet to a point on the South line of Lot 7, Block 6 of said addition, said point also being on a curve to the right; thence 148.02 feet along said curve having a radius of 503.00 feet, a central angle of 16° 51' 38" and a long chord bearing N 80° 52' 23" E, 147.49 feet to the Southwest corner of Lot 10, Block 6 of said addition; thence N 89° 18' 12" E, 120.07 feet to the beginning of a curve to the left; thence 499.10 feet along said curve having a radius of 532.82 feet, a central angle of 53° 40' 10" and a long chord bearing N 62° 28' 07" E, 481.05 feet to the Southeasterly corner of Lot 17, Block 6, said point also being the Southwest corner of Reserve B of said addition; thence N 89° 15' 45" E, 131.21 feet along the South line of said Reserve B; thence Southerly parallel and 50.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 273.72 feet; thence S 13° 17' 55" W, 103.08 feet; thence Southerly parallel and 75.00 feet West of the East line of said Southeast Quarter bearing S 0° 44' 15" E, 175.00 feet to the point of beginning.

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., L.S.
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, the same to be known as "FRANK AND JOHNNY'S ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities are hereby granted. The 5' wall easement is dedicated for the construction and maintenance of a wall. All abutter right of access to or from 37th Street North, over and across the south line of FRANK AND JOHNNY'S ADDITION, are hereby granted, provided however Lots 1, 2, and 4 Block 1, shall have access to 37th Street North at one location each and Lot 3, Block 1, shall have access to 37th Street North at four locations. All abutters right of access to or from Rock Road, over and across the East line of FRANK AND JOHNNY'S ADDITION, provided however that Lots 3, 4 and 5 shall have access to Rock Road at one location each. All locations shall be determined by the City Engineer.

are hereby granted to the City of Wichita

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: _____

1ST NATIONAL BANK OF LIBERAL

By: _____

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 _____ to me personally known to be the same persor 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 "FRANK AND JOHNNY'S 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
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 Resa

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 by this plat?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #____

JANUARY 28, 1988

STAFF REPORT
[redacted] Preliminary Approved 12/4/86)

CASE NUMBER: S/D 86-103 - FRANK & JOHNNY'S ADDITION

OWNER/APPLICANT: Woodlawn Development Company, 141 N. Main, Suite 300, Wichita, KS 67202

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

LOCATION: At the northwest corner of 37th Street North and Rock Road.

SITE SIZE: 10.8 Acres

NUMBER OF LOTS:

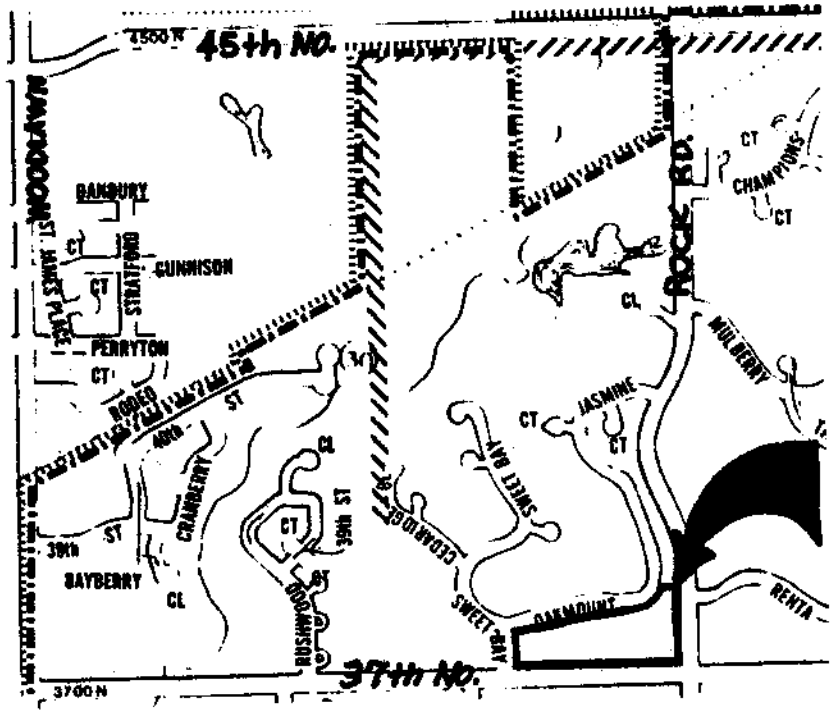
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 31,500 Sq. Ft.

CURRENT ZONING: "LC" and "AA"

PROPOSED ZONING: "LC" (Z-2758)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Associated zone case (Z-2758) requesting "AA" (single-family) and "LC" (light commercial) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of W.D.C. Parcel 5A Commercial Community Unit Plan (DP-155). This property can be developed with any use permitted in the light commercial district, except those that are excluded by the text of the Commercial Community Unit Plan.

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

B. Given the importance of 37th Street North and Rock Road as major carriers of traffic and in order to provide efficient and safe ingress and egress to this commercial plat from the four openings permitted to Rock Road and the seven openings permitted to 37th Street North, the applicant shall guarantee the construction of a continuous accel/decel lanes adjacent to the east and south lines of this plat. The Commercial Community Unit Plan allows the construction of 182,800 square feet of floor area and permits a total of nine free standing buildings on this six lot plat.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

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

E. In order to avoid conflict between the uses of the 5-foot wall easement and the utility easement, adjacent to the northerly line of this plat, the final plat tracing shall not indicate the platting of a utility easement which is partially used as a wall easement. On the approved preliminary plat, this conflict of easement uses was not depicted.

F. On the final plat, the recording information for adjacent street rights-of-way, which exist by virtue of separate instrument, shall be shown on the face of the plat.

G. On the final plat tracing, the plattor's text shall be amended to clearly reference that access controls to Rock Road are granted to the City of Wichita.

H. On the final plat tracing, the amount of complete access control at the major street intersection shall be dimensioned (40 feet).

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).