

SUBDIVISION REPORT

Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION

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- J. Since staff has been approached to modify the associated Community Unit Plan requirement for a 35-foot building setback from 48th Street on Lot 1, the final plat tracing shall not indicate the platting of a 35-foot building setback from either 48th Street or Water Street on Lot 1. Instead, a note shall be added on the face of the plat which states that "building setbacks from 48th Street and Water Street, on Lot 1, are per the requirements of the Broadway 48 Plaza Commercial Community Unit Plan (DP-28) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department." This information shall also be mentioned in the plat's text.
- 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 Board of City Commissioners.
- M. 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 replat?

S/D No.: 87-17 Name: BROADWAY 47 PLAZA 2ND ADDITION

Preliminary Approved: 2/26/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southwest corner of Broadway and 47th Street South.
Owner: Lifespace Companies, Inc., 3800 N. May Avenue, Suite 6500,
Oklahoma City, OK 73112
Surveyor/Engineer: Professional Engineering Consultants, P.A.,
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 21.7±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 5
 - Industrial:
 - Total: 5
 3. Minimum Lot Area: 21,875 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC" (DP-28)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Broadway 47 Plaza Commercial Community Unit Plan (DP-28).

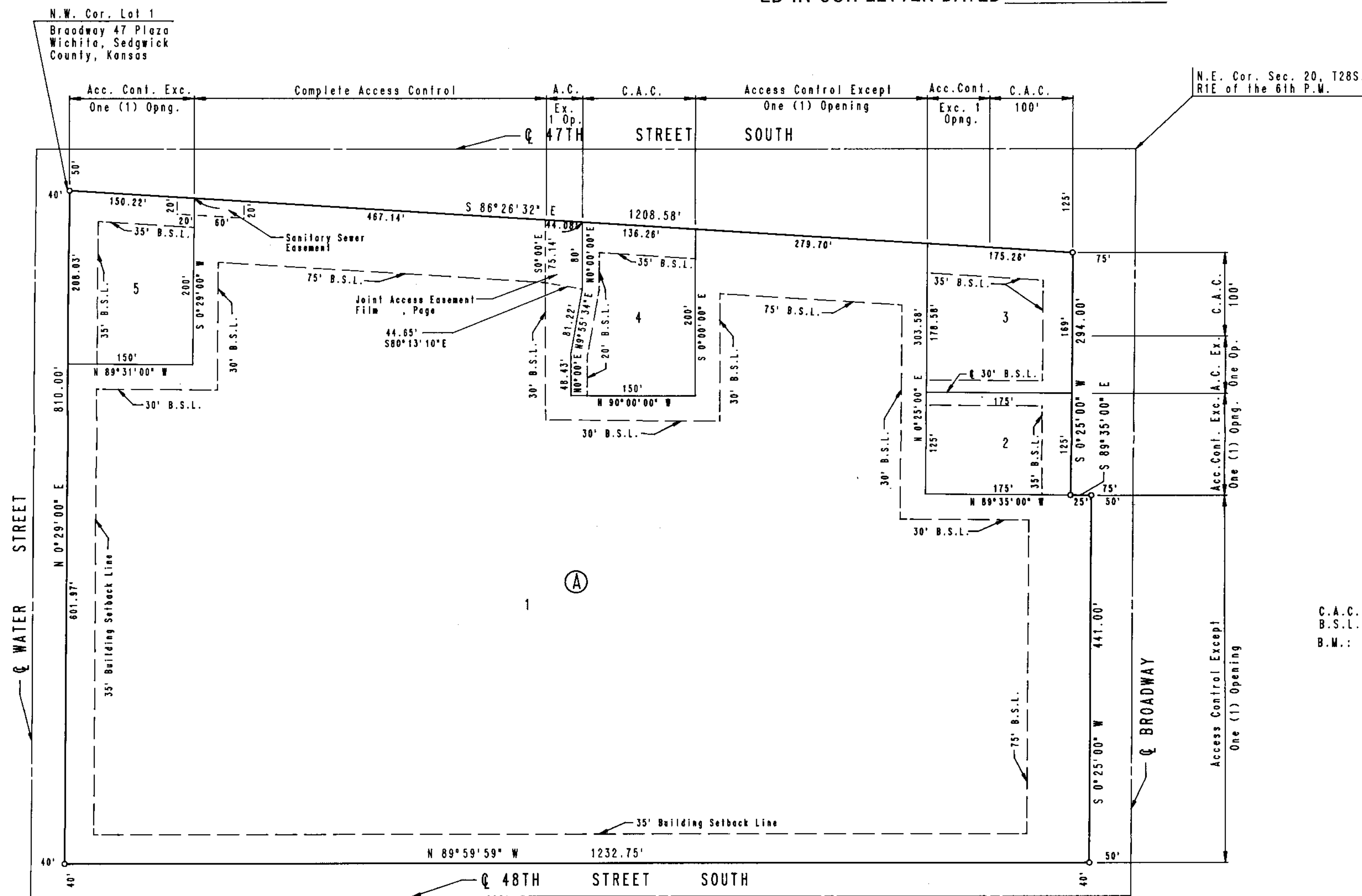
- A. The applicant shall guarantee the extension of sanitary sewer laterals to serve proposed Lots 4 and 5.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of that portion of the major entrance, required on Lot 1 to 47th Street, that is located within public street right-of-way.
- D. The applicant shall guarantee the construction of accel-decel lanes needed on 47th Street to serve the required major entrance.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is advised that provision #7 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around main structures constructed on Lot 1. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- G. Even though this property is zoned "LC" (light commercial), a sidewalk is not required on Water Street and 48th Street South adjacent to this plat since each of these streets primarily serve industrially zoned areas to the west and south.
- 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 proposed 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.

OFFICE COPY
DO NOT REMOVE

BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/9/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4/9/87



SCALE: 1" = 100'

o = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL
B.S.L. = BUILDING SETBACK LINE
B.M.: CITY OF WICHITA BRASS CAP
40.8' E. AND 44.4' N. OF E'S
INTERSECTIONS BROADWAY AND
143RD ST.
ELEV. -85.98 CITY DATUM

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY,
DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____,
1987, I HAVE CAUSED TO BE SURVEYED AND PLATTED, BROADWAY 47 PLAZA
2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A
BLOCK, THE SAME BEING A REPLAT OF AND DESCRIBED AS: LOT 1, BROADWAY
47 PLAZA, WICHITA, SEDGWICK COUNTY, KANSAS.

_____, R.W. LINN, P.E. 3684

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY
OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE ENGINEER'S
CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO
LOTS AND A BLOCK, THE SAME TO BE KNOWN AS BROADWAY 47 PLAZA 2ND
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS
INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES
ARE HEREBY GRANTED. ALL PORTIONS OF LOT 1, BROADWAY 47 PLAZA,
WICHITA, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT
OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A.
12-512(b), AMENDED. ALL ADJUTER'S RIGHTS OF ACCESS TO AND FROM
BROADWAY AND 47TH STREET SOUTH OVER AND ACROSS THE EAST LINE OF LOTS
1, 2 AND 3 AND THE NORTH LINE OF LOTS 1, 3, 4 AND 5 ARE HEREBY
GRANTED TO THE CITY OF WICHITA. PROVIDED, HOWEVER, THAT LOT 1 SHALL
HAVE ACCESS TO 47TH STREET SOUTH AT TWO (2) LOCATIONS AND LOTS 3 AND
5 SHALL HAVE ACCESS TO 47TH STREET SOUTH AT (1) ONE LOCATION EACH
AND LOTS 1, 2 AND 3 SHALL HAVE ACCESS TO BROADWAY AT (1) ONE
LOCATION EACH, AS SHOWN.
OWNER: TRABORN INVESTMENTS COMPANY, LTD., BY THE LAWRENCE V. VAN HORN
REVOKABLE TRUST, GENERAL PARTNER

BY _____
LAWRENCE V. VAN HORN, TRUSTEE

STATE OF)
COUNTY OF) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
LAWRENCE V. VAN HORN, TRUSTEE OF THE LAWRENCE V. VAN HORN 1982
REVOKABLE TRUST, AND GENERAL PARTNER OF TRABORN INVESTMENTS COMPANY,
LTD., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION
OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID
COMPANY. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

WE, NEW YORK LIFE INSURANCE COMPANY, HOLDER OF A MORTGAGE ON THE
ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF
BROADWAY 47 PLAZA 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____

STATE OF)
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
_____, OF NEW YORK LIFE INSURANCE COMPANY, TO ME
PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME FOR
AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID COMPANY IN
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED
THIS _____ DAY OF _____, 1987.

_____, JOHN TERRY WOORE, CHAIRMAN

_____, MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1987.

_____, TONY CASADO, MAYOR

_____, DALE E. REA, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____,
1987.

_____, DON WRIGHT, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____,
1987.

_____, PAT KETTLER, REGISTER OF DEEDS

_____, ED RESA, DEPUTY

April 16, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-17 - BROADWAY 47 PLAZA 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 9, 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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

cc: Lifespace Companies, Inc., 3800 N. May Avenue, Suite 6500
Oklahoma City, OK 73112