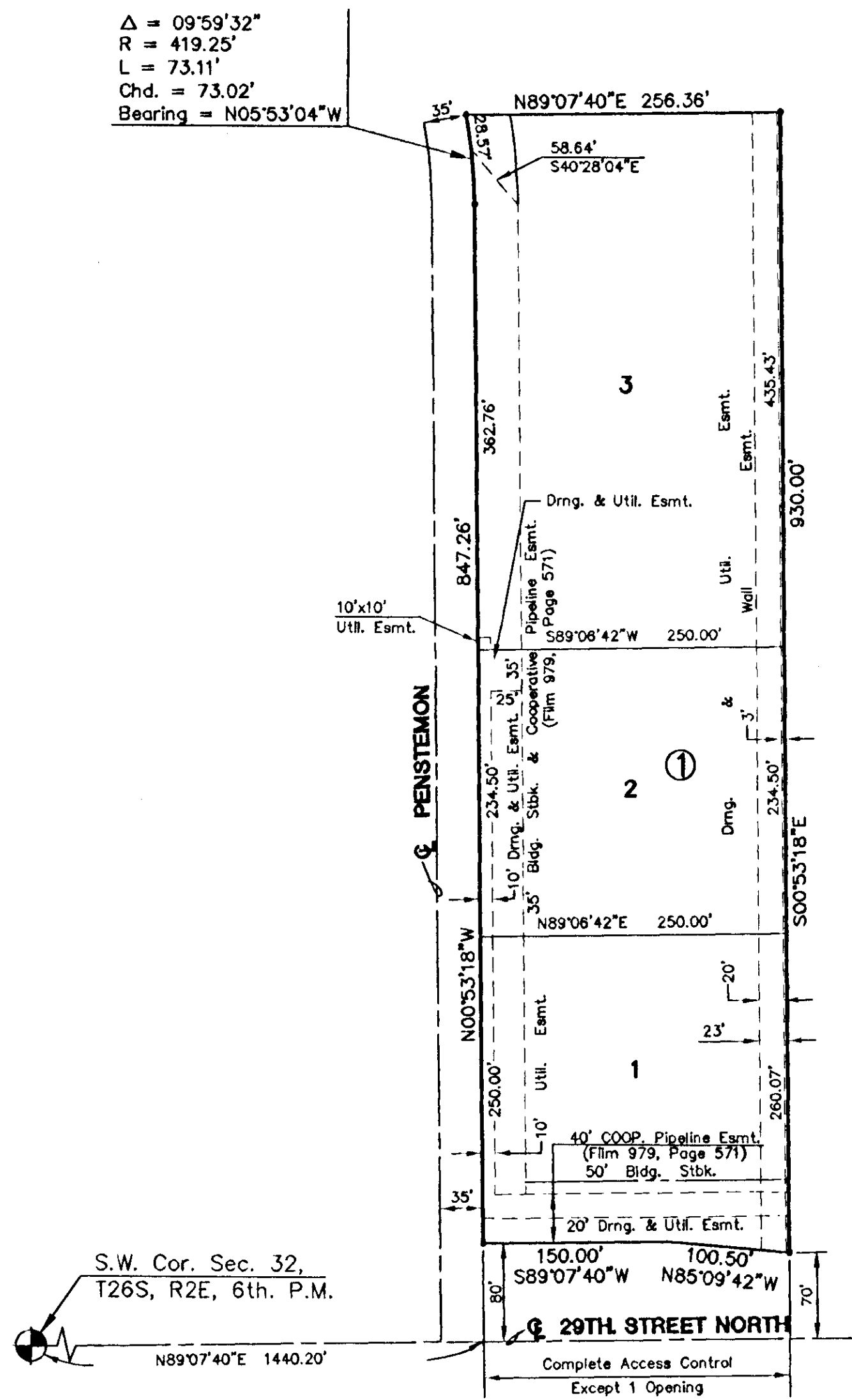


FINAL PLAT

HOME DESIGN CENTER THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HOME DESIGN CENTER THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, and a block, the same being accurately set forth in the accompanying plat and described herein:

A replat of a portion of Lot 2 and all of Lot 3, Block 1, HOME DESIGN CENTER ADDITION, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

A tract of land lying in a portion of Lot 2, Block 1 of Home Design Center Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence N $00^{\circ}53'18''\text{W}$, 597.26 feet to a point on a curve to the left, thence along said curve 73.11 feet, said curve having a central angle of $9^{\circ}59'32''$, a radius of 419.25 feet and a long chord of 73.02 feet, bearing N $5^{\circ}53'04''\text{W}$; thence N $89^{\circ}07'40''\text{E}$, 256.63 feet to the East line of said Lot 2; thence S $00^{\circ}53'18''\text{E}$, 669.93 feet along the East line of said Lot 2; thence S $89^{\circ}06'42''\text{W}$, 250.00 feet along the South line of said Lot 2 to the Point of Beginning; and also Lot 3, Block 1 of said addition.

All lots, blocks, easements, and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1996.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, and a block, the same to be known as "HOME DESIGN CENTER THIRD ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. The 3.00' wall easement is granted for the construction and maintenance of a privacy wall, public utilities are allowed to cross wall easement. All abutters right of access to or from 29th Street North over and across the South line of HOME DESIGN CENTER THIRD ADDITION, are hereby granted to the City of Wichita, provided however Lot 1 shall have access to 29th Street North at one location as determined by the City Engineer.

MICHIGAN NATIONAL BANK

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

BE IT REMEMBERED, that on this _____ day of _____, 1996, before me the undersigned, a Notary Public in and for the County and State aforesaid, came _____, to me

personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last written.

Notary Public _____

My appointment expires:

This plat of "HOME DESIGN CENTER THIRD ADDITION", has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1996.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

_____, Mayor
Bob Knight

_____, Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1996.

_____, County Clerk
Susan E. Crockett-Spoon

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1996.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa



May 16, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
PHONE (316) 268-4421
FAX (316) 268-4390

Mid Kansas Engineering Consultants, Inc. S/D 96-23
411 North Webb Road
Wichita, KS 67206

Re: S/D 96-23 - Home Design Center Third Addition (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1996, 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 9, 1996.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

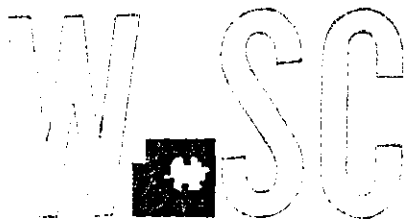
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Michigan National Bank, c/o The Martens Companies, 110 N. Market - Suite 550,
Wichita, KS 67202
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



May 9, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

Mid Kansas Engineering Consultants, Inc. S/D 96-23
411 North Webb Road
Wichita, KS 67206

Re: S/D 96-23 - Home Design Center Third Addition (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Although this is a replat of an existing area, for which various improvements have already been provided, guarantees are required for sanitary sewer to be extended to Lots 3 and 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the face of the plat should delete the reference to "complete" for Lot 1's access to 29th Street North, since one opening is to be allowed.
- D. Based upon the platting binder and the tax receipts provided by the applicant, it appears that the second half of 1995 taxes are still due on this site and need to be paid prior to this plat being released for recording.
- E. As noted on this and the previous plat, this site is impacted by a pipeline. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. 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.
- G. The applicant is advised that a portion of the original lot (Lot 2, Block 1, Home Design Center) will no longer be a buildable site unless it is replatted in the future.

May 9, 1996

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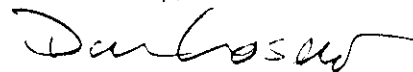
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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 16, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Michigan National Bank, c/o The Martens Companies, 110 N. Market - Suite 550, Wichita,
KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 16, 1996

STAFF REPORT

(Final Plat Approved 5/9/96)

CASE NUMBER: S/D 96-23 HOME DESIGN CENTER THIRD ADDITION

OWNER/APPLICANT: Michigan National Bank, c/o The Martens Companies, 110 N. Market - Suite 550, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of 29th Street North and east of Rock Road

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

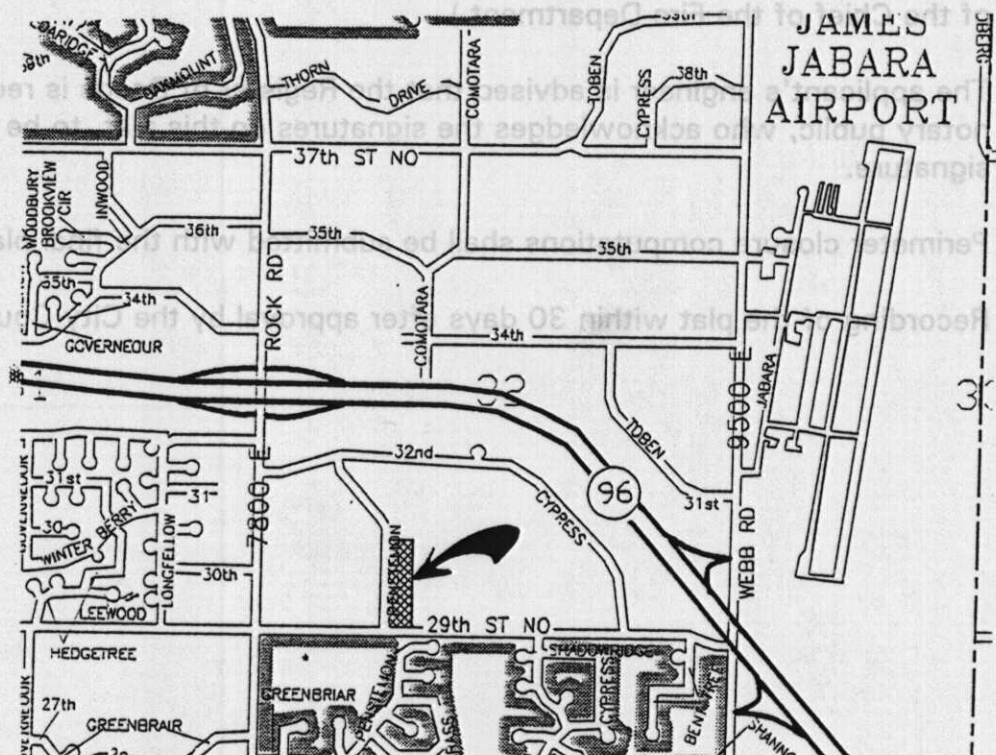
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	$\frac{3}{3}$

MINIMUM LOT AREA: 1.35 Acres

CURRENT ZONING: "GC" General Commercial and "GO" General Office

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

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