

Also, the Planning Commission added a new condition regarding a left turn lane on adjacent 29th Street North. The new condition will be item "U" and reads as follows:

- U. The applicant shall guarantee the construction of a left turn lane on 29th Street North to serve the 6 access points proposed to this arterial street. This guarantee will be held until a need for this improvement is determined to be necessary.

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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220
Mike Lindebak, City Engineer

February 19, 1987

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

Re: Final Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 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 February 13, 1987.

In addition to those conditions, the Planning Commission modified items A and F of our February 13, 1987 letter to add the sentence;

"The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way."

With this addition, items A and F now read as follows:

- A. The applicant shall guarantee the construction of a decel lane on Rock Road adjacent to this plat. This petition will be held until a need for the decel lane is determined. The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way.
- F. The applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road. The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way.

FINAL PLAT FINAL PLAT OF
MEDITERRANEAN PLAZA COMMERCIAL

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 2/12/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/13/87

OFFICE COPY
DO NOT REMOVE

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

A tract of unplatted land and a portion of platted land, said platted land lying in the "THE RENAISSANCE", an addition to Wichita, Sedgwick County, Kansas, all lying in the Southwest Quarter, Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence N 0° 53' 18" W, 74.18 feet along the West line of said Quarter; thence N 89° 06' 42" E, 50.00 feet to the point of beginning; thence N 0° 53' 18" W, 1175.82 feet; thence N 89° 06' 42" E, 10.00 feet to a point lying 60.00 feet East of the West line of said Quarter, said point being the Southwest corner of 31st Street North as platted in said "THE RENAISSANCE"; thence Northerly along the West line of said 31st Street North and the West line of Lot 2, Block 1, "THE RENAISSANCE", N 0° 53' 18" W, 420.00 feet; thence N 1° 58' 27" E, 15.02 feet; thence along said curve 114.25 feet to a point on a curve to the left; thence along said curve 388.16 feet, said curve having a central angle of 32° 00' 00", a radius of 695.00 feet, and a long chord of 383.14 feet, bearing N 73° 06' 42" E, to a point on a curve to the right; thence along said curve 319.56 feet, said curve having a central angle of 19° 05' 00", a radius of 959.45 feet, and a long chord of 318.09 feet, bearing N 66° 39' 12" E; thence S 15° 59' 16" E, 70.05 feet to a point on a curve to the left; thence along said curve 168.40 feet, said curve having a central angle of 24° 17' 12", a radius of 397.29 feet, and a long chord of 167.15 feet, bearing S 28° 07' 52" E; thence S 40° 16' 28" E, 650.80 feet to a point on a curve to the right, said point also lying on the East line of Penstemon Street as platted in said "THE RENAISSANCE"; thence along said curve and said Penstemon Street 288.20 feet, said curve having a central angle of 39° 23' 10", a radius of 419.25 feet, and a long chord of 282.56 feet, bearing S 20° 34' 53" E; thence continuing along said Penstemon Street S 0° 53' 18" E, 847.26 feet to a point lying 80.00 feet North of the South line of said Southwest Quarter; thence S 89° 07' 40" W, 70.00 feet parallel with said South line; thence S 0° 53' 18" E, 10.00 feet; thence S 89° 07' 40" W, 520.83 feet; thence S 87° 38' 09" W, 498.98 feet; thence N 78° 19' 38" W, 103.08 feet; thence S 87° 38' 09" W, 200.00 feet to the point of beginning.

All Lots, Blocks, platted easements, building setbacks within the above described property are being vacated and replatted by virtue of K.S.A. 12-512b.

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 Engineers Certificate, have caused the same to be known as "MEDITERRANEAN PLAZA COMMERCIAL", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. 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 29th Street North ~~and~~ the South line of Lot 2, Block 1, are hereby granted, however, that Lot 2, Block 1 shall have access to 29th Street North at six (6) locations to be determined by the City Engineer. All abutters right of access to or from Rock Road over and across the West lines of Lot 1, Block 1 and Lot 2, Block 1, provided, however, that Lot 1, Block 1 and Lot 2, Block 2 shall have access to Rock Road at six (6) locations to be determined by the City Engineer.

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 _____, 1987, 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: _____

This plat of "MEDITERRANEAN PLAZA 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 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 _____, 1987.

_____, Mayor
Tony Casado

_____, Deputy City Clerk
Dale E. Rea

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

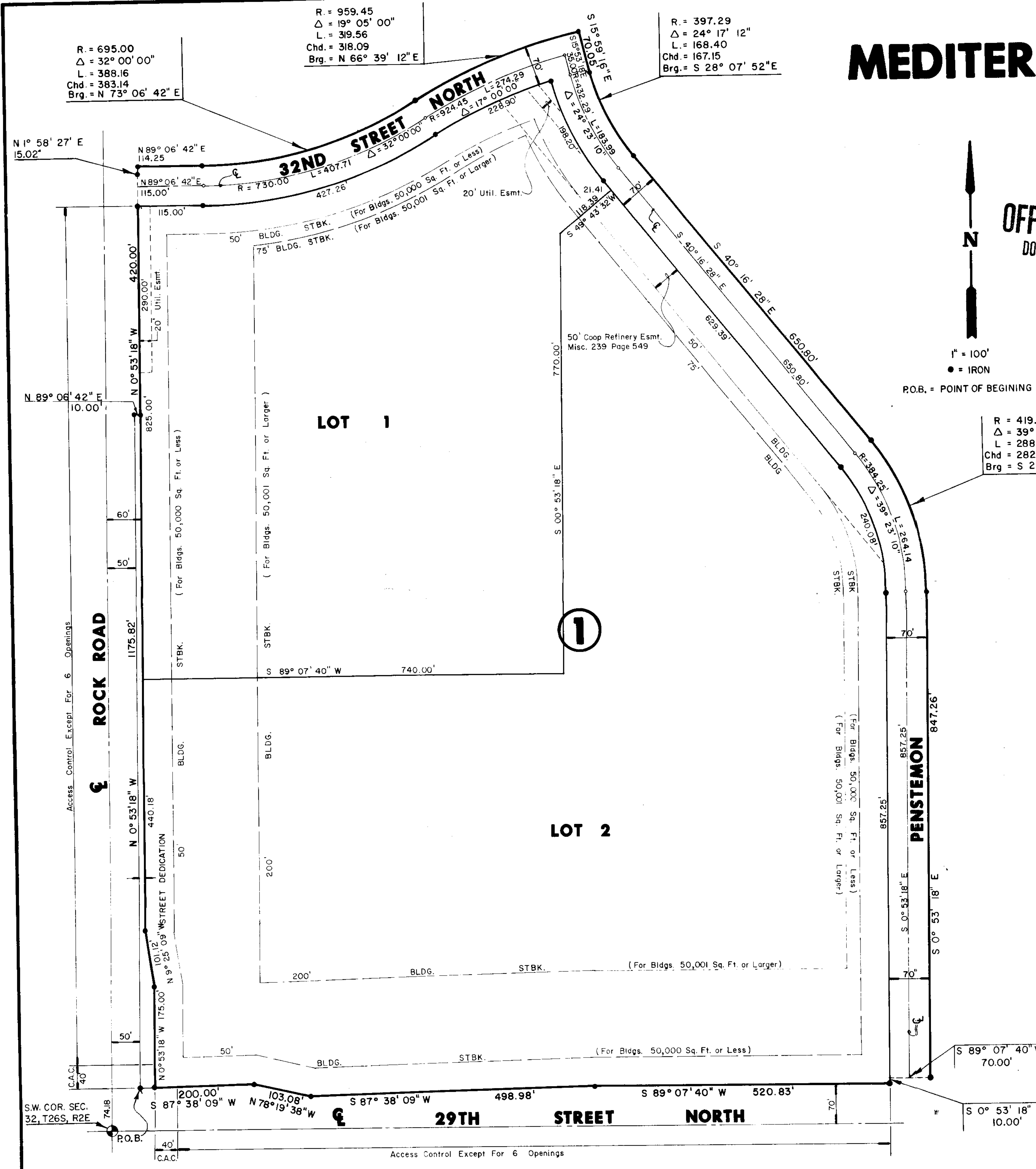
_____, County Clerk
Don Wright

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



SUBDIVISION REPORT

Preliminary Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Page 2

- K. Since the magnitude of building setbacks required on this property are tied to the size of proposed buildings, building setbacks shall not be platted. The final plat shall reference that building setbacks are per the requirements of the Mediterranean Plaza Commercial Community Unit Plan (DP-111) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department. This reference shall be made on the face of the plat as well as in the plat's text.
- L. The final plat shall indicate the centerlines of adjacent perimeter streets. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- M. Since this plat is vacating previously established street right-of-way, utility easements and building setbacks, the engineer's text on the final plat shall reference K.S.A. 12-512(b).
- N. Approval of this plat is subject to approval of the applicant's amendments to the associated commercial community unit plan.
- O. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- P. 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.
- Q. The plat's text, on the final plat tracing, shall be amended to more clearly state the access controls being dedicated to Rock Road and 29th Street North.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. 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 improvements required with the platting of this property?

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-2 Name: MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Preliminary Approved: 1/29/87
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northeast corner of Rock Road and 29th Street North.
Owner: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 44.8
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 548,000 Sq. Ft.
 4. Existing Zoning: "LC" and "AA"
 5. Proposed Zoning: "LC" with DP-111 (Z-2349)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2349) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of the Mediterranean Plaza Commercial Community Unit Plan (DP-111).

- A. The applicant shall guarantee the construction of a decel lane on Rock Road adjacent to this plat. This petition will be held until a need for the decel lane is determined.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Penstemon and 32nd Street North adjacent to this plat. These paving guarantees shall provide for a 41-foot roadway as specified in Section 7-201 (G) of the Subdivision Regulations.
- E. The paving petitions for 32nd Street North and Penstemon shall provide for sidewalks on each side of these commercial width streets.
- F. As provided for by the Community Unit Plan, the applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit square footage figures for existing water and sanitary sewer projects so existing special assessments can be redefined to the lots created by this plat.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. 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.