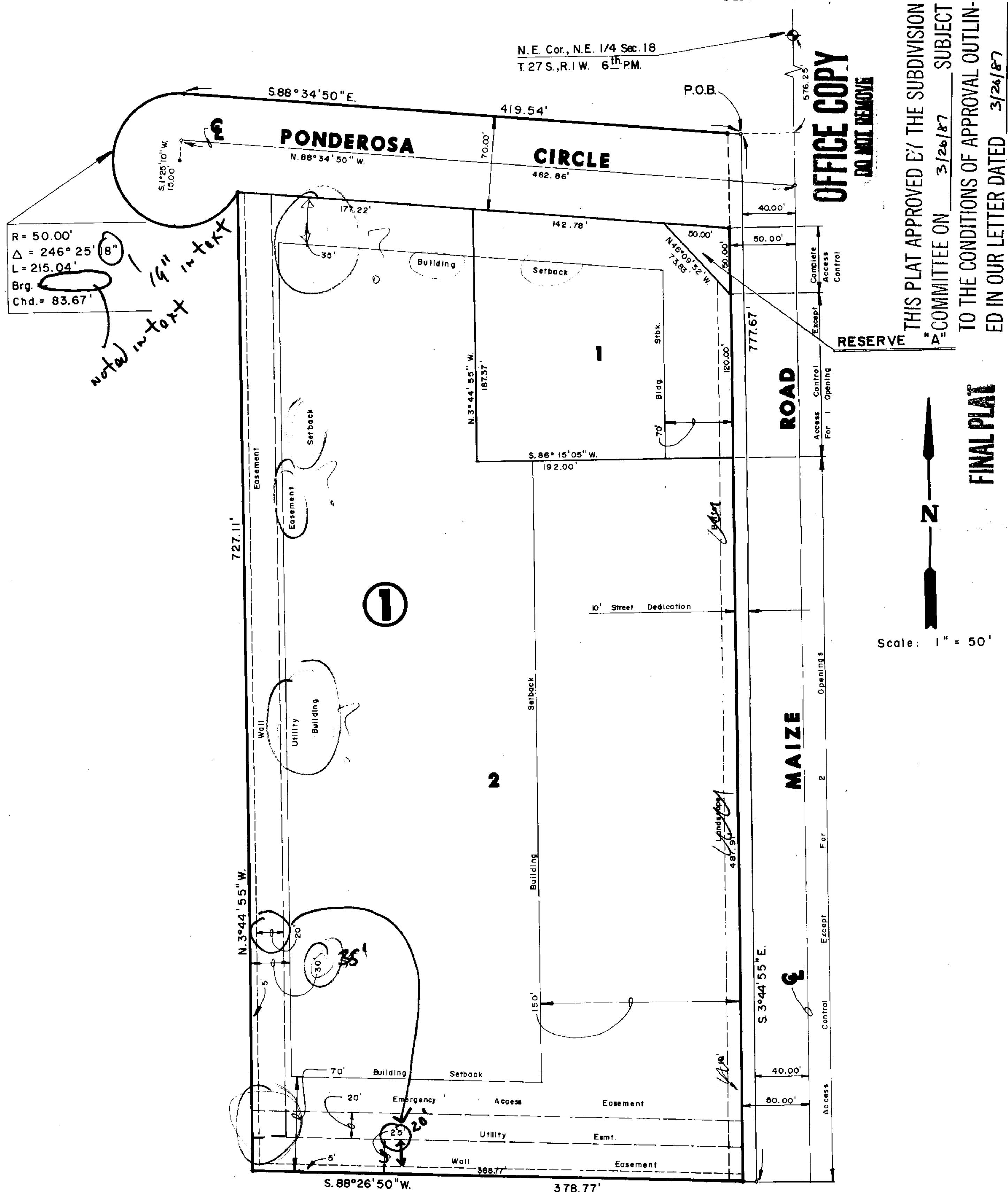


HUNTINGTON PLACE COMMERCIAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HUNTINGTON PLACE COMMERCIAL", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block, a Reserve, and Streets, the same being accurately set forth in the accompanying plat and described herein:

A tract of land lying in the Northeast Quarter Section 18, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence S 03° 44' 55" E, 576.25 feet along the East line of said Northeast Quarter; thence S 86° 15' 05" W, 40.00 feet to the point of beginning, said point lying 35 rods South of the North line of said Quarter; thence S 03° 44' 55" E, 777.67 feet parallel with the East line of said Northeast Quarter to a point on the North line of Maranatha Addition, an addition to Wichita, Sedgwick County, Kansas; thence S 88° 26' 50" W, 378.77 feet along the North line of said Maranatha Addition; thence N 03° 44' 55" W, 727.11 feet to a point on a curve to the right; thence along said curve 215.04 feet, said curve having a central angle of 246° 25' 18" and a radius of 50.00 feet, and a long chord of 83.67 feet, bearing N 31° 47' 29" W; thence S 88° 34' 50" E, 419.54 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 _____, 1987.

Kenneth H. Bengtson, P.E.
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 Civil Engineer's Certificate, have caused the same to be surveyed and platted into Lots, a Block, a Reserve, and Streets, the same to be known as "HUNTINGTON PLACE COMMERCIAL", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. The reserve is platted for the construction and maintenance of public utilities, drainage, landscaping and entry monuments. The Reserve shall be owned and maintained by the Homeowners Association. 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 West line of Maize Road over and across the East lines of Lot 1, Block 1, and Lot 2, Block 1, Huntington Place Commercial are hereby granted, provide however, that Lot 1, Block 1 shall have access to Maize Road at one location, and Lot 2, Block 1 shall have access to Maize Road, at two locations as determined by the City Engineer.

HUNTINGTON CORPORATION

Keith L. Anderson
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 Keith L. Anderson on behalf of Huntington Corporation, 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, BANK IV Wichita, mortgagees on the above described property, do hereby consent to the plat of "HUNTINGTON PLACE COMMERCIAL".

BANK IV WICHITA

By: _____
J.D. Newman, 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 J.D. Newman, Vice-President, on behalf of BANK IV Wichita, 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 "HUNTINGTON PLACE COMMERCIAL" 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 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 _____, 1987.

_____, Mayor
Tony Casado

_____, City Clerk
Dale E. Rae

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 Kesa

April 2, 1987

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

Re: Final Plat S/D 86-30 - HUNTINGTON PLACE COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 2, 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 March 26, 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 Board of City 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 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:dik

cc: Anderson Investments, Inc., 1125 S. Rock Road, Wichita, KS 67207
Bill G. Yung Design, 4912 E. 29th Street North, Suite 1,
Wichita, KS 67220

- J. On the final plat tracing, proper reference shall be made in the plat's text to the granting of the wall easement proposed adjacent to the west and south lines of the plat.
- K. The final plat tracing shall indicate a 35-foot building setback from the west line of the plat. The labeling of this setback, along with the easements adjacent to the west line of the plat, shall also be more clearly indicated. The CUP specifies a 35-foot building setback from the plat's west line.
- L. The final plat tracing shall more clearly label the 35-foot building setback along the north line of the plat.
- M. As Indicated on the preliminary plat, the emergency access easement shall extend all the way to the west line of the plat. Also, the utility easement, parallel to the south line of the plat, shall be shown as a 20-foot easement exclusive of the 5-foot wall easement.
- N. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- O. 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.
- P. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- Q. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.
- R. On the final plat tracing, the 10-foot wide landscape buffer shall be deleted from the face of the plat.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-30 Name: HUNTINGTON PLACE COMMERCIAL

Preliminary Approved: 4/10/86
Scheduled S/D Meeting: 3/26/87

DESCRIPTION

General Location: On the west side of Maize Road, in an area south of 13th Street North.

Owner: Anderson Investments, Inc., 1125 S. Rock Road, Wichita, KS 67207

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

1. Gross Acreage of Plat: 6.07
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 32,300 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "LC" w/CUP (DP-153)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-153). The applicant's associated zone case (Z-2744), requesting "AA" to "LC" has been approved subject to platting and the CUP requirements. Proposed development of the property is for restrictive office and commercial uses as permitted in the "OC" zoning district with the addition of banks and savings and loans.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Ponderosa Circle, including a sidewalk on the south side of this commercial street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- H. On the final plat tracing, the platlor's text shall be amended to reference that the reserve will be owned and maintained by a "lot owner's association" rather than a homeowners association.
- I. On the final plat tracing, proper reference shall be made in the platlor's text to the granting of the emergency access easement. The platlor's text shall clearly state what property benefits from this emergency access easement.