

S/D No.: 86-69      Name: RENT-A-CENTER

Preliminary Approved:  
Scheduled S/D Meeting: 8/28/86

DESCRIPTION

General Location: Northeast corner of 37th Street North and Rock Road.  
Owner: Rent-A-Center, 9920 E. Harry, Wichita, KS 67207  
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 33.61 Acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 3
  - Total: 3
3. Minimum Lot Area: 6.21 Acres
4. Existing Zoning: "E" and "AA"
5. Proposed Zoning: "E"

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STAFF COMMENTS:

- A. The applicant is advised that the portion of Reserve J of Willowbend First Addition that is included within the boundary of this plat is zoned "AA" single-family. A zone change request for "AA" to "E" will need to be filed in order for all of Lot 1, Block 1 to be zoned for industrial purposes. Approval of this preliminary plat is subject to approval of the zone change needed for all of Lot 1, Block 1 to be zoned "E" (light industrial).
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate on the face of the plat the following access controls:
  1. 40 feet of "complete access control" back north and east from the southwest corner of Lot 1, Block 1 to Rock Road and 37th Street, respectively.
  2. "Access control except for two openings" to 37th Street across the south line of Lot 1, Block 1, except the west 40 feet thereof.
  3. "Access control except for three openings" to Rock Road across the west line of Lot 1, Block 1, except the south 40 feet thereof.
  4. "Complete access control" to 37th Street across the south line of Lot 2, Block 1.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 86-69      Name: RENT-A-CENTER

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Scheduled S/D Meeting: 9/25/86

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  - Residential:
  - Office:
  - Commercial:
  - Industrial: 3
  - Total: 3
3. Minimum Lot Area: 6.21 Acres
4. Existing Zoning: "E" and "AA" (Z- )
5. Proposed Zoning: "E"

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STAFF COMMENTS:

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z- ) requesting "AA" to "E" for the portion of Lot 1, Block 1 which is not zoned for industrial purposes. The associated zone case will need to be approved by the City Commission prior to, or at the same time, the plat is considered by that governing body.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall obtain the off-site utility easement needed to provide sanitary sewer by way of the new route proposed by this replat.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- I. The final plat tracing shall indicate the existing half-street rights-of-way for Rock Road and 37th Street North adjacent to this property. The centerline of these adjacent streets shall be labeled along with the centerline of Rent-A-Center Street.
- J. On the final plat tracing, the intersection of Rent-A-Center Street with Rock Road shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes. A dashed line shall also be indicated on the east line of the plat's perimeter, where Rent-A-Center Street continues to the east.
- K. Unless the Southwestern Bell easement near the southeast corner of proposed Lot 1, Block 1 has been released, (Film 705, Pgs. 764 & 765), it shall be indicated on the final plat tracing along with appropriate recording information.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

EASEMENT

THIS EASEMENT made this 15<sup>th</sup> day of October, 1986, by and between Woodlawn Development Company, a partnership, the first part and the City of Wichita, of the second part.

WITNESSETH: that the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing their SAINTARY SEWER over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

A tract of land located in the Southwest Quarter of Section 29, Township 26 South, Range 2 East of the 6th P.M., more particularly described as a 20.00 foot strip of land centered on the line common to Lots 5 and 6, Block 1, Hi-Tech Industrial Park Second Addition, an addition to Wichita, Sedgwick County, Kansas.

AND ALSO:

A tract of land located in Lot 2, Block 2 of said addition, and more particularly described as follows:

Commencing at the Northwest corner of said Lot 2, N 76° 44' 06" E, 232.10 feet along the Northerly line of said Lot 2 to the point of beginning; thence N 76° 44' 06" E, 20.00 feet; thence S 13° 15' 54" E, 20.00 feet; thence S 76° 44' 06" W, 20.00 feet; thence N 13° 15' 54" W, 20.00 feet to the point of beginning.

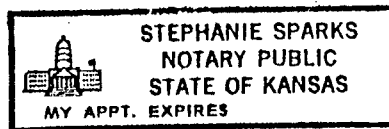
And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining and repairing their Storm Water Sewer.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

Woodlawn Development Company,  
a partnership

By: [Signature]  
Donald J. Ablah, Attorney-in-fact for  
Woodlawn Development Company

STATE OF KANSAS  
SS:  
SEDGWICK COUNTY



Personally appeared before me a notary public in and for the County and State aforesaid 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 said person duly acknowledged the execution thereof.

Dated at Wichita this 15 day of October, 1986.

[Signature]  
Notary Public

My Appointment Expires: 9-19-89