

FINAL PLAT

SHARON RYAN ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

KELLOGG (US 54)

ACCESS CONTROL EXCEPT FIVE (5) OPENINGS

KELLOGG

DRIVE

S89°59'23"W 718.60'

BLOCK 1

LOT 4

SCALE 1" = 60'
8 - IRON SET

MINIMUM PAD ELEVATION FOR LOT 4 SHALL BE:
145.6 CITY DATUM OR 1333.0 M.S.L.

FOR ADDITIONAL BUILDING SETBACK LINES SEE
EASTGATE SHOPPING CENTER CUP DP-22
AMENDMENT NO. 3 ON FILE WITH THE METRO-
POLITAN AREA PLANNING DEPARTMENT.

B.M. - CHISELED "D" TOP OF CURB AT NORTH
END OF ISLAND 214' ± WEST AND 63'
SOUTH OF N.E. COR. LOT 4.
ELEV. = 146.68 CITY DATUM
ELEV. = 1334.08 M.S.L.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND A BLOCK, THE SAME TO BE KNOWN AS SHARON RYAN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

STATE OF KANSAS)
COUNTY OF WICHITA) SS

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____
1989

DON WRIGHT COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

RAY KETTLER

ED RESA _____ DEPUTY

ALL ABUTTERS: RIGHT OF ACCESS TO AND FROM ROCK ROAD, KELLOGG DRIVE, WANSFIELD DRIVE AND ORME STREET; OVER AND ACROSS THE WEST LINE OF LOTS 1, 2 AND 3; THE NORTH LINE OF LOT 1, 3 AND 4; THE EAST LINE OF LOT 4; AND THE SOUTH LINE OF LOTS 3 AND 4 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER THAT LOTS 1 AND 2 SHALL HAVE ACCESS TO ROCK ROAD AT ONE LOCATION EACH AND LOT 3 SHALL HAVE ACCESS TO KELLOGG DRIVE AT ONE LOCATION AND LOT 4 AT ONE LOCATION AND THAT LOT 4 SHALL HAVE ACCESS TO WANSFIELD DRIVE AND ORME STREET AT ONE LOCATION EACH AS SHOWN.

MINIMUM PAD ELEVATION FOR LOT 4 SHALL BE:
145.6 CITY DATUM OR 1333.0 M.S.L.

FOR ADDITIONAL BUILDING SETBACK LINES SEE EASTGATE SHOPPING CENTER
CUP DP-22 AMENDMENT NO. 3 ON FILE WITH THE METROPOLITAN AREA PLANNING
DEPARTMENT.

ALL OF BLOCK 1 AND ALLEY THEREIN, TOGETHER WITH BLOCK 6 AND PART OF VACATED EASTMOOR STREET BETWEEN BLOCK 1 AND BLOCK 6 IN EASTMOOR ADDITION TO WICHITA, KANSAS, ALSO THAT PORTION OF LOT 1 THROUGH 4, BLOCK 1 IN REPLAT OF BLOCK 1, SUNNYBROOK ADDITION TO WICHITA, KANSAS BETWEEN KELLGROVE STREET AND THE RIGHT-OF-WAY OF ORME STREET EXTENDED EAST ALONG THE WEST SIDE OF WANSFORD STREET WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b), AMENDED.

OWNERS:
GENERAL REAL ESTATE SHARES
A MICHIGAN BUSINESS TRUST

BY RICHARD D. ARNOS, MANAGING TRUSTEE
THE WILLIAM LEVITT TRUST

BY DAVID W. GOLDSCHMIDT, TRUSTEE

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME
RICHARD D. ARNOS, WAGNINGSON, A GENERAL REAL ESTATE SHARES, A
MICHIGAN BUSINESS TRUST, KNOWN TO BE THE SAME PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND
DEED OF SAID TRUST, 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

STATE OF
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME DAVID
W. GOLDSCHMIDT, _____, KNIGHTER, TRUSTEES OF THE WILLIAM LEVITT
TRUST, FOR THE PERSONAL KNOWN TO BE THE SAME PERSONS WHO EXECUTED THIS
SOME FOR EXECUTION INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION
OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAME
TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXE
MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

WE, MID-KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION IN WICHITA,
KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED
PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SHARON RYAN ADDITION
TO WICHITA SEDGWICK COUNTY, KANSAS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME
_____, _____, _____, _____, _____, _____,
_____ OF MID-KANSAS FEDERAL SAVINGS AND LOAN
ASSOCIATION IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE
SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND
DULY ACKNOWLEDGED THE EXECUTION OF SAME AND ON BEHALF OF THE
VOLUNTARY ACT AND DEED OF SAID ASSOCIATION, 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

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1989.

CHAIRMAN

SECRETARY

MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1989.

____ MAYOR

CITY CLERK

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

METROPOLITAN AREA PLANNING
DEPARTMENTCITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 28, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-59 - SHARON RYAN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 September 22, 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 City Council for consideration:

- X. 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.
- X. 3. Certification that all real estate taxes for the second 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: General Real Estate Shares, c/o Sharon Ryan, 8113 E.
Kellogg, 67207
Mike Lindebak, City Engineer

FILE COPY

- M. On the final plat tracing the minimum pad elevation shall be indicated as involving either a minimum opening or floor elevation.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 50 days after approval by the City Council.

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89;
Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-59 - SHARON RYAN ADDITION

OWNER/APPLICANT: General Real Estate Shares, c/o Sharon Ryan,
8113 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: Southeast corner of Kellogg and Rock Road

SITE SIZE: 23.7 Acres

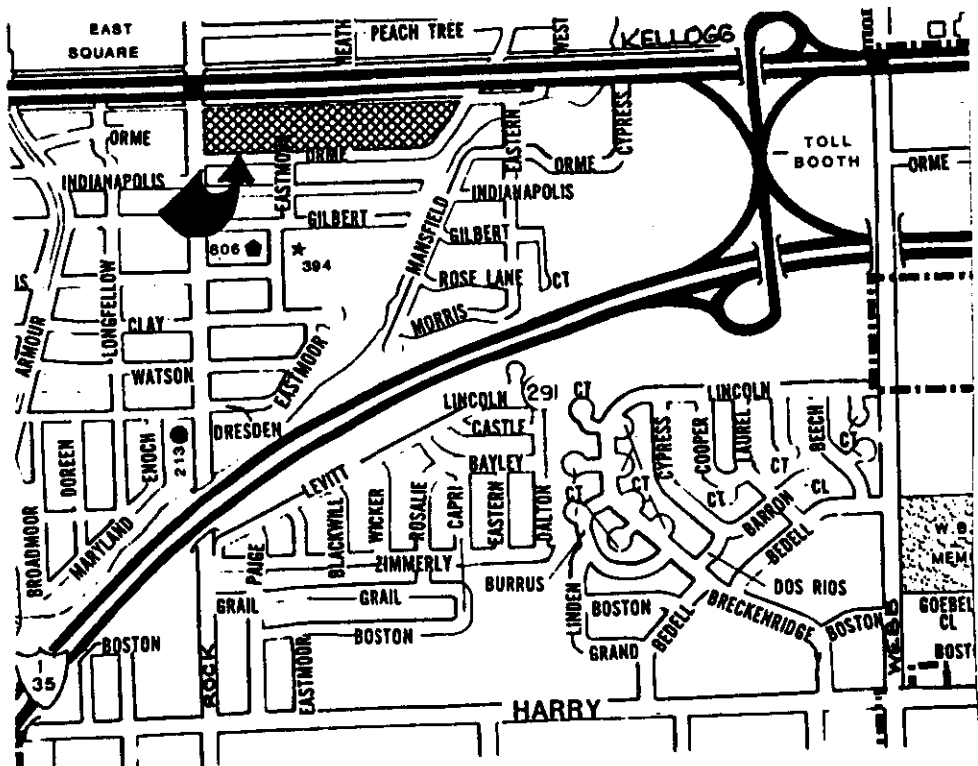
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 0.92 Acres

CURRENT ZONING: "LC" Light Commercial (DP-22)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be held for future need.
- B. The applicant is advised that drainage improvements will be required at the time of obtaining building permits for the development of this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate a utility easement along the west line of this plat for the extension of sanitary sewer.
- E. 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.
- F. As this plat is expanding the boundary of parcel 1 (Lot 1) of the associated Eastgate Shopping Center C.U.P. (DP-22) the applicant needs to obtain an administrative adjustment.
- G. Since this plat is indicating cross lot drainage, appropriate agreements shall be submitted to Planning for recording.
- H. The applicant shall submit a copy of the instrument which establishes the Gas Service Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- K. On the final plat tracing complete access control should be indicated adjacent to this plat, except for existing openings, between Kellogg Drive and Kellogg.
- L. 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.