

S/D No.: 85-3 Name: TOBEN THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: Northwest corner of 39th Street North and Webb Road.
Owner: Woodlawn Development Company, 3500 N. Rock Road, Bldg. #100,
Wichita, KS 67226
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 12.4 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 4 Acres ±
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "E" - Light Industrial (SCZ-0513)
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STAFF COMMENTS:

NOTE: This is the second final plat of a revised preliminary plat (Toben Second) which was approved by the Subdivision Committee on March 30, 1984.

- A. The applicant shall guarantee the extension of sanitary sewer to serve each of the two lots.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the plat.
- D. On the final plat tracing, the conflict between the access control indicated on the face of the plat (Lot 1 - two openings to 39th and Lot 2 - one opening to 39th) and the platting's text (Lot 1 - one opening to 39th and Lot 2 - two openings to 39th) shall be corrected.
- E. On the final plat tracing, the access control labeling shall be based on lot lines rather than irons (i.e., the lot line common to lots 1 and 2).
- F. The final plat tracing shall indicate the order of the County Commissioners as follows:
 1. DONALD E. GRAGG
 2. BERNARD A. HENTZEN
 3. TOM SCOTT
- G. The final plat tracing shall indicate ED RESA as the Deputy to the Register of Deeds.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the City Commission.

EASEMENT

V.O.K

THIS EASEMENT made this _____ day of _____, 19____
by and between Woodlawn Development Company of the first
part and 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 utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The south 20.00 feet of the north 40.00 feet of the southeast quarter of Section 29, Township 26 south, Range 2 east of the 6th P.M. except the east 1018.00 feet thereof.

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 utilities.

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

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 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 _____ this _____ day of _____, 19____.

Notary Public

My Appointment Expires: _____