

EXHIBIT A

That part of Lot 1, The Landing, Wichita, Kansas, described as commencing at the N.E. Corner of said Lot 1; thence S 00°02'30" W, along the east line of said Lot 1, 140 feet for a place of beginning; thence S 00°02'30" W, 603.73 feet to a deflection point on the east line of said Lot 1; thence S 02°03'52" W, 340 feet to the easterly most S.E. Corner of said Lot 1, thence S 43°41'21" W, 28.98 feet to the southerly most S.E. Corner of said Lot 1, thence S 88°41'21" W, 394.39 feet to the southerly most S.W. Corner of said Lot 1; thence N 00°01'15" E, 357 feet to a corner of said Lot 1, thence N 88°41'21" E, 5 feet to a corner of said Lot 1; thence N 00°01'15" E, 40 feet to a corner of said Lot 1, thence S 88°41'21" W, 5 feet to a corner of said Lot 1; thence N 00°01'15" E, 98 feet to a corner of said Lot 1; thence S 88°41'21" W, 200 feet to a corner of said Lot 1; thence N 00°01'15" E, 234.80 feet to a corner of said Lot 1; thence N 89°55'30" W, 626.49 feet to a westerly most S.W. Corner of said Lot 1; thence N 00° E, along the west line of said Lot 1, 69.63 feet to the P.C. of a non-tangent curve, said curve having a radius of 30 feet and a central angle of 32°14'41"; thence southeasterly, along said curve, having a chord bearing S 73°48'09" E, 16.66 feet, an arc distance of 16.88 feet to the P.T. of said curve; thence S 89°55'30" E, tangent to said curve, 84 feet; thence S 75°53'20" E, 61.85 feet; thence S 89°55'30" E, 432.58 feet to the P.C. of a curve to the left, having a radius of 50 feet and a central angle of 22°30'; thence northeasterly along said curve, having a chord bearing N 78°49'30" E, 19.51 feet; an arc distance of 19.64 feet to the P.T. of said curve; thence N 67°34'30" E, tangent to said curve, 16.03 feet; thence N 00°01'15" E, E. 139.14 feet to a point 190 feet south of the North line of said Lot 1; thence S 89°55'30" E, 426.57 feet to a point 200 feet west of the east line of said Lot 1; thence N 00°02'30" E, 50 feet; thence S 89°55'30" E, 200 feet to the place of beginning.

63 ~~D-41779~~
139
D-41779-1

2

SH

Corrected
ownership
9-13-89

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

April 6, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-17 - THE LANDING 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 5, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

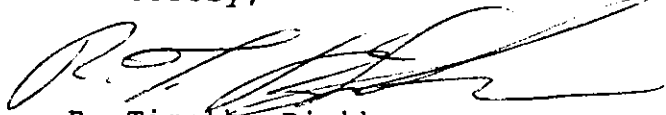
- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- C. The final plat shall indicate for Lots 1 and 2, "complete access control" to Kellogg (U.S. 54) across the south line of Kellogg Drive adjacent to this plat.
- D. The final plat shall indicate any appropriate condemnation case numbers for Kellogg (U.S.54).
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.

S/D 90-6 The Landing 2nd
Page 2

- H. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd.,
Mitchell Bldg., Bentonville, AR 67211
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 4, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-17 - THE LANDING 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 3, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

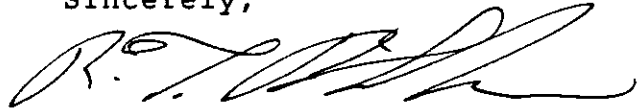
- A. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- C. Since this plat is indicating the platting of complete access controls from Lot 1, to the intersection of Julia and Kellogg Drive, the plattor's text shall be amended on the final plat tracing to also indicate this dedication.
- D. The construction of on-site storm sewers shall be required at the time of site development.
- E. The platting of the minimum building pad elevations shall be noted on the face of the plat as well as in the plattor's text as 122.3.
- F. On the final plat tracing it shall be indicated if the minimum building pad elevation involves the lowest floor or opening elevation.

- G. At the time of submitting the final plat tracing, the applicant shall submit a marked copy of the plat indicating the location of the various drainage easements, K.G.& E. easement, access easement, etc. listed in the tile binder of this plat. If these items are off-site and do not impact this plat there locations shall be noted and explained on the marked plat. If on-site, copies of the documents establishing these easements shall be provided for the plat file.
- H. The final plat tracing shall indicate the most current chairman in the MAPC signature block.
- 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.

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, May 10, 1990. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd.,
Mitchell Bldg., Bentonville, AR 67211
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 288-4561

May 11, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-17 - THE LANDING 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 10, 1990, 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 May 4, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd.,
Mitchell Bldg., Bentonville, AR 67211
Mike Lindebak, City Engineer

May 3, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 4/5/90)

CASE NUMBER: S/D 90-17 - THE LANDING 2ND ADDITION

OWNER/APPLICANT: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd., Mitchell Bldg., Bentonville, Arkansas 72716

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Kellogg between Dugan and Julia

SITE SIZE: 28.5 Acres

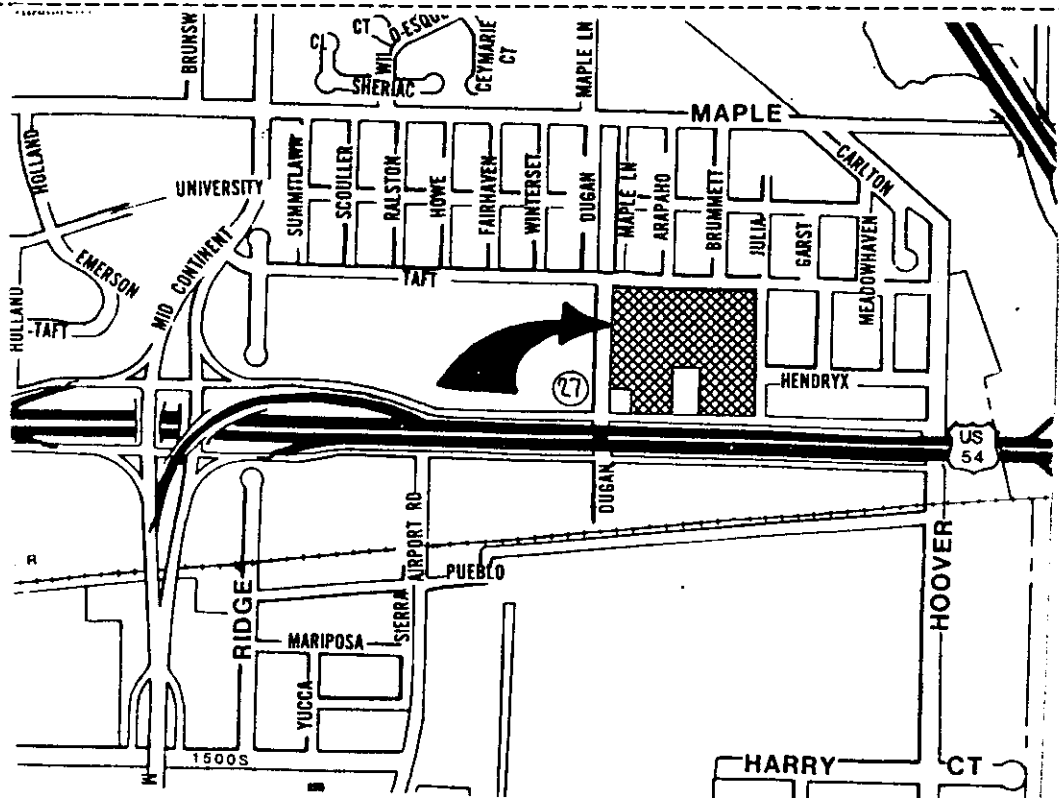
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 2 |
| Industrial: | |
| Total: | 2 |

MINIMUM LOT AREA: 14 Acres

CURRENT ZONING: "C" Commercial (DP-150 Amendment No. 2)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This is a two lot replat of THE LANDING and AIR PARK 2ND ADDITION. Both lots have existing commercial uses and are a part of THE LANDING C.U.P. (DP-150 Amendment No. 2). Basically, the plat proposes lot areas that correspond to C.U.P. parcel boundaries as proposed in the current C.U.P. amendment being reviewed.
- A. 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 submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - C. Since this plat is indicating the platting of complete access controls from Lot 1, to the intersection of Julia and Kellogg Drive, the plattor's text shall be amended on the final plat tracing to also indicate this dedication.
 - D. On the final plat tracing it shall be indicated if the minimum building pad elevation involves the lowest floor or opening elevation.
 - E. At the time of submitting the final plat tracing, the applicant shall submit a marked copy of the plat indicating the location of the various drainage easements, K.G.& E. easement, access easement, etc. listed in the tile binder of this plat. If these items are off-site and do not impact this plat there locations shall be noted and explained on the marked plat. If on-site, copies of the documents establishing these easements shall be provided for the plat file.
 - F. 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.
 - G. 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.
 - 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 City Council.
 - J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the minimum building pad elevations are acceptable.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-17 - THE LANDING 2ND ADDITION

OWNER/APPLICANT: Walmart Stores, c/o Bill Bothwell, 701 S. Walton Blvd., Mitchell Bldg., Bentonville, Arkansas 72716

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Kellogg between Dugan and Julia

SITE SIZE: 28.5 Acres

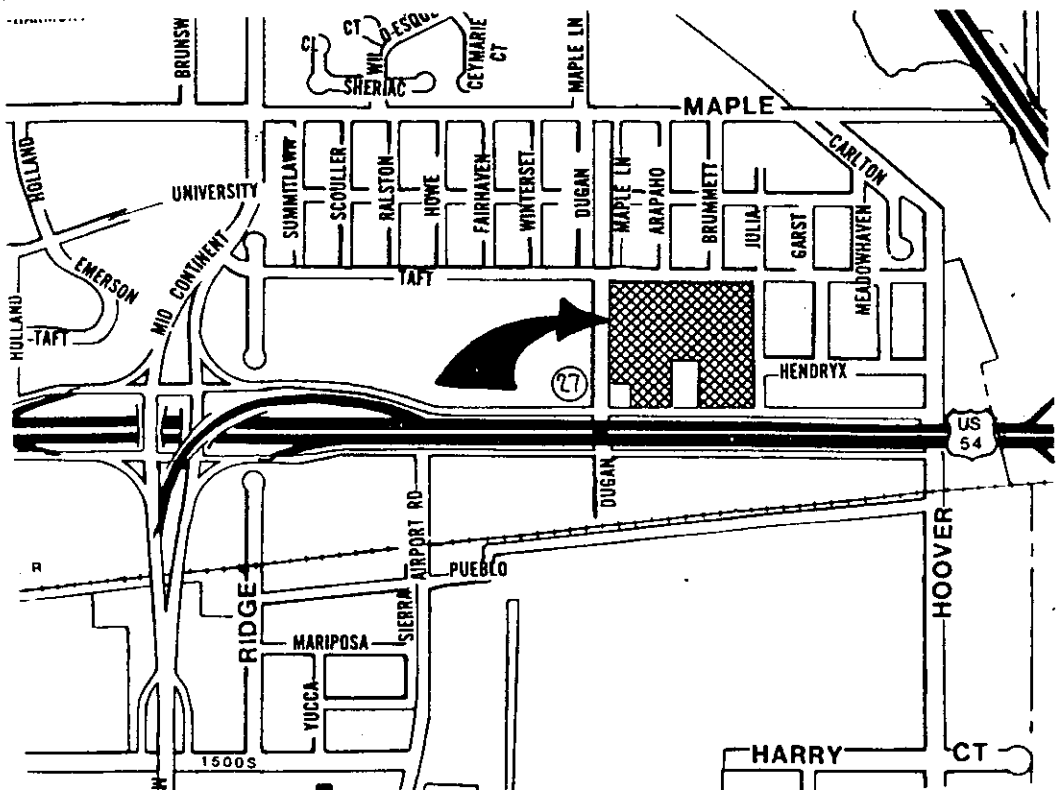
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 2 |
| Industrial: | |
| Total: | 2 |

MINIMUM LOT AREA: 14 Acres

CURRENT ZONING: "C" Commercial (DP-150)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This is a two lot replat of THE LANDING and AIR PARK 2ND ADDITION. Both lots have existing commercial uses and are a part of THE LANDING C.U.P. (DP-150). Basically, the plat proposes lot areas that correspond to C.U.P. parcel boundaries as proposed in the current C.U.P. amendment being reviewed.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- D. The final plat shall indicate for Lots 1 and 2, "complete access control" to Kellogg (U.S. 54) across the south line of Kellogg Drive adjacent to this plat.
- E. The final plat shall indicate any appropriate condemnation case numbers for Kellogg (U.S.54).
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. 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.
- I. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

1.1. SPACE IN WEST FACE P.P. BY EAST & EAST SOUTH OF CTR. LINE HENDRYX & JULIA. EAST 118.50
 1.2. SPACE IN SOUTH FACE P.P. BY WEST & WEST NORTH OF CTR. LINE TART & ARAPAHO. EAST 118.50
 1.3. SPACE IN WEST FACE P.P. BY EAST & EAST SOUTH OF CTR. LINE HENDRYX & JULIA. EAST 118.50
 1.4. SPACE IN WEST FACE P.P. BY EAST & EAST SOUTH OF CTR. LINE HENDRYX & JULIA. EAST 118.50

PROJECT BENCH MARKS

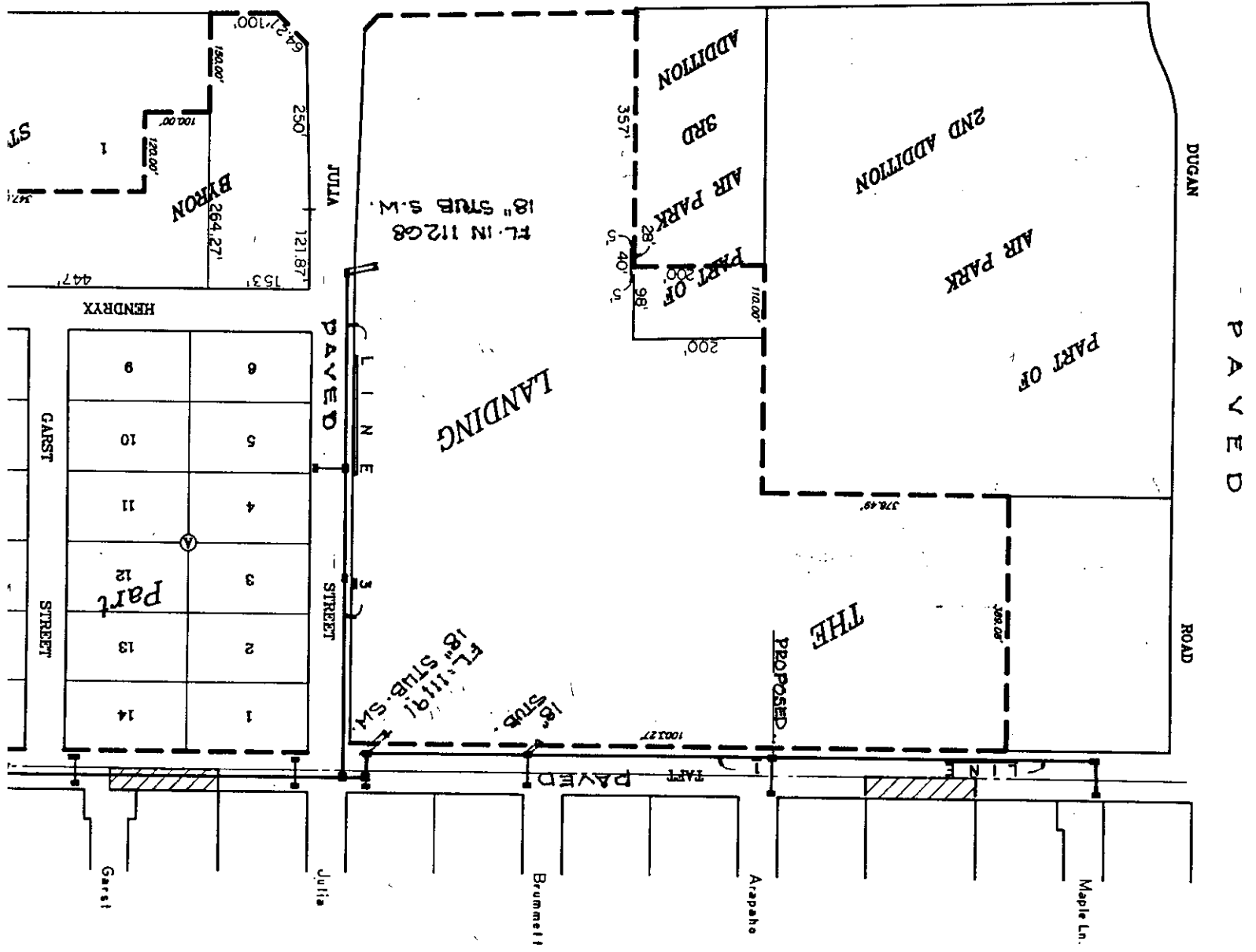
LEGEND

IMPROVEMENT DISTRICT

R/W TO BE CONDEMNED

U.S.

HIGHWAY

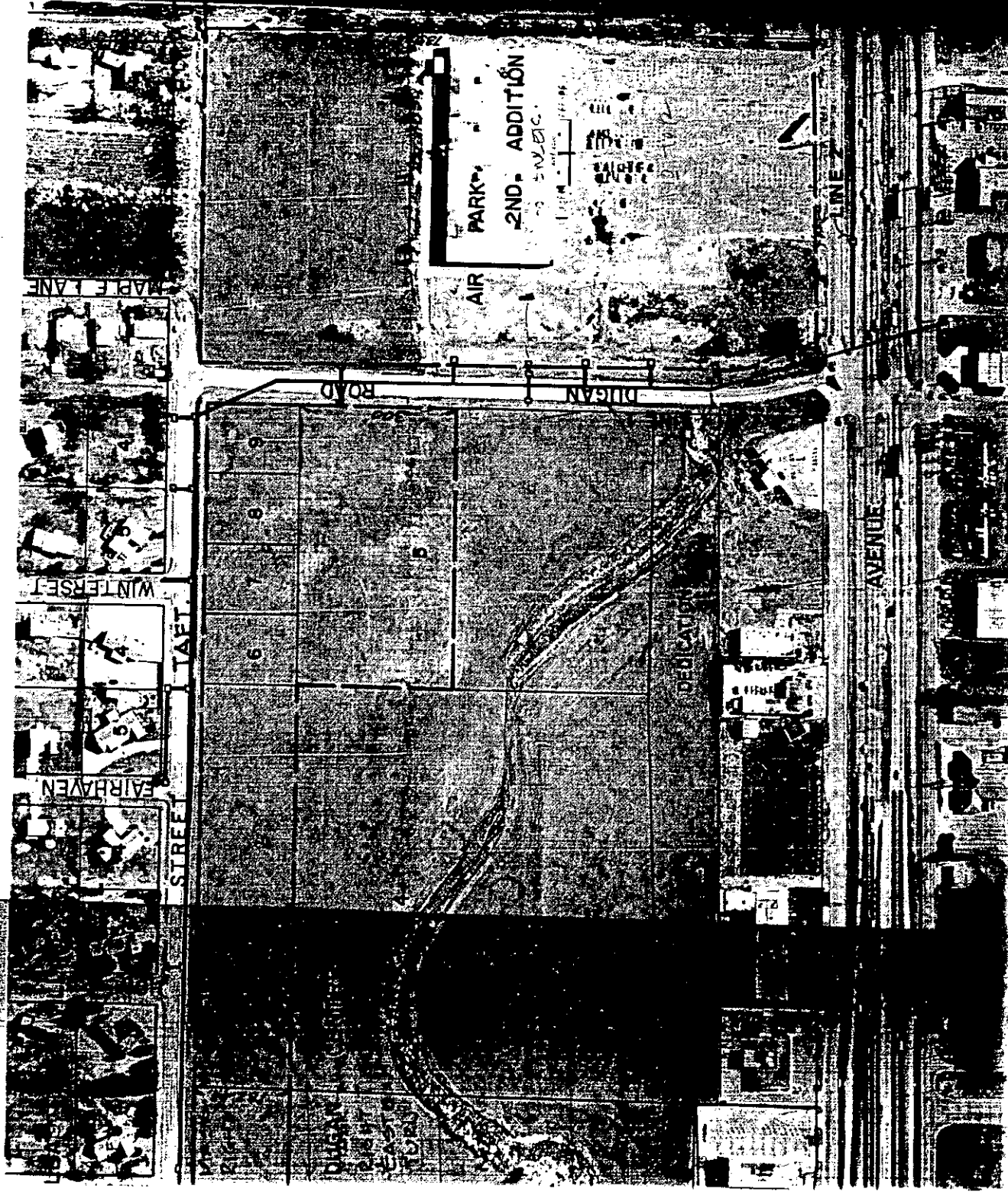


S.W.S. # 351 PLAN 16-4-1-16

NORMAL

NORMAL

S.W.S. # 315 PLAN 14-3-4-4.



MAPLE LANE
 WINTERSETT
 FAIRHAVEN STREET

DUGAN ROAD

5
 6
 7
 8

AIR PARK
 2ND ADDITION
 5,000 S.W.S.

LINE 2

DUGAN AVENUE