

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-69 Name: RENT-A-CENTER

Preliminary Approved: 8/28/86
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: Northeast corner of 37th Street North and Rock Road.

Owner: Rent-A-Center, 9920 E. Harry, Wichita, KS 67207

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 33.61 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
3. Minimum Lot Area: 6.21 Acres
4. Existing Zoning: "E" and "AA" (Z-)
5. Proposed Zoning: "E"

STAFF COMMENTS:

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-) requesting "AA" to "E" for the portion of Lot 1, Block 1 which is not zoned for industrial purposes. The associated zone case will need to be approved by the City Commission prior to, or at the same time, the plat is considered by that governing body.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall obtain the off-site utility easement needed to provide sanitary sewer by way of the new route proposed by this replat.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- I. The final plat tracing shall indicate the existing half-street rights-of-way for Rock Road and 37th Street North adjacent to this property. The centerline of these adjacent streets shall be labeled along with the centerline of Rent-A-Center Street.
- J. On the final plat tracing, the intersection of Rent-A-Center Street with Rock Road shall be indicated with a dashed line rather than a heavy solid line. The use of a solid line for a street denotes the platting of a reserve for private street purposes. A dashed line shall also be indicated on the east line of the plat's perimeter, where Rent-A-Center Street continues to the east.
- K. Unless the Southwestern Bell easement near the southeast corner of proposed Lot 1, Block 1 has been released, (Film 705, Pgs. 764 & 765), it shall be indicated on the final plat tracing along with appropriate recording information.
- 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 Board of City Commissioners.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

FINAL PLAT OF

RENT-A-CENTER

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/25/86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/25/86

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "RENT-A-CENTER", 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 as follows:

A replat of Lots 1 through 4, Block 1 inclusive. Lot 1, Block 2, and a portion of Rent-A-Center street right-of-way as platted in Hi-Tech Industrial Park Second Addition, an addition to Wichita, Sedgwick County, Kansas, and a portion of Reserve J, as platted in Willowbend First Addition, an addition to Wichita, Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, Block 1, Hi-Tech Industrial Park Second Addition; thence N 00° 44' 15" W, 175.00 feet; thence N 14° 46' 25" W, 103.08 feet; thence N 00° 44' 15" W, 331.81 feet; thence N 89° 15' 45" E, 40.00 feet to a point on a curve to the left; thence along said curve 134.13 feet, said curve having a central angle of 29° 00' 00", a radius of 265.00 feet, and a long chord, 132.70 feet, bearing N 74° 45' 45" E; thence N 60° 15' 45" E, 50.00 feet to a point on a curve to the right; thence along said curve 308.00 feet, said curve having a central angle of 56° 55' 34", a radius of 310.00 feet, and a long chord, 295.49 feet, bearing N 88° 43' 32" E; thence N 21° 52' 45" W, 479.91 feet; thence N 65° 37' 15" E, 435.00 feet; thence S 51° 22' 45" E, 283.00 feet; thence S 64° 52' 45" E, 360.00 feet; thence N 77° 37' 15" E, 104.49 feet; thence S 00° 49' 09" E, 453.98 feet; to a point on a curve to the left; thence along said curve 65.59 feet, said curve having a central angle of 3° 53' 40", a radius of 965.00 feet, and a long chord, 65.58 feet, bearing N 78° 40' 56" E; thence N 76° 44' 06" E, 79.53 feet; thence S 13° 15' 54" E, 70.00 feet; thence S 00° 52' 45" E, 501.94 feet; thence S 89° 07' 15" W, 1237.31 feet; thence N 76° 50' 35" W, 103.08 feet; thence S 89° 07' 15" W, 175.00 feet to the point of beginning.

All lots, blocks, platted easements, building setbacks and streets within the above described property are being 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 _____, 1986.

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

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, Blocks, and streets, the same to be known as "RENT-A-CENTER", an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat are hereby granted. All abutters rights of access to and from the East line of Rock Road over and across the West line of Lot 1, Block 1, "RENT-A-CENTER", and to and from the North line of 37th Street North over and across the South line of Lots 1 and 2, Block 1, "RENT-A-CENTER", are hereby granted to the City of Wichita, provided however, that Lot 1, Block 1 shall have access to 37th Street North at two locations and to Rock Road at three locations to be determined by the Engineer of the City of Wichita.

Rent-A-Center

By: Stan Gegan, Vice-President Controller

STATE OF KANSAS)
ss:
SEDGWICK COUNTY)

Be it remembered that on this _____ day of _____, 1986, before me a Notary Public in and for said State and County, came Stan Gegan, Vice-President Controller, on behalf of Rent-A-Center, 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 "RENT-A-CENTER" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1986.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, ~~Chairman~~ Chairman
David Bayouth

_____, Secretary
Michael E. Lindebak

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1986.

_____, Mayor
Tony Casado

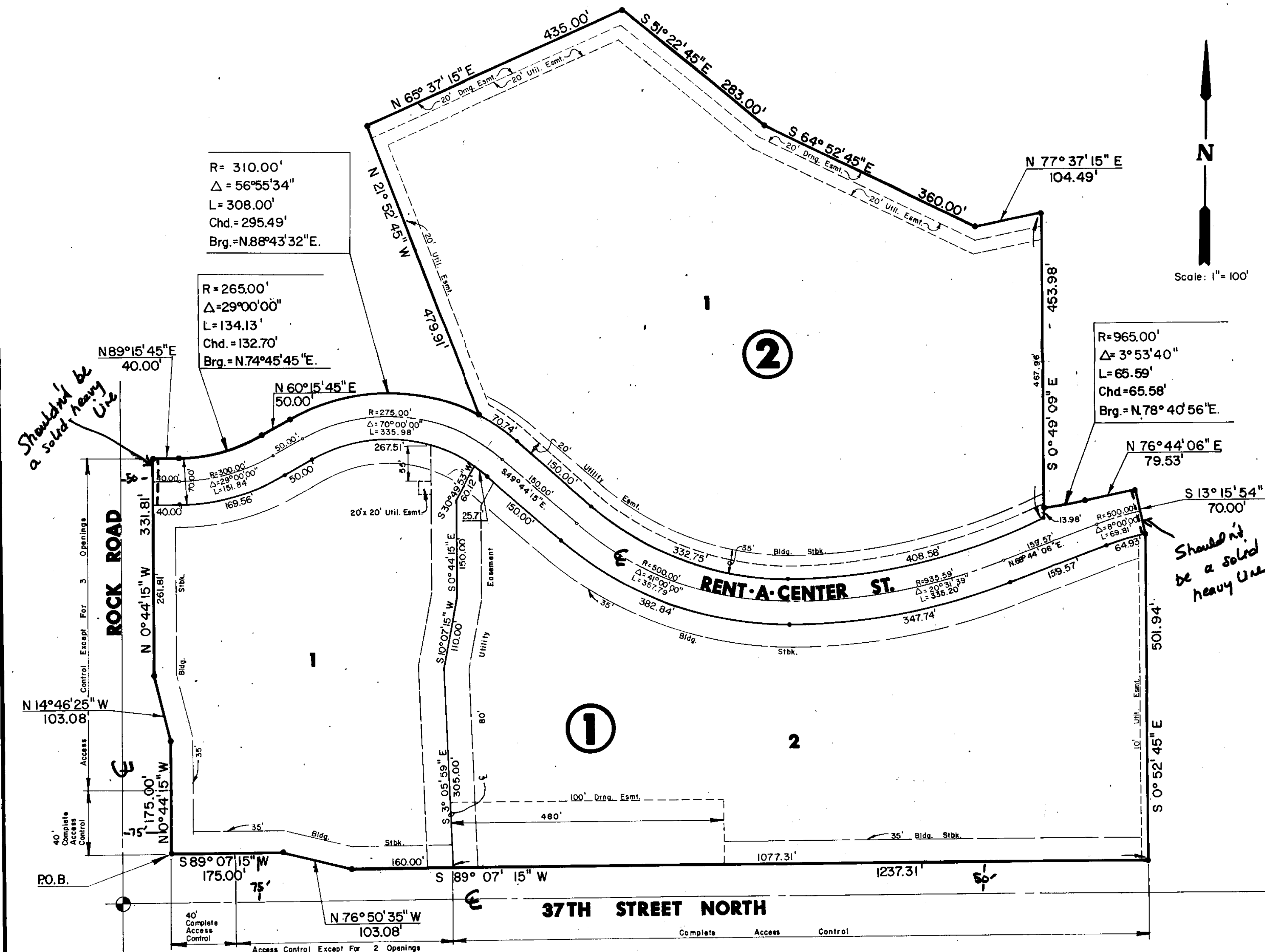
_____, City Clerk
Donald C. Gistick

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 _____, 1986.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa



October 2, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 86-69 - RENT-A-CENTER

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 2, 1986, 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 25, 1986.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Rent-A-Center, 9920 E. Harry, Wichita, KS 67207