

- I. The applicant is advised that certain requirements have been established in the associated CUP, DP-194 involving the installation of fire lanes around structures constructed on this site.
- J. As requested by Southwestern Bell, the final plat tracing shall indicate a 10-foot utility easement along the west and northwest lines of Lot 1, Block 2 and also along the east lines of Lots 1, 2 and 3, Block 1.
- K. On the final plat tracing, the plattor's text shall be amended or a note added to the face of the plat indicating that "The construction of any portion of a wall or fence, in or across another easement needs to first be approved by City Engineering." The applicant is advised that a hold harmless agreement may be required.
- 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1-2

March 15, 1990

STAFF REPORT

(Final Plat Approved 3/8/90, Preliminary Plat Approved 1/25/90)

CASE NUMBER: S/D 89-75 - HOME DESIGN CENTER ADDITION

OWNER/APPLICANT: Woodlawn Development Co.

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: Between 29th and 32nd Street North in an area east of Rock Road

SITE SIZE: 26.61 Acres

NUMBER OF LOTS

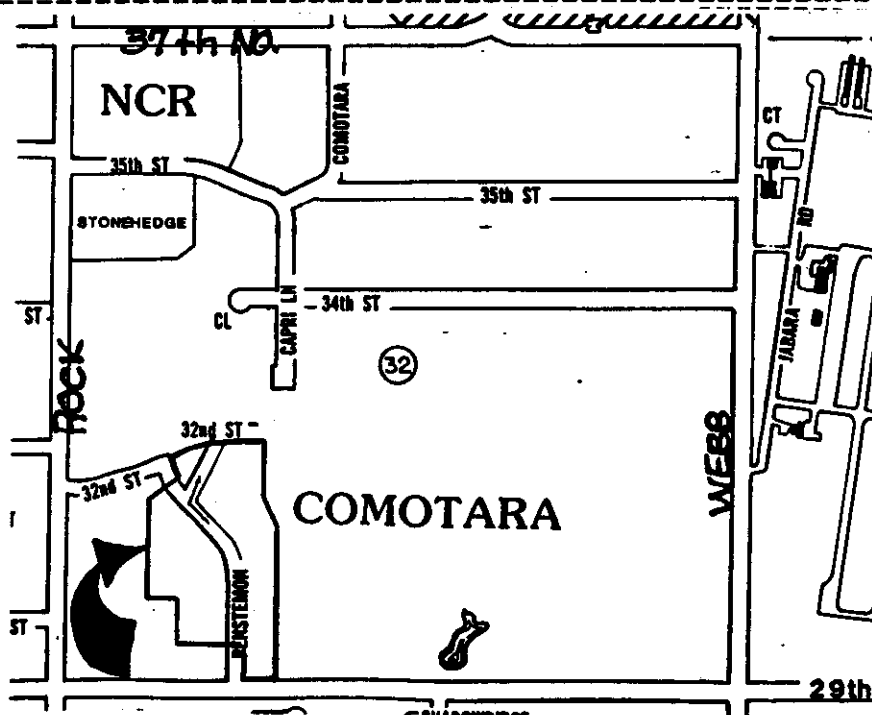
Residential:	
Office:	1
Commercial:	4
Industrial:	
Total:	5

MINIMUM LOT AREA: 62,500 sq. ft.

CURRENT ZONING: "R-5" General Residential, "BB" Office District, "LC" Light Commercial

PROPOSED ZONING: "BB" Office District and "C" Commercial (Z-2978)

VICINITY MAP:

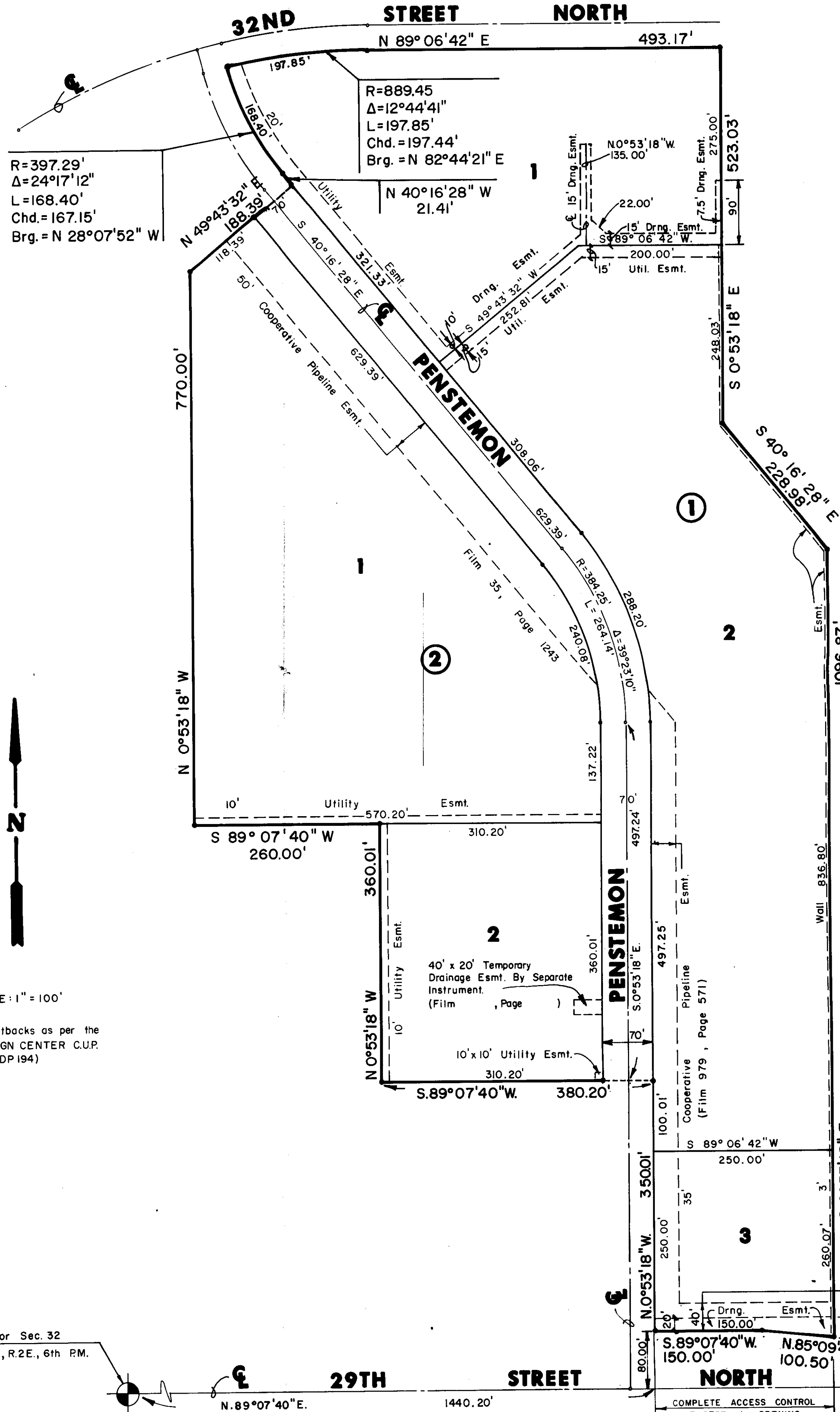


STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Specifically, sanitary sewer and an associated easement needs to be provided for Lot 2, Block 2. Since an off-site easement will also be required for this sewer extension, this easement shall be granted by separate instrument and submitted for recording, with the final plat tracing.
- 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 is advised that this replat is creating partial lots which cannot obtain building permits until these portions of lots are approved through a lot split or replatted into approved building sites. Lots 16 and 17 in the Mediterranean Plaza to the east of this plat are being split by this replat. Further, the remaining portion of Lot 17, Block 1, will become landlocked, having no public access to this site and consequently cannot be lot split or replatted unless such public access is provided.
- D. The final plat tracing shall indicate the building setbacks to the streets, as was shown on the preliminary plat. For Setbacks between lots, since these can vary under certain conditions, the note on the face of the plat and in the plat's text is to indicate that "Additional Building setback requirements are per the Home Design Center C.U.P. (DP-194)."
- E. The applicant shall submit a copy of the instrument which establishes the COOP Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- F. The applicant shall provide proof, by letter from COOP Pipeline 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. On the final plat tracing a dimension shall be indicated for the existing half street right-of-way for 32nd Street North, adjacent to this plat.
- H. On the final plat tracing, the film and page recording information shall be indicated for the Temporary Drainage Easement on Lot 2, Block 2.

HOME DESIGN CENTER 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 ADDITION" an addition to Wichita, Sedgwick County, Kansas, into Lots, Blocks, and a Street, the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 4 and 5 Block 1, MEDITERRANEAN PLAZA COMMERCIAL SECOND ADDITION, an addition to Wichita, Sedgwick County, Kansas and that part of Penstemon (street) lying adjacent to said Lots 4 & 5, and Lots 1 & 2, Block 1, MEDITERRANEAN PLAZA, an addition to Wichita, Sedgwick County, Kansas.

Also, a portion of Lots 16 and 17, Block 1, Mediterranean Plaza, an addition to Wichita, Sedgwick County, Kansas, described as follows:

Beginning at the Southwest corner of Lot 16, Block 1 of said Mediterranean Plaza; thence Northerly along the West line of said Lot 16, Block 1, N 00° 53' 18" W, 847.26 feet to a point on a curve to the left, thence along said curve 288.20 feet, said curve having a central angle of 39° 23' 10", a radius of 419.25 feet, and a long chord of 282.56, bearing N 20° 34' 53" W; thence N 40° 16' 28" W, 308.06 feet to the Southwest corner of Lot 1, Block 1, Mediterranean Plaza; thence north-easterly along the Southeasterly line of said Lot 1, N 49° 43' 32" E, 252.81 feet; thence N 89° 06' 42" E, 200.00 feet to the Southeast corner of Lot 2, Block 1, Mediterranean Plaza; thence S 00° 53' 18" E, 248.03 feet; thence S 40° 16' 28" E, 228.98 feet; thence S 00° 53' 18" E, 1096.87 feet to a point on the North line of 29th Street North; thence along said Right of Way, N 85° 09' 42" W, 100.50 feet; thence S 89° 07' 40" W, 150.00 feet to the point of beginning.

All lots, blocks, easements, building setbacks, and street 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, blocks, and a street, the same to be known as "HOME DESIGN CENTER ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of drainage and public utilities are hereby granted. The 3.00' wall easement for the maintenance and construction of a wall is hereby granted, utilities may cross the wall easement. All abutters right of access to or from 29th Street North over and across the South line of Lot 3, Block 1 are hereby dedicated to the City of Wichita, provided however, that Lot 3 shall have access to 29th Street North at one location, as determined by the City Engineer. Building setbacks shall be in accordance with the HOME DESIGN CENTER ADDITION CUP (DP 194) on file with the Wichita Sedgwick County Metropolitan Area Planning Department.

WOODLAWN DEVELOPMENT COMPANY
A Kansas General Partnership

By: _____
George Sherman, Vice President
American Diversified Real Estate, Inc.
General Partner

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., 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: _____

NORTHROCK REALTY PARTNERS
A Kansas General Partnership

By: _____
Virginia L. Abiah, President
Killarney Investments, Inc.
Managing Partner

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 Virginia L. Abiah, President of Killarney Investments, Inc., Managing Partner, for Northrock Realty Partners, 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: _____

THE LOOP PROPERTIES
A Kansas General Partnership

By: _____
Donald J. Abiah, President
Classic Real Estate, Inc.
A Partner

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 Donald J. Abiah, President of Classic Real Estate, Inc., A Partner, for The Loop Properties, 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: _____

We, BANK IV Wichita, mortgagees on a portion of the above described property, do hereby consent to the plat of "HOME DESIGN CENTER ADDITION"

BANK IV WICHITA

By: _____

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 _____ on behalf of Bank IV Wichita, 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: _____

This plat of "HOME DESIGN CENTER ADDITION" 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

_____, Chairman

_____, Secretary

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

_____, Mayor

_____, City Clerk

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

_____, County Clerk

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 _____, 1990.

_____, Register of Deeds

_____, Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 16, 1990

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

Re: S/D 89-75 - HOME DESIGN CENTER ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 15, 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 March 9, 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 plat; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,


R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Woodlawn Development Co., 575 Fourth Financial Center,
Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

Told
Gros
Allison
we want
release until
they prove they
paid taxes.
Due T B
3/30/90