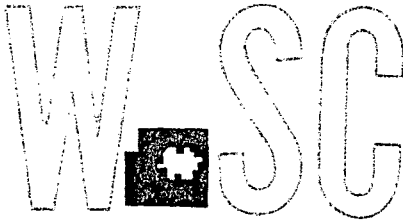


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 12, 1988

Mid-Kansas Engineering Consultants
3500 N. Rock Road
Wichita, KS 67226

Re: S/D 88-62 - Mediterranean Plaza Commercial Second, located
north of 29th Street North and East of Rock Road.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee the extension of sanitary sewer to those lots not presently covered by existing guarantees.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall provide proof 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. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- E. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

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- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property (Section 7-107).
- G. Regarding access control to Rock Road from this property, the C.U.P. provides for six openings. One opening is allocated to the exception at the corner of Rock and 29th Street North.

Two openings are proposed by this replat to be allocated to Lot 7. Two openings presently exist to serve Lot 2. This leaves one opening to function as a joint access drive to serve proposed Lots 8 and 9.

The 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.

- H. As indicated by the drainage concept for this plat, cross-lot drainage agreements will be required. These agreements shall be submitted with the plat for recording and shall state which lots are encumbered by the agreement. The agreement shall specify that the drainage agreement runs with the land and is binding on all future owners and assigns.
- I. 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.
- J. 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.
- 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 City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 15, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

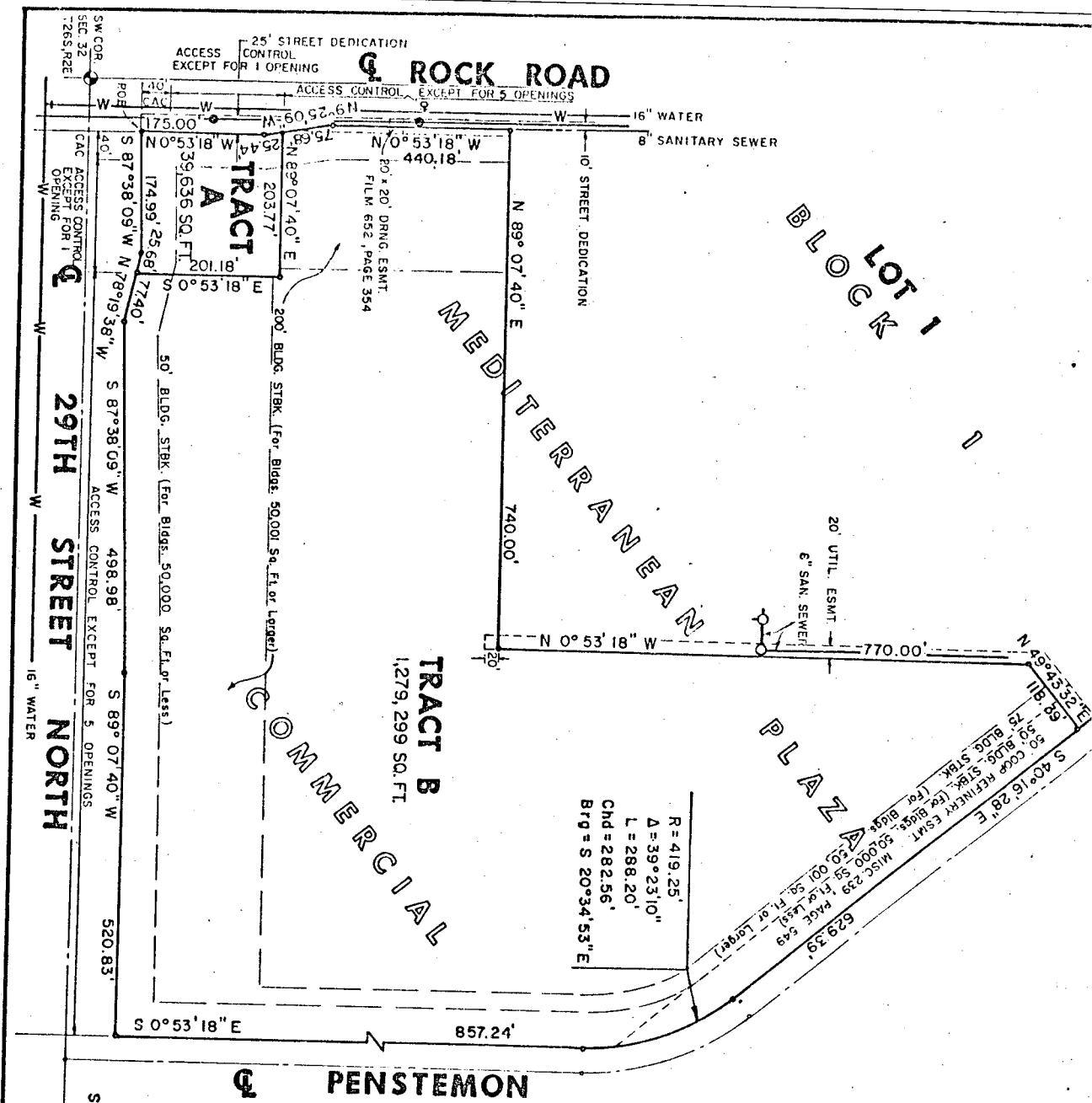
Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: Woodlawn Development Co., 224 E. Douglas, Ste. 450, Wichita,
KS, 67202
Northrock Realty Co., 575 Fourth Financial Center, Wichita,
KS, 67202
Mike Lindebak, City Engineer



Mediterranean Plaza Commercial
Lot Split

TRACT A
A portion of Lot 2, Block 1, MEDITERRANEAN PLAZA COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, Block 1; thence Northerly along the West line of said Lot 2, Block 1, N 0° 53' 18" W, 175.00 feet; thence N 09° 25' 09" W, 25.44 feet to a point lying 275.00 feet North of the South line of the Southwest Quarter, Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence N 89° 07' 40" E, 203.77 feet parallel with said South line of said Southwest Quarter to a point lying 275.00 feet East of the West line of said Southwest Quarter; thence S 00° 53' 18" E, 201.18 feet parallel with said West line of said Southwest Quarter to a point on the South line of said Lot 2, Block 1; thence Westerly along said South line N 78° 19' 38" W, 25.68 feet; thence S 87° 38' 09" W, 174.99 feet to the point of beginning.

TRACT B
All that portion of Lot 2, Block 1, MEDITERRANEAN PLAZA COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas, except for that part described above as Tract A.



City of Wichita,
Sedgwick County)
State of Kansas)

ss _____ U/s No. 0720
Copy 3 of 4

I, Jack H. Galbraith, Chief Planner, Wichita, Sedgwick County Metropolitan Area Planning Department, do hereby certify that under the authority granted in the Subdivision Plans and Regulations that the lot split to which this stamp is affixed has been approved.

Given under my hand and seal, this 22nd day of September, 19 67.

Jack H. Galbraith
Jack H. Galbraith