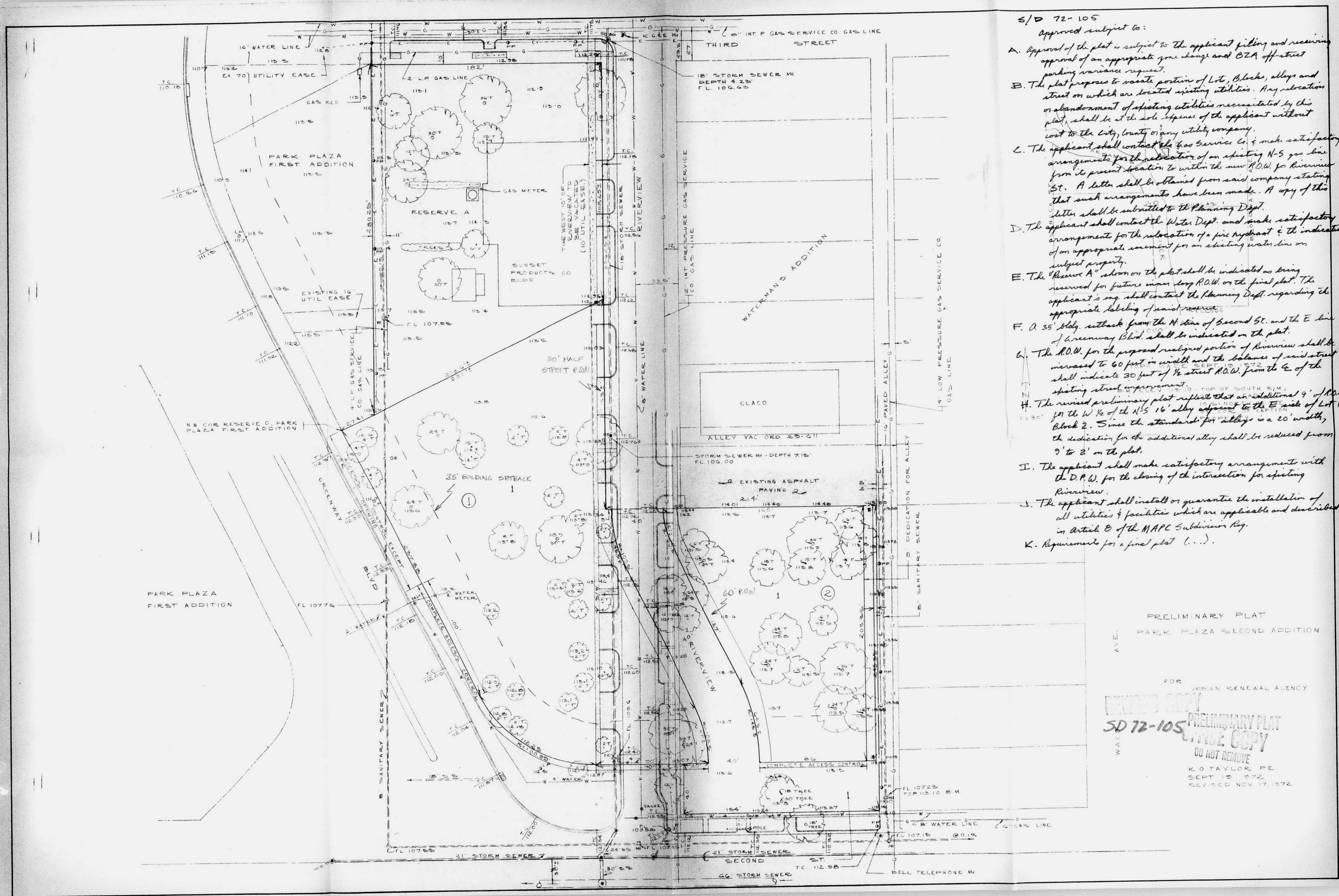


P



- SD 72-105
 Approved subject to:
- A. Approval of the plat is subject to the applicant filing and receiving approval of an appropriate zone change and CZA off-street parking variance request.
 - B. The plat proposes to vacate portions of Lot, Blocks, alleys and street on which are located existing utilities. Any relocation or abandonment of existing utilities necessitated by this plat, shall be at the sole expense of the applicant without cost to the City, County or any utility company.
 - C. The applicant shall contact the Gas Service Co. & make satisfactory arrangements for the relocation of an existing N-S gas line from its present location to within the new R.O.W. for Riverview St. A letter shall be obtained from said company stating that such arrangements have been made. A copy of this letter shall be submitted to the Planning Dept.
 - D. The applicant shall contact the Water Dept. and make satisfactory arrangements for the relocation of a fire hydrant & the installation of an appropriate amount for an existing water line on subject property.
 - E. The "Reserve A" shown on the plat shall be indicated as being reserved for future use as a long R.O.W. on the final plat. The applicant's org. shall contact the Planning Dept. regarding the appropriate labeling of said reserve.
 - F. A 35' wide setback from the N. side of Second St. and the E. line of Greenway Blvd. shall be indicated on the plat.
 - G. The R.O.W. for the proposed realigned portion of Riverview shall be increased to 60 feet in width and the distance of said street shall indicate 30 feet of 1/2 street R.O.W. from the E. of the existing street improvement.
 - H. The revised preliminary plat reflects that an additional 9' of R.O.W. for the W 1/2 of the N-S 16' alley adjacent to the E. side of Lot 1 Block 2. Since the standard for alleys is a 20' width, the indication for the additional alley shall be reduced from 9' to 2' on the plat.
 - I. The applicant shall make satisfactory arrangements with the D.P.W. for the closing of the intersection for existing Riverview.
 - J. The applicant shall install or guarantee the installation of all utilities & facilities which are applicable and described in Article 8 of the MAPC Subdivisor Reg.
 - K. Requirements for a final plat (...).

PRELIMINARY PLAT
 PARK PLAZA SECOND ADDITION

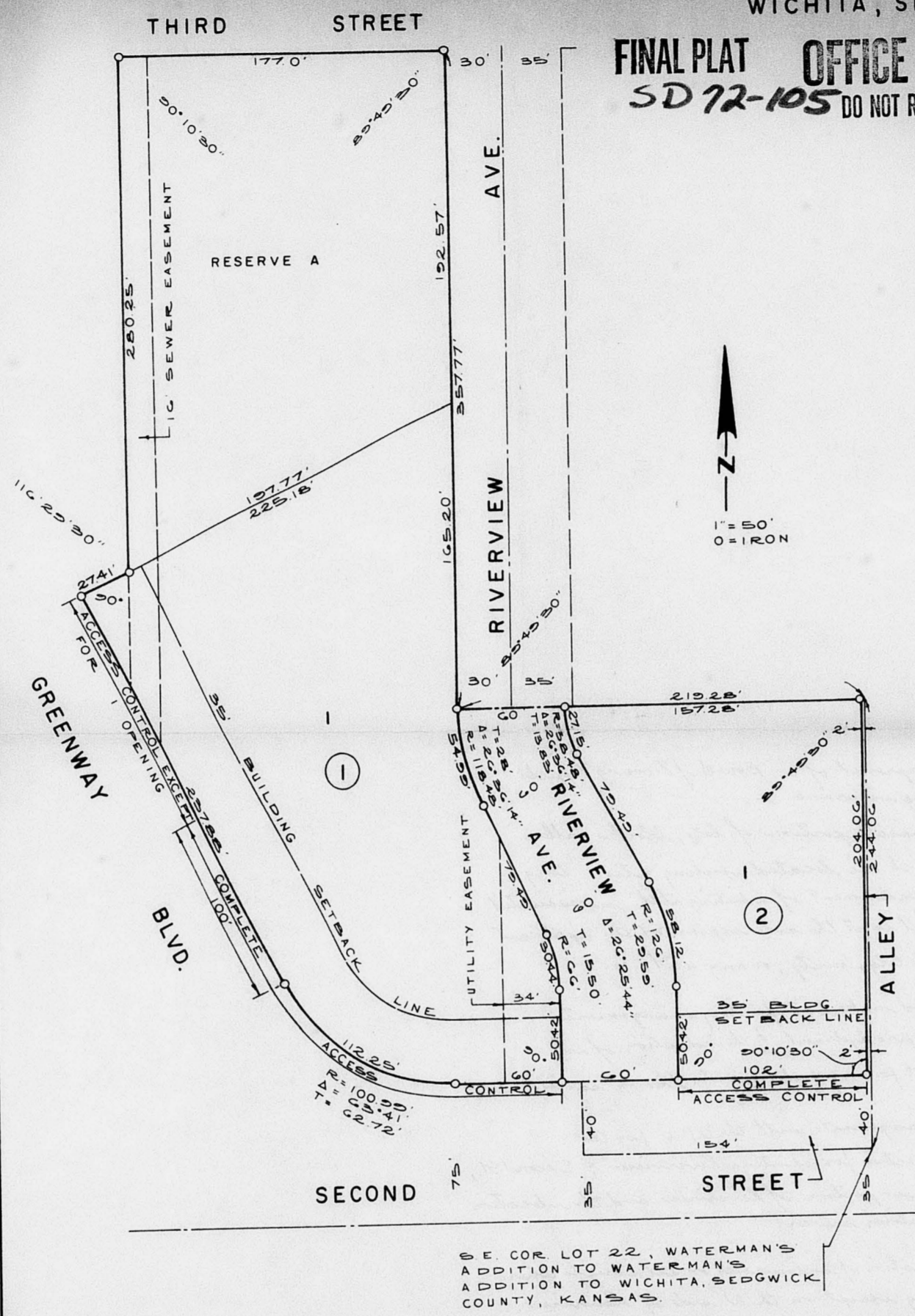
FOR URBAN RENOVATION AGENCY

REVISED COPY
 SD 72-105
 PRELIMINARY PLAT
 LARGE COPY
 DO NOT REMOVE

K. O. TAYLOR, P.E.
 SEPT 15 1972
 REVISED NOV 17 1972

PARK PLAZA SECOND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT OFFICE COPY
SD 72-105 DO NOT REMOVE



State of Kansas, County of Sedgwick, SS.

I, Kenneth O. Taylor, Civil Engineer in said State and County, do hereby certify that I have surveyed and platted "PARK PLAZA SECOND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a REPLAT OF and a true and correct exhibit of said survey described as follows: Lots 22, 24, 26, 28, 30, 37, 39, 41 and 43 on Riverview Avenue, formerly River Street in Waterman's Addition to Waterman's Addition to Wichita, Sedgwick County, Kansas, Lot 11 on Riverview Avenue, formerly River Street in Stewart and Burns Subdivision of Harris Addition to Wichita, Sedgwick County, Kansas, and Reserve G in Park Plaza First Addition, Wichita, Sedgwick County, Kansas, and the north-south alley lying between Riverview Avenue and Furness Avenue and between the south line of Third Street and the north line of said Reserve G in said Park Plaza First Addition, and the alley adjoining said Lot 37 in said Waterman's Addition to Waterman's Addition on the south, and said Lot 39 in said Waterman's Addition to Waterman's Addition on the south, and the west five feet of Riverview Avenue from the south line of Third Street to the north line of said Lot 30 in Waterman's Addition to Waterman's Addition, extended west, and all of Riverview Avenue lying between the north line of said Lot 30 in said Waterman's Addition to Waterman's Addition, extended west, to the north line of Second Street. All of the aforesaid alleys, streets and/or avenues being vacated and replatted by virtue of K.S.A. 1970 Supp. 12-512(b).

Kenneth O. Taylor
Civil Engineer

Know all men by these presents that the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, a public corporation, by Albert L. Kama, Chairman, has caused the land described in the Civil Engineer's certificate to be platted into lots, a reserve, blocks, streets and an alley to be known as "PARK PLAZA SECOND ADDITION", Wichita, Sedgwick County, Kansas. Reserve A, Block 1 is hereby reserved for public open space and/or limited access highway.

All abutter's rights of access to or from Second Street, over and across the south line of Lot 1, Block 2, are hereby granted to the City of Wichita.

All abutter's right of access to or from Second Street and Greenway Boulevard, over and across the southerly and westerly lines of Lot 1, Block 1, except the northerly 137.88 feet of said Lot 1 adjoining said Greenway Boulevard are hereby granted to the City of Wichita, provided, however, that said Lot 1, Block 1 shall have access to Greenway Boulevard over and across the northerly 137.88 feet of said Lot 1, Block 1 at one location to be designated by the City Engineer of the City of Wichita, Kansas.

Utility easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities. The sewer easement as indicated on the plat is hereby granted for the construction and maintenance of sanitary sewers. The streets and alley are hereby dedicated to and for the use of the public.

The Urban Renewal Agency of the Wichita, Kansas Metropolitan Area

ATTEST: By _____ Chairman
Albert L. Kama

Kenneth H. Ritcher
Secretary

State of Kansas, County of Sedgwick, SS.

Be it remembered, that on this _____ day of _____, 19____, before me the undersigned, a notary public in and for the County and State aforesaid, came Albert L. Kama, Chairman of the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, a public corporation, to me personally known to be the same person who executed the within instrument as Chairman of said public corporation, and such person duly acknowledged the execution of same as Chairman, for and on behalf of, and as the act and deed of said public corporation. In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public

My Commission expires: _____

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

On this _____ day of _____, 1973.

Wichita-Sedgwick County Metropolitan Area Planning Commission

By _____ Chairman
Alvin J. Hennessy

Robert A. Lakin
Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners of the City of Wichita, Kansas, this _____ day of _____, 19____.

Glenn J. Sheahan
Mayor

Ralph C. Eberly
City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.

Earl E. Bush
Chairman

Elmer E. Peters
Commissioner

Tom Scott
Commissioner
ATTEST: _____
Marie Warden
County Clerk

Entered on transfer record this _____ day of _____, 19____.

Marie Warden
County Clerk

State of Kansas, County of Sedgwick, SS.

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock _____ M., on the _____ day of _____, 19____.

John Hale
Register of Deeds

Pearl B. Gilbert
Deputy

SD 72-105
Approved subject to conditions listed on reverse side.

- A. Entry of remaining approach of a broad 12-may approach
- B. The last approach to cross the pattern of the, blocks, along and about on which are located existing with. Any information on abandonment of existing shall be provided by the plot, shall be at the side of the approach of the approach within 100 ft of the city, county, or any other, 6.
- C. Contact with Dept. and make satisfactory arrangements for relocation of a few approach of the relocation from appropriate area for an existing with this as subject property.
- D. Make satisfactory arrangements with the DPW for the entry of the relocation for existing driveway? Second 50', the entry of the new portion of driveway and the relocation of an existing, other areas.
- E. Remove the construction of sidewalks on all street corners and new existing streets on the N side of driveway.
- F. It is recommended that no sidewalk be required on the N side of driveway, west of the north line of the approach. It is proposed N driveway entrance on Lot 1, Block 1, and further that the applicant remove the existing sidewalk along the N side of driveway which is in a dead state of repair, from the N driveway entrance on Lot 1, Block 1, to the N line of House A.
- G. Residing of the plot with 30 steps...

