

S/D 88-108 - MEDITERRANEAN PLAZA 2ND ADDITION

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- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

June 8, 1989

STAFF REPORT

(Final Plat Approved 6/1/89; Preliminary Plat approved 1/12/89)

CASE NUMBER: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

OWNER/APPLICANT: Woodlawn Development Co., 224 E. Douglas,
Suite 450, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: East of Rock Road, north of 32nd St. North

SITE SIZE: 10 Acres

NUMBER OF LOTS

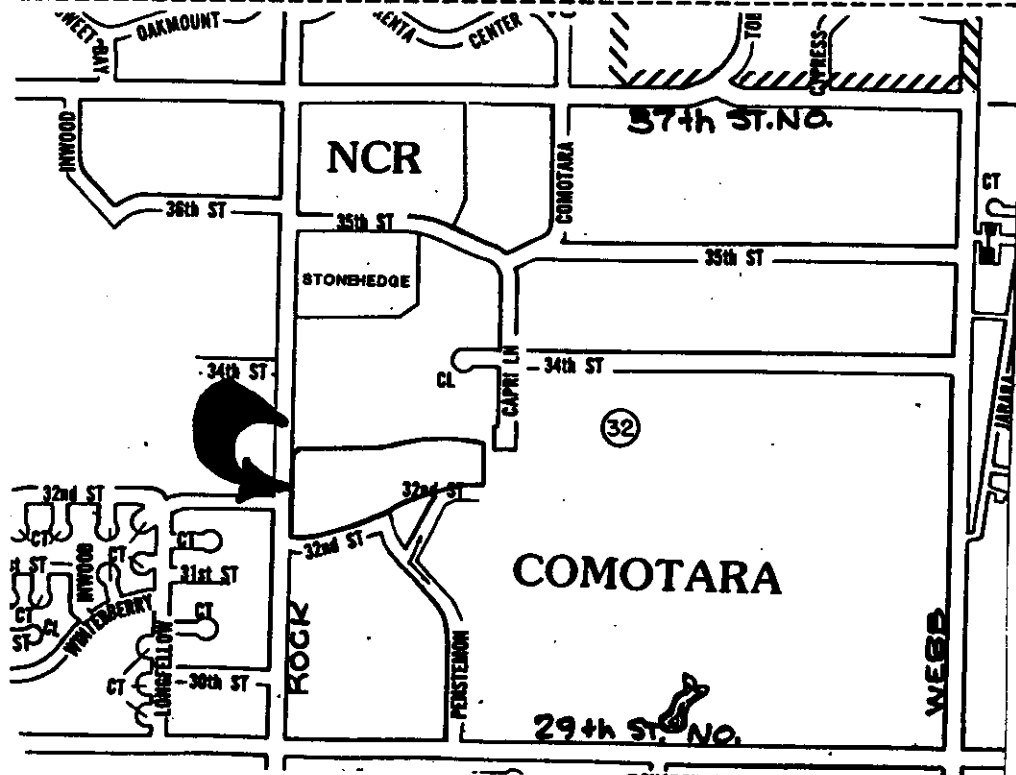
Residential:	
Office/Industrial:	1
Commercial:	2
Industrial:	1
Total:	4

MINIMUM LOT AREA: .82 Acres

CURRENT ZONING: LC, BB & E

PROPOSED ZONING: LC(Z-2940), BB & E (DP-188)

VICINITY MAP:

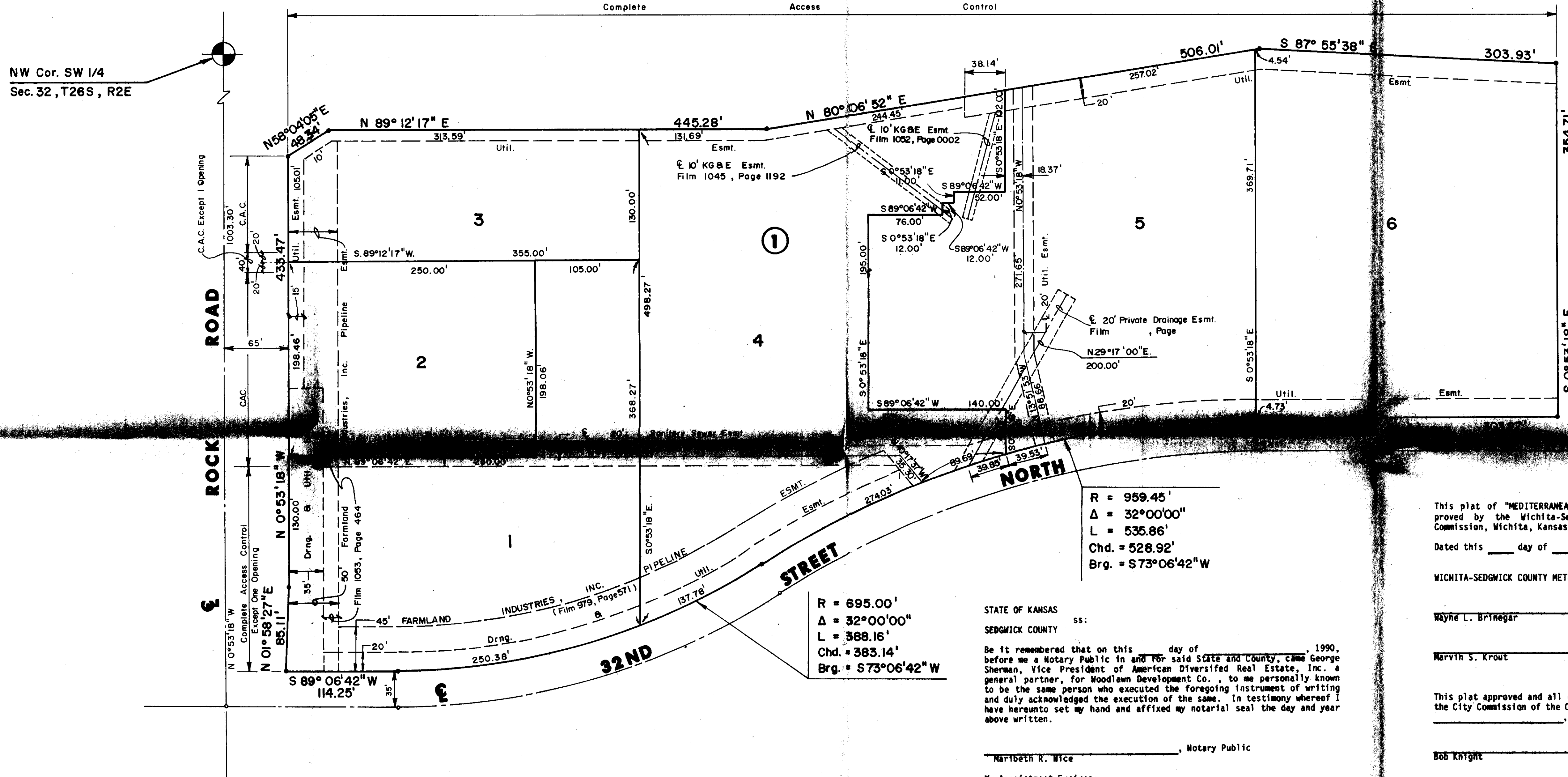


STAFF COMMENTS:

- 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 grant, by separate instrument, the private drainage easement on lot 2 that is required by the drainage plan for this plat. The text of the instrument shall clearly state which lot (lot 3) benefits from the terms of the private easement. A draft of the required separate instrument shall be submitted for staff review and approval. After approval, the instrument shall be recorded so the private easement and associated recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- C. Since the applicant now intends to continue use of the existing sanitary sewer along the southern section of lot 2 rather than relocating this line, a permanent easement shall be indicated here on the final tracing, instead of the temporary easement as shown on the final plat.
- D. The applicant shall submit a copy of the instrument which establishes the Coop Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- E. The final plat shall indicate the recording information for the Coop pipeline easement on this property.
- F. The applicant shall provide proof, by letter from Coop or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- G. A note shall be placed on the face of the final plat tracing which indicates that building setbacks between lots are per requirements of C.U.P.-188. The plat's text shall also note these requirements. The present reference to a C.U.P. on the final plat is inadequate.
- H. The City Council signature block shall be amended to indicate "Bob Knight" as Mayor and shall show that the plat is accepted by the City "Council" not "Commission."
- I. On the final plat tracing, the dedication of complete access control to the proposed Northeast Expressway shall be referenced in the plat's text.

FINAL PLAT OF
MEDITERRANEAN PLAZA 2ND
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

REVISED COPY



SCALE: 1"=60'
BUILDING SETBACKS AS PER THE
WOLF CREEK C.U.P. (DP-188)

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 "MEDITERRANEAN PLAZA 2ND" 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 Lots 1, 2, & 3 Block 2, MEDITERRANEAN PLAZA, an addition to Wichita, Sedgwick County, Kansas.

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 _____, 1990.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

Know all men by these present that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into lots, and a block, the same to be known as "MEDITERRANEAN PLAZA 2ND" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and public utilities are hereby granted. All abutters right of access to or from Rock Road over and across the West lines of Lot 1, 2 and Lot 3, Block 1 are hereby dedicated to the City of Wichita, provided however, that Lot 1 shall have access to Rock Road at one location, as determined by the City Engineer and Lots 2 and 3 shall have access to Rock Road as shown on the face of the plat. All abutters right of access to or from the south line of Reserve A, MEDITERRANEAN PLAZA, over and across the North lines of Lots 3, 4, 5 & 6 Block 1 MEDITERRANEAN PLAZA 2ND.

WOODLAWN DEVELOPMENT COMPANY

By: George Sherman, Vice President
American Diversified Real Estate, Inc.
a general partner

R = 959.45'
Δ = 32°00'00"
L = 535.86'
Chd. = 528.92'
Brg. = S73°06'42"W

R = 695.00'
Δ = 32°00'00"
L = 388.16'
Chd. = 383.14'
Brg. = S73°06'42"W

STATE OF KANSAS ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1990, before me a Notary Public in and for said State and County, came George Sherman, Vice President of American Diversified Real Estate, Inc. a general partner, for Woodlawn Development Co., 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Appointment Expires: _____

DEVLIN REALTY, INC.

By: Dennis Schmidt, President

STATE OF KANSAS ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1990, before me a Notary Public in and for said State and County, came George Sherman, Vice President of American Diversified Real Estate, Inc. a general partner, for Woodlawn Development Co., 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

This plat of "MEDITERRANEAN PLAZA 2ND" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1990.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Wayne L. Brinegar, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1990.

_____, Mayor

_____, City Clerk

Entered on transfer record this _____ day of _____, 1990.

_____, County Clerk

Don Wright

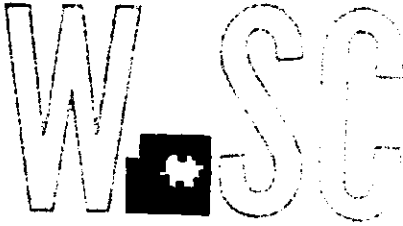
STATE OF KANSAS)
SEDGWICK COUNTY) ss:

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1990.

_____, Register of Deeds

Ed Resa, Deputy

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 8, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 88-108 - MEDITERRANEAN PLAZA 2ND

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 8, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 2, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platlor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Bill Yung Design, 4912 E. 29th St. North, 67220
Woodlawn Development Co., 229 E. Douglas, Suite 450, 67202
Mike Lindebak, City Engineer

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