Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-91 Name: KILLARNEY FIRST ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: West side of Rock Road, south of 32nd Street North.
Owner: Killarney Investments, Inc., 8400 Killarney Place, Wichita, KS 67206
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 9.40
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial:
   - Other: 1
   - Total: 1
3. Minimum Lot Area: 9.40 Acres
4. Existing Zoning: "R-6"
5. Proposed Zoning: "LC (Z-2763) with DP-158

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the W.D.C. Parcels 11A and 12 Commercial Community Unit Plan (DP-158). The applicant's associated zone change (Z-2763) requesting "R-6" to "LC" has been approved subject to platting.

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

B. The applicant shall guarantee the construction of a decel lane on Rock Road, between 30th Street and 32nd Street to serve this commercially zoned plat. The Community Unit Plan provides for this site to be developed with a maximum of 12 free standing buildings served by six curb cuts to Rock Road. This petition will be held until a need for the decel lane is determined.

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

D. At the time the preliminary plat was reviewed by the Subdivision Committee, it was decided that the sidewalk required on 30th Street and 32nd Street would be waived because a sidewalk system does not exist to the west. The sidewalk ordinance empowers the Planning Commission to make this waiver.

E. 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.

F. On the final plat tracing, the face of the plat and the plattor's text shall be changed to reflect the number of access points permitted by the Commercial Community Unit Plan. The C.U.P. allows six points whereas the plat only shows four points.

G. Since the existing access control to Rock Road is being vacated and rededicated by this replat, the final plat tracing shall make proper reference to K.S.A. 12-512(b) in the engineer's text.

H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

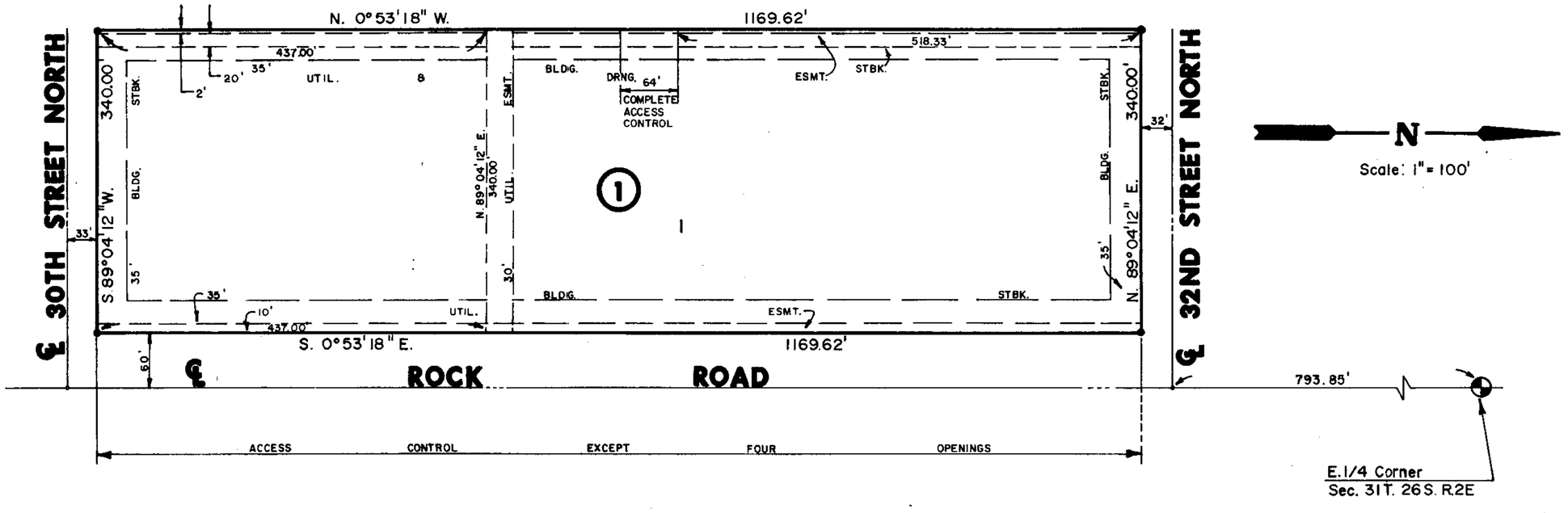
FINAL PLAT OF FINAL PLAT

KILLARNEY FIRST ADDITION

OFFICE COPY
DO NOT REMOVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/6/86 SUBJECT TO THE CONDITIONS OUTLINED IN OUR LETTER DATED 11/6/86



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

A tract of land lying in the Southeast Quarter of Section 31, Township 26 South, Range 2 East of the 6th P.M., more particularly described as follows:

A replat of Lot 1, Block 3, Cottonwood Square, an addition to Wichita, Sedgwick County, Kansas.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1986.

_____
Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800

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 surveyed and platted into a street, a lot and block, the same to be known as "KILLARNEY FIRST ADDITION" an addition to Wichita, Sedgwick County, Kansas. The street is 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 rights of access to or from the West line of Rock Road and the East line of Lot 1, Block 1, "KILLARNEY FIRST ADDITION," and the East line of 31st Street North Circle from Lot 1, Block 1, "KILLARNEY FIRST ADDITION" are hereby granted to the City of Wichita, provided however, Lot 1, Block 1, shall have access to Rock Road at 4 locations as shall be determined by the City Engineer.

KILLARNEY INVESTMENTS

By: _____
Virginia A. Ablah, President

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

Be it remembered that on this ____ day of _____, 1986, before me a Notary Public in and for said State and County, came Killarney Investments, by Virgina A. Ablah, 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: _____

This plat of "KILLARNEY FIRST ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this ____ day of _____, 1986.

_____, Mayor
Tony Casado

_____, City Clerk
Donald C. Gisick

Entered on transfer record this ___ day of _____, 1986.

_____, 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 _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

November 13, 1986

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

Re: Final Plat S/D 86-91 - KILLARNEY FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 13, 1986, 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 November 6, 1986.

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 plattor.

3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Killarney Investments, Inc., 8400 Killarney Place, Wichita, KS 67206