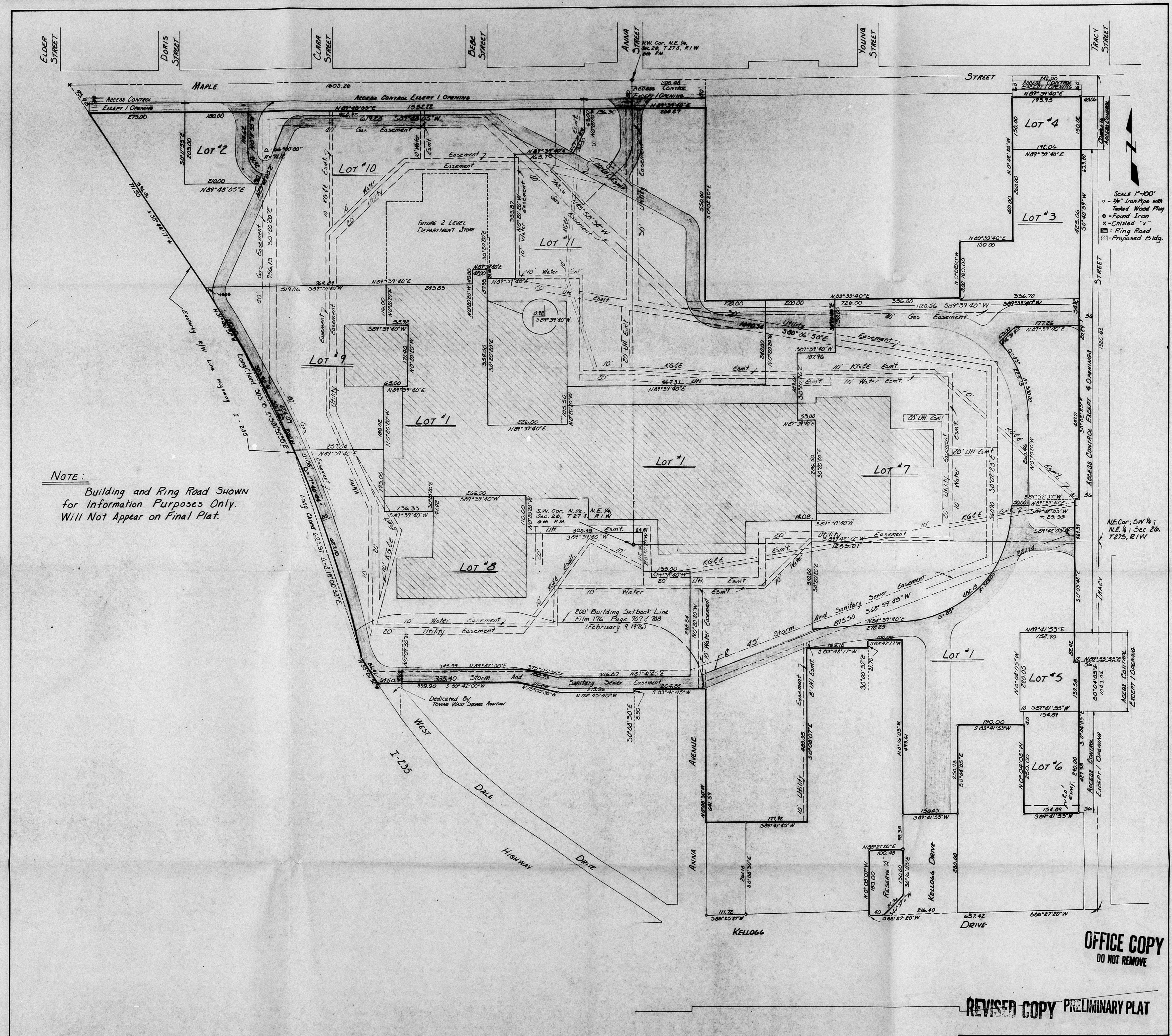


T



NOTE:
 Building and Ring Road Shown
 for Information Purposes Only.
 Will Not Appear on Final Plat.

S/D 79-7

OFFICE COPY
 DO NOT REMOVE

REVISED COPY PRELIMINARY PLAT

MELVIN SIMON AND ASSOCIATES INC. INDIANAPOLIS, INDIANA		
PRELIMINARY PLAT TOWNE WEST SQUARE SECOND ADDITION WICHITA, KANSAS		
CAMPBELL & CASTLE ENGINEERS WICHITA, KANSAS	DSG DR. DZJ CH APP	DWG FILE NO 7915-F-10,149
DATE February 1979		SHEET NO 1 OF 1

S/D 79-7

TOWNE WEST SQUARE SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

SHEET NO 1 OF 2

3/10 Committee approval 2-22-79
subject to conditions on back of this plat

State of Kansas } ss
County of Sedgwick }

I, Robert L. Castle, Engineer in aforesaid County and State do hereby certify that I caused to be surveyed and platted "TOWNE WEST SQUARE SECOND ADDITION" Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey. The platted property is a replat of "TOWNE WEST SQUARE ADDITION", Wichita, Sedgwick County, Kansas, said platted property is a tract in the North Half of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 80 feet South of the North line and on the west line of the Northeast Quarter of said Section 26 said point being on the South right of way line of Maple Street; thence 206.27 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street;

thence 550.00 feet on a bearing of South 00 degrees 02 minutes 20 seconds East; thence 726.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 160.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West; thence 150.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 410.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West

to the South right of way line of Maple Street; thence 193.95 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street to the West right of way line of Tracy Street; thence along the West right of way line of Tracy Street with the following distances and bearings from the preceding courses:

thence 629.80 feet on a bearing of South 00 degrees 40 minutes 59 seconds West; thence 510.00 feet on a bearing of South 00 degrees 02 minutes 23 seconds East; thence 12.00 feet on a bearing of South 89 degrees 57 minutes 37 seconds West; thence 464.38 feet on a bearing of South 00 degrees 03 minutes 42 seconds East; thence 12.00 feet on a bearing of North 89 degrees 55 minutes 55 seconds East; thence 427.50 feet on a bearing of South 00 degrees 04 minutes 05 seconds East;

thence from the West right of way line of Tracy Street with the following distances and bearings from the preceding courses:

thence 154.89 feet on a bearing of South 89 degrees 41 minutes 53 seconds West; thence 250.00 feet on a bearing of North 00 degrees 04 minutes 05 seconds West; thence 190.00 feet on a bearing of South 89 degrees 41 minutes 53 seconds West; thence 260.73 feet on a bearing of South 00 degrees 04 minutes 05 seconds East

to the Northeast Corner of Kellogg Drive; thence 156.43 feet on a bearing of South 89 degrees 41 minutes 53 seconds West along the North right of way line of Kellogg Drive;

thence 493.61 feet on a bearing of North 00 degrees 16 minutes 03 seconds West; thence 100.00 feet on a bearing of South 89 degrees 42 minutes 17 seconds West; thence 217.70 feet on a bearing of South 00 degrees 00 minutes 57 seconds East; thence 169.12 feet on a bearing of South 89 degrees 42 minutes 17 seconds West; thence 469.95 feet on a bearing of South 00 degrees 08 minutes 07 seconds West; thence 289.61 feet on a bearing of South 89 degrees 41 minutes 45 seconds West

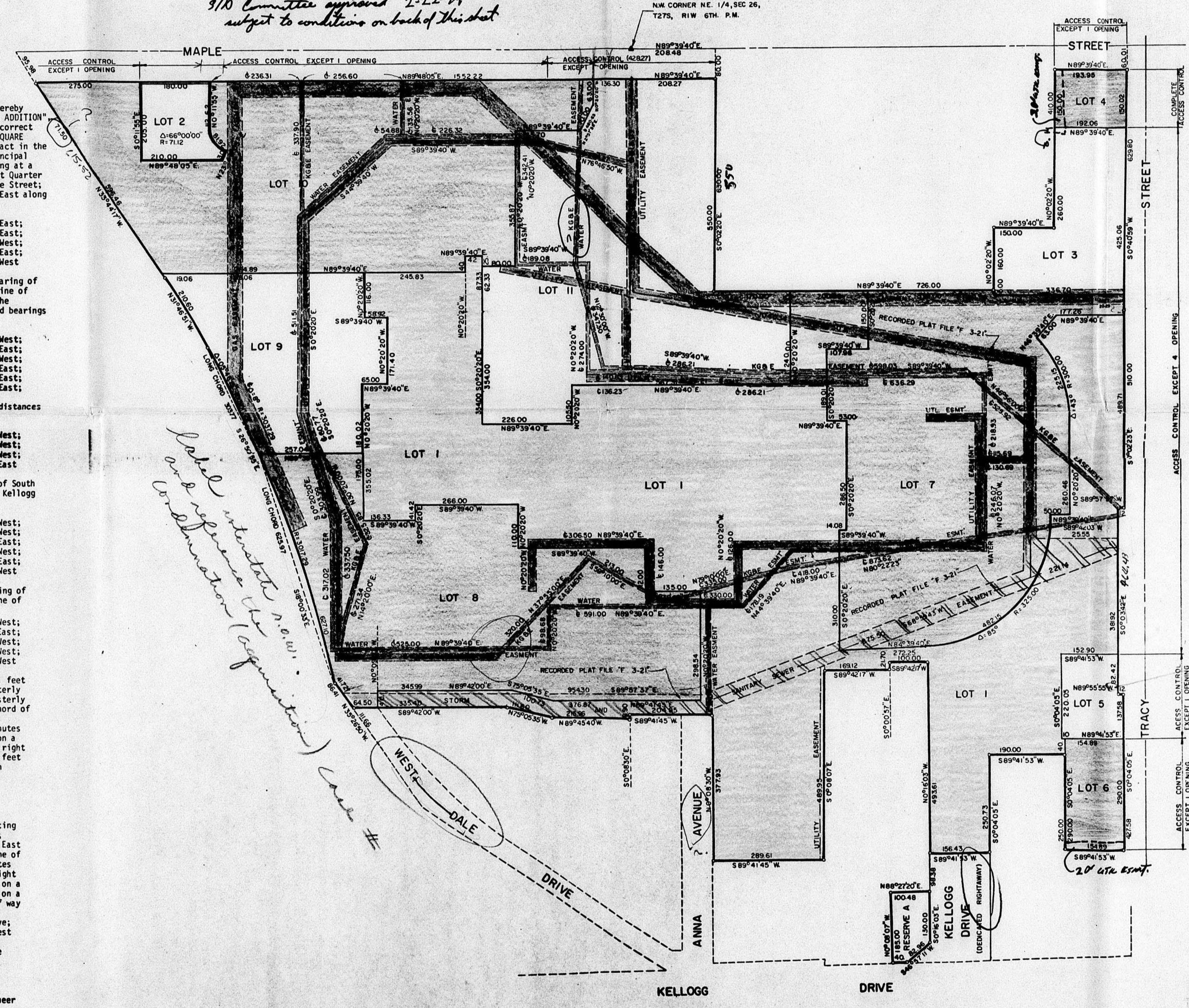
to the East right of way line of Anna Avenue; thence 377.93 feet on a bearing of North 00 degrees 08 minutes 30 seconds West along the East right of way line of Anna Avenue;

thence 204.55 feet on a bearing of South 89 degrees 41 minutes 45 seconds West; thence 5.23 feet on a bearing of South 00 degrees 08 minutes 30 seconds East; thence 215.95 feet on a bearing of North 89 degrees 45 minutes 40 seconds West; thence 111.61 feet on a bearing of North 75 degrees 05 minutes 35 seconds West; thence 395.50 feet on a bearing of South 89 degrees 42 minutes 00 seconds West

to a point on the Easterly right of way line of Highway I 235; thence 86.41 feet on a bearing of North 35 degrees 26 minutes 50 seconds West along said Easterly right of way line; thence 531.00 feet on a curve to the left along said Easterly right of way line said curve having a radius of 2017.29 feet with a long chord of 927.31 feet, the bearing of said long chord is North 20 degrees 53 minutes 40 seconds West; thence 210.60 feet on a bearing of North 31 degrees 46 minutes 51 seconds West along said Easterly right of way line; thence 615.52 feet on a bearing of North 33 degrees 44 minutes 17 seconds West along said Easterly right of way line to the South right of way line of Maple Street; thence 1552.22 feet on a bearing of North 89 degrees 48 minutes 05 seconds East along the South right of way line of Maple Street to the point of beginning,

and
A tract of land in the Northeast Quarter of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian described as follows: Connecting at the Northeast Corner of the Southwest Quarter of said Northeast Quarter; thence 1002.04 feet on a bearing of South 00 degrees 04 minutes 05 seconds East along the East line of said Southwest Quarter to the North right of way line of Kellogg Drive; thence 657.42 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the North right of way line and the extended North right of way line of Kellogg Drive to the point of beginning; thence 185.00 feet on a bearing of North 00 degrees 00 minutes 07 seconds West; thence 100.48 feet on a bearing of North 88 degrees 27 minutes 20 seconds East to the West right of way line of Kellogg Drive; thence 130.00 feet on a bearing of South 00 degrees 16 minutes 03 seconds East along the West right of way line of Kellogg Drive; thence 82.96 feet on a bearing of South 46 degrees 57 minutes 11 seconds West along the West right of way line of Kellogg Drive; thence 40 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the North line of Kellogg Drive to the point of beginning.

Robert L. Castle
Engineer



SCALE: 1"=50'
• 3/4" IRON PIPE
▲ MONUMENT

EASEMENT DIMENSIONS ARE CENTERLINE (&) DISTANCES FROM THE CENTERLINE INTERSECTIONS

5/D
TOWNE

OFFICE
DO NOT
FINAL P
9/10 Com
subject

State of Kansas) ss
County of Sedgewick)

I, Robert L. Castle, Engineer in and for said County and State do hereby certify that I caused to be surveyed and platted "TOWNE WEST SQUARE SECOND ADDITION" Wichita, Sedgewick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey. The platted property is a replat of "TOWNE WEST SQUARE ADDITION", Wichita, Sedgewick County, Kansas, said platted property is a tract in the North Half of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, Sedgewick County, Kansas, described as follows: Beginning at a point 80 feet South of the North line and on the West line of the Northeast Quarter of said Section 26 said point being on the South right of way line of Maple Street; thence 288.27 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street;

thence 550.00 feet on a bearing of South 00 degrees 02 minutes 20 seconds East; thence 726.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 150.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West; thence 150.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 410.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West;

to the South right of way line of Maple Street; thence 193.95 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street to the West right of way line of Tracy Street; thence along the West right of way line of Tracy Street with the following distances and bearings from the preceding course;

thence 629.80 feet on a bearing of South 00 degrees 40 minutes 59 seconds West; thence 510.00 feet on a bearing of South 00 degrees 02 minutes 23 seconds East; thence 12.00 feet on a bearing of South 89 degrees 57 minutes 37 seconds West; thence 464.34 feet on a bearing of South 00 degrees 03 minutes 42 seconds East; thence 12.00 feet on a bearing of North 89 degrees 55 minutes 55 seconds East; thence 472.58 feet on a bearing of South 00 degrees 04 minutes 05 seconds East;

thence from the West right of way line of Tracy Street with the following distances and bearings from the preceding course;

thence 154.89 feet on a bearing of South 89 degrees 41 minutes 53 seconds West; thence 250.00 feet on a bearing of North 00 degrees 04 minutes 05 seconds West; thence 180.00 feet on a bearing of South 00 degrees 41 minutes 53 seconds West; thence 250.73 feet on a bearing of South 00 degrees 04 minutes 05 seconds East;

to the Northeast Corner of Kellogg Drive; thence 156.43 feet on a bearing of South 89 degrees 41 minutes 53 seconds West along the North right of way line of Kellogg Drive;

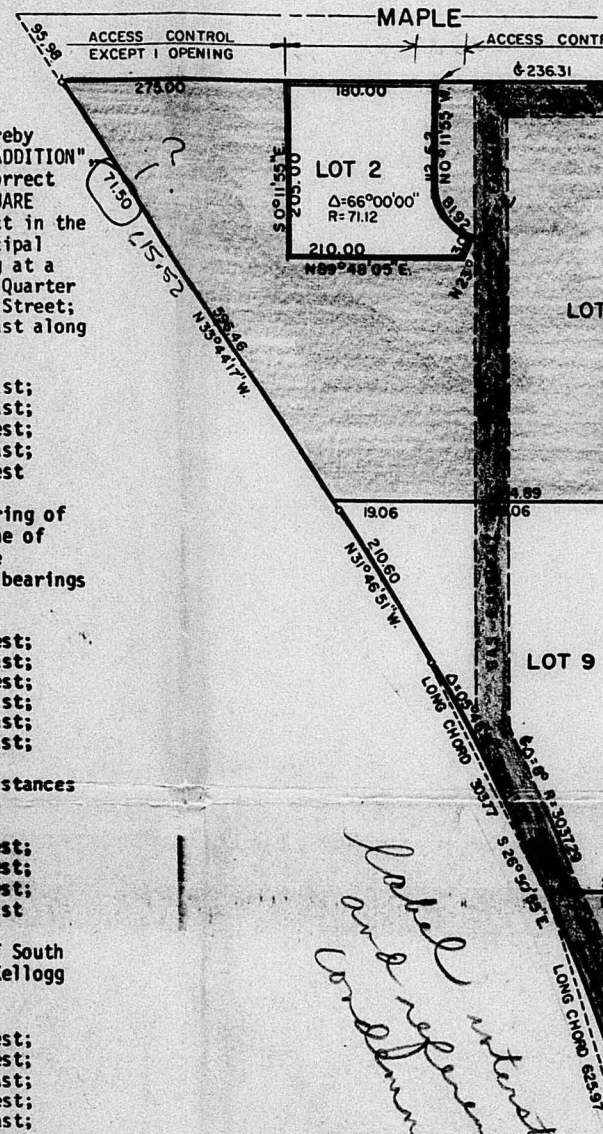
thence 493.61 feet on a bearing of North 00 degrees 16 minutes 03 seconds West; thence 100.00 feet on a bearing of South 89 degrees 42 minutes 17 seconds West; thence 21.70 feet on a bearing of South 00 degrees 00 minutes 57 seconds East; thence 169.12 feet on a bearing of South 89 degrees 42 minutes 17 seconds West; thence 489.95 feet on a bearing of South 00 degrees 08 minutes 07 seconds East; thence 289.61 feet on a bearing of South 89 degrees 41 minutes 45 seconds West;

to the East right of way line of Anna Avenue; thence 377.93 feet on a bearing of North 00 degrees 06 minutes 30 seconds West along the East right of way line of Anna Avenue; thence 204.55 feet on a bearing of South 89 degrees 41 minutes 45 seconds West; thence 8.37 feet on a bearing of South 00 degrees 08 minutes 30 seconds East; thence 215.96 feet on a bearing of North 89 degrees 45 minutes 40 seconds West; thence 111.03 feet on a bearing of North 75 degrees 05 minutes 35 seconds West; thence 399.90 feet on a bearing of South 89 degrees 42 minutes 00 seconds West;

to a point on the Easterly right of way line of Highway I 235; thence 86.41 feet on a bearing of North 35 degrees 26 minutes 50 seconds West along said Easterly right of way line; thence 931.00 feet on a curve to the left along said Easterly right of way line said curve having a radius of 2017.29 feet with a long chord of 927.31 feet, the bearing of said long chord is North 20 degrees 53 minutes 40 seconds West; thence 210.60 feet on a bearing of North 31 degrees 46 minutes 51 seconds West along said Easterly right of way line; thence 615.52 feet on a bearing of North 33 degrees 44 minutes 17 seconds West along said Easterly right of way line to the South right of way line of Maple Street; thence 152.22 feet on a bearing of North 89 degrees 48 minutes 05 seconds East along the South right of way line of Maple Street to the point of beginning.

and
A tract of land in the Northeast Quarter of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian described as follows: Commencing at the Northeast Corner of the Southwest Quarter of said Northeast Quarter; thence 1043.04 feet on a bearing of South 00 degrees 04 minutes 05 seconds East along the East line of said Southwest Quarter to the North right of way line of Kellogg Drive; thence 657.42 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the North right of way line and the extended North right of way line of Kellogg Drive to the point of beginning; thence 185.00 feet on a bearing of North 00 degrees 08 minutes 07 seconds West; thence 100.48 feet on a bearing of North 88 degrees 27 minutes 20 seconds East to the West right of way line of Kellogg Drive; thence 130.00 feet on a bearing of South 00 degrees 16 minutes 03 seconds East along the West right of way line of Kellogg Drive; thence 82.96 feet on a bearing of South 46 degrees 57 minutes 11 seconds West along the westerly right of way line of Kellogg Drive; thence 40 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the North line of Kellogg Drive to the point of beginning.

Robert L. Castle Engineer



- A. The access control language corrections and other dimension shall be made to the plat as shown on the plat and shall be changed appropriately and indicated on the final plat tracing.
- B. A 20 foot utility easement shall be indicated on the west side of Lot 4 and on the west 20 feet of the north 10 feet of Lot 5.
- C. A 20 foot utility easement shall be indicated along the south line of Lot 6.
- D. The applicant's attorney shall submit a letter stating that the original guarantees for improvements such as streets, sidewalks, and drainage are complete and accepted with the plat of Towne West Square are still applicable.
- E. The applicants' attorney shall submit an instrument to the County Clerk of Sedgewick County, Kansas, for recording between each lot and from each lot to the private right-of-way, access to parking, utilities access to each lot, and drainage across the lots.
- F. The applicants' attorney shall submit a letter to the City of Wichita, Kansas, requesting that additional easements be granted for their service lines.
- G. The applicant shall submit by separate instrument a consent of the plat for the proposed Maple/7-235 Interchange. The amount of right-of-way to be contingently dedicated of the proposed Maple/7-235 Interchange shall be indicated on the consultant's report being completed on the interchange design study. The consultant shall conduct the interchange design study and shall submit a report to the City of Wichita, Kansas, being reconstructed to a freeway standard. The contingent dedication shall be located on the final plat.
- H. Recording of this plat shall be completed 30 days after approval by the Board of City Commissioners.

TOWNE WEST SQUARE SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

SHEET NO 2 OF 2

OFFICE COPY
DO NOT REMOVE
FINAL PLAT

Now all men by these presents, that we, Towne West Hill Company Indiana Limited Partnership, by _____
Have caused the land described in the Engineer's certificate to be platted into lots and a reserve to be known as "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas. Easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities and drainage improvements. Specified easements as shown on the plat are hereby granted for the construction and maintenance of the indicated utility. All abutter's rights of access to or from Maple Street, over and across the North line of Lots 2, 4, 10 and 11 are hereby granted to the City of Wichita, provided, however, that Lots 2, 10 and 11 shall have access to Maple Street at three locations, and Lot 4 shall have access to Maple Street at one location to be designated by the City Engineer of the City of Wichita, Kansas. All abutter's rights of access to or from Tracy Street, over and across the East line of Lots 1, 3, 4, 5, 6 and 7 are hereby granted to the City of Wichita, provided, however, that Lots 1, 3 and 7 shall have access to Tracy Street at four locations, and Lots 5 and 6 shall have access to Tracy Street at one location each to be designated by the City Engineer of the City of Wichita, Kansas.

TOWNE WEST HILL COMPANY
INDIANA LIMITED PARTNERSHIP

State of Indiana } ss
County of _____ }
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____
Partners on behalf of Towne West Hill Company Indiana Limited Partnership, a partnership.

Notary Public
My commission expires _____

We, The Fourth National Bank and Trust Company, Wichita, Kansas, by James R. Boyd, Senior Vice President, and Jerry D. Newman, Vice President, holders of a mortgage on the above described property do hereby consent to the plat of "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas.

THE FOURTH NATIONAL BANK AND TRUST COMPANY
WICHITA, KANSAS

James R. Boyd Senior Vice President
Jerry D. Newman Vice President

State of Kansas } ss
County of Sedgwick }
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by James R. Boyd, Senior Vice President, and Jerry D. Newman, Vice President, of The Fourth National Bank and Trust Company, Wichita, Kansas.

Nancy Helton Notary Public
My commission expires _____

State of Kansas } ss
County of Sedgwick }
This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 19____, at _____ o'clock _____ M. and is duly recorded.

Hette F. McClart Register of Deeds
Pat Kettler Deputy

Entered on transfer record this _____ day of _____, 19____.
Dorothy K. White County Clerk

This plat of "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 19____.

WICHITA-SEDGWICK COUNTY METROPOLITAN
AREA PLANNING COMMISSION

Jerry Greider Chairman
Robert A. Lakin Secretary

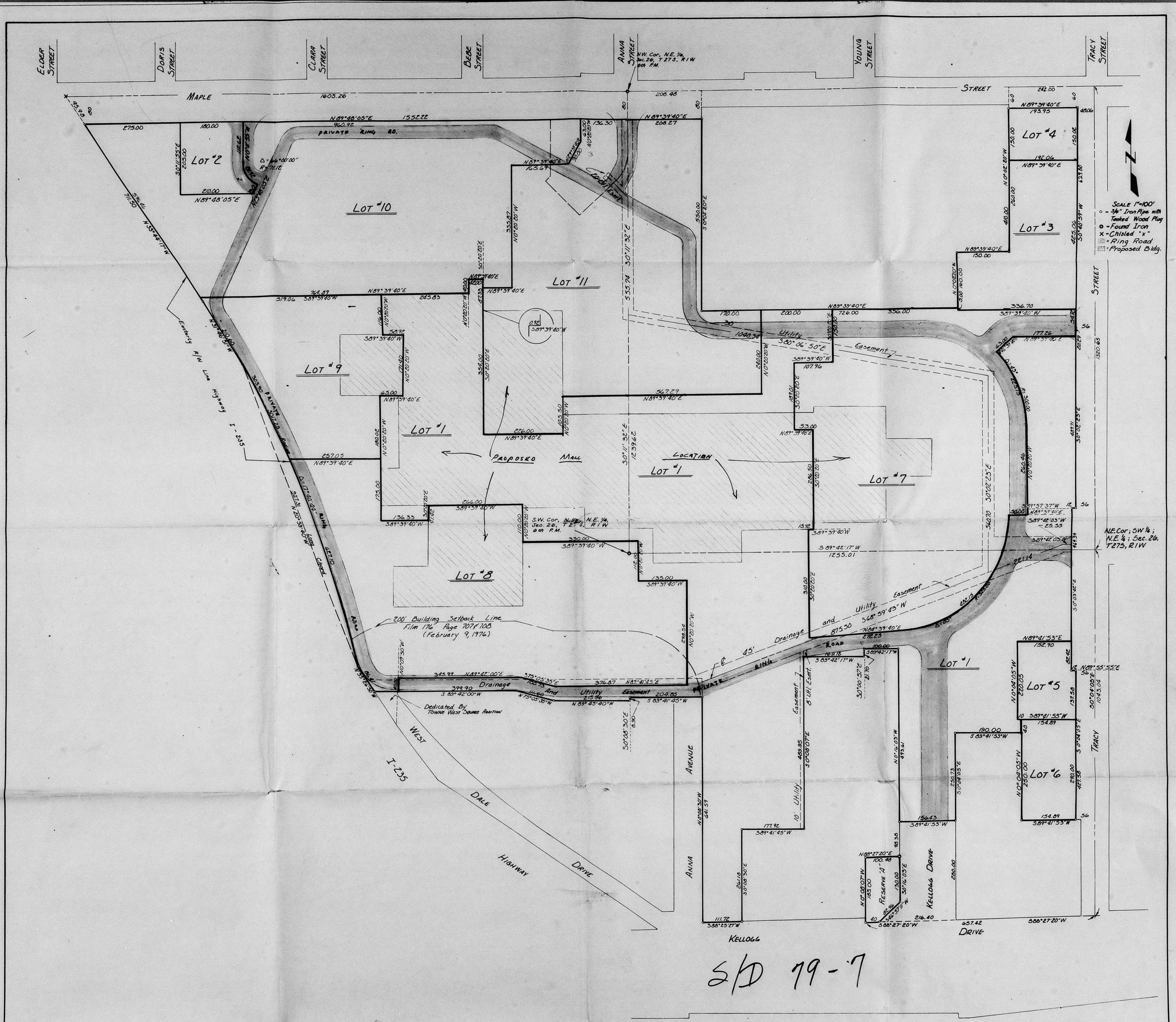
This plat approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 19____.

Connie A. Peters Mayor
Donald C. Gistick City Clerk

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.

Tom Scott Chairman
Donald L. Gragg Commissioner
Everett Patrick Commissioner

ATTEST:
Dorothy K. White County Clerk



SCALE 1"=100'
 • 3/4" Iron Pipe with Taped Wood Plug
 ○ - Found Iron
 x - Chisled "x"
 ▭ - Ring Road
 ▨ - Proposed Bldg.

S/D 79-7

MELVIN SIMON AND ASSOCIATES INC. INDIANAPOLIS, INDIANA		
PRELIMINARY PLAT TOWNE WEST SQUARE SECOND ADDITION WICHITA, KANSAS		
CAMPBELL & CASTLE ENGINEERS WICHITA, KANSAS	DSG DR (P) CH	DWG FILE NO 7915-F-10,143
DATE January 1979	APP	SHEET NO 1 OF 1

TOWNE WEST S

WICHITA, SH

*Copy of plat
not submitted
3-23-79 for
scheduling before BCC.*

*Does not agree
with the plat
Platter's title
needs review*

Know all men by these presents, that we, Towne West Mall Company
Indiana Limited Partnership, by MELVIN SIMON, A GENERAL PARTNER
have caused the land described in the Engineer's certificate to be platted into
lots and a reserve to be known as "TOWNE WEST SQUARE SECOND ADDITION", Wichita,
Sedgewick County, Kansas. Easements as indicated on the plat are hereby granted
for the construction and maintenance of all public utilities and drainage
improvements. Specified easements as shown on the plat are hereby granted for
the construction and maintenance of the indicated utility. All abutter's rights
of access to or from Maple Street, over and across the North line of Lots 2, 4,
10 and 11 are hereby granted to the City of Wichita, provided, however, that
Lots 2, 4, 10 and 11 shall have access to Maple Street at one location each to be
designated by the City Engineer of the City of Wichita, Kansas. All abutter's
rights of access to or from Tracy Street, over and across the East line of Lots 1,
3, 4, 5, 6 and 7 are hereby granted to the City of Wichita, provided, however, that
Lot 1 shall have access to Tracy Street at two locations, and Lots 3, 5, 6 and
7 shall have access to Tracy Street at one location each to be designated by the City
Engineer of the City of Wichita, Kansas.

at a total of 4 locations to be

*Need statement about
what Reserve A is for.*

TOWNE WEST MALL COMPANY
INDIANA LIMITED PARTNERSHIP

We, The For
James R. Boyd, Senio
holders of a mortga
the plat of "TOWNE

State of Kansas
County of Sedgewick

The foreg
19
Newman, Vice Presi
Kansas.

My commission expir

State of Indiana } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of
_____, 19____, by
partners on behalf of Towne West Mall Company Indiana Limited Partnership, a
partnership.

Notary Public

My commission expires _____

State of Kansas
County of Sedgewick

This is
Register of Deeds
o'clock _____

Entered on transfe

S/D 79-7

WICHITA, SEDGWICK COUNTY, KANSAS
SHEET NO 1 OF 2

*Not recorded
film page
number of this
contingent dedication
and the required
easement agreement.*

State of Kansas) ss
County of Sedgwick)

I, Robert L. Castle, Engineer in aforesaid County and State do hereby certify that I caused to be surveyed and platted "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey. The platted property is a replat of "TOWNE WEST SQUARE ADDITION", Wichita, Sedgwick County, Kansas, said platted property is a tract in the North Half of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 80 feet South of the North line and on the West line of the Northeast Quarter of said Section 26 said point being on the South right of way line of Maple Street; thence 208.27 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street;

thence 550.00 feet on a bearing of South 00 degrees 02 minutes 20 seconds East; thence 726.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 160.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West; thence 150.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 410.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West to the South right of way line of Maple Street; thence 193.95 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street to the West right of way line of Tracy Street; thence along the West right of way line of Tracy Street with the following distances and bearings from the preceding course:

thence 629.80 feet on a bearing of South 00 degrees 40 minutes 59 seconds West; thence 510.00 feet on a bearing of South 00 degrees 02 minutes 23 seconds West; thence 12.00 feet on a bearing of South 09 degrees 57 minutes 37 seconds West; thence 464.34 feet on a bearing of South 00 degrees 03 minutes 42 seconds East; thence 12.00 feet on a bearing of North 89 degrees 55 minutes 55 seconds East; thence 427.55 feet on a bearing of South 00 degrees 04 minutes 02 seconds East;

thence from the West right of way line of Tracy Street with the following distances and bearings from the preceding course:

thence 154.09 feet on a bearing of South 89 degrees 41 minutes 53 seconds West; thence 250.00 feet on a bearing of North 00 degrees 04 minutes 05 seconds West; thence 190.00 feet on a bearing of South 89 degrees 04 minutes 05 seconds East; thence 230.73 feet on a bearing of South 00 degrees 04 minutes 05 seconds East

to the Northeast Corner of Kellogg Drive; thence 156.43 feet on a bearing of South 89 degrees 41 minutes 53 seconds West along the North right of way line of Kellogg Drive;

thence 493.61 feet on a bearing of North 00 degrees 16 minutes 03 seconds West; thence 100.00 feet on a bearing of South 89 degrees 42 minutes 31 seconds East; thence 21.70 feet on a bearing of North 00 degrees 00 minutes 57 seconds East; thence 169.12 feet on a bearing of South 09 degrees 42 minutes 17 seconds West; thence 489.95 feet on a bearing of South 00 degrees 08 minutes 07 seconds East; thence 289.61 feet on a bearing of South 89 degrees 41 minutes 45 seconds West

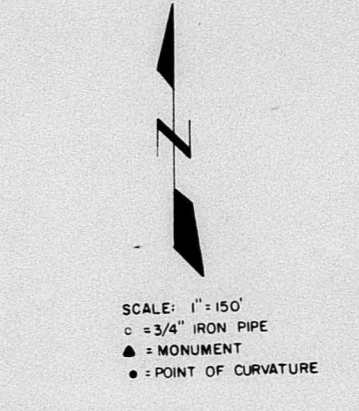
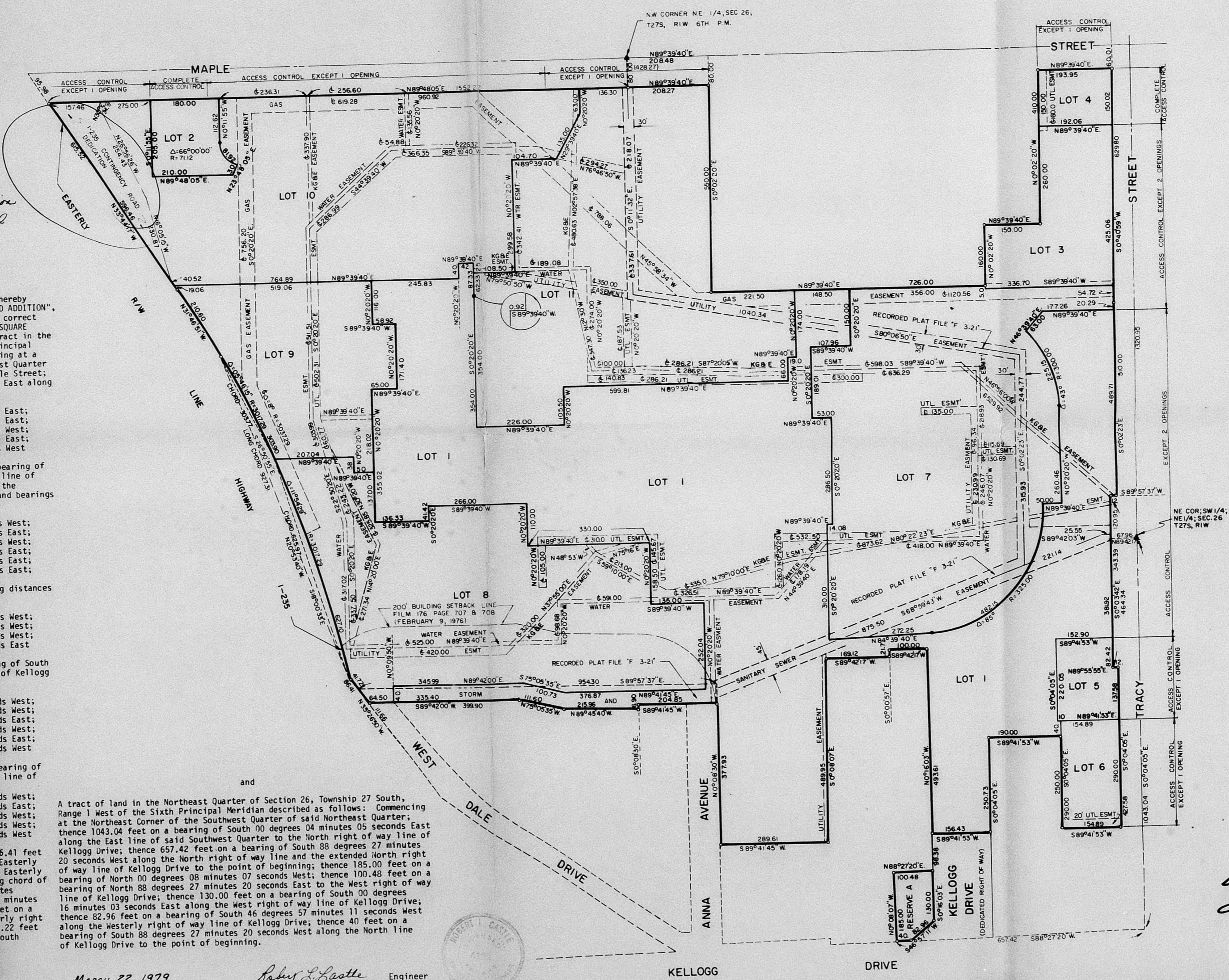
to the East right of way line of Anna Avenue; thence 377.93 feet on a bearing of North 00 degrees 08 minutes 30 seconds West along the East right of way line of Anna Avenue;

thence 204.85 feet on a bearing of South 89 degrees 41 minutes 45 seconds West; thence 8.90 feet on a bearing of South 00 degrees 05 minutes 31 seconds East; thence 215.96 feet on a bearing of North 89 degrees 45 minutes 40 seconds West; thence 111.60 feet on a bearing of North 75 degrees 01 minutes 35 seconds West; thence 399.90 feet on a bearing of South 89 degrees 42 minutes 02 seconds West

to a point on the Easterly right of way line of Highway 1 235; thence 86.41 feet on a bearing of North 35 degrees 26 minutes 50 seconds West along said Easterly right of way line; thence 931.00 feet on a curve to the left along said Easterly right of way line said curve having a radius of 3072.29 feet with a long chord of 927.31 feet, the bearing of said long chord is North 20 degrees 53 minutes 40 seconds West; thence 210.00 feet on a bearing of North 31 degrees 46 minutes 51 seconds West along said Easterly right of way line; thence 615.52 feet on a bearing of North 33 degrees 44 minutes 11 seconds West; thence 615.52 feet on a bearing of North 33 degrees 44 minutes 11 seconds West; thence 1552.22 feet on a bearing of North 89 degrees 48 minutes 05 seconds East along the South right of way line of Maple Street to the point of beginning.

A tract of land in the Northeast Quarter of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian described as follows: Commencing at the Northeast Corner of the Southwest Quarter of said Northeast Quarter; thence 1043.04 feet on a bearing of South 00 degrees 04 minutes 05 seconds East along the East line of said Southwest Quarter to the North right of way line of Kellogg Drive; thence 657.42 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the North right of way line and the extended North right of way line of Kellogg Drive to the point of beginning; thence 185.00 feet on a bearing of North 00 degrees 08 minutes 07 seconds West; thence 100.40 feet on a bearing of North 88 degrees 27 minutes 20 seconds East to the West right of way line of Kellogg Drive; thence 130.00 feet on a bearing of South 00 degrees 16 minutes 03 seconds East along the West right of way line of Kellogg Drive; thence 82.76 feet on a bearing of South 46 degrees 57 minutes 11 seconds West along the West right of way line of Kellogg Drive; thence 40 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the North line of Kellogg Drive to the point of beginning.

MARCH 22, 1979
Robert L. Castle Engineer



EASEMENT DIMENSIONS ARE CENTERLINE (C) DISTANCES FROM THE CENTERLINE INTERSECTIONS
UNLESS OTHERWISE NOTED THE WIDTH OF THE EASEMENTS ARE AS FOLLOWS:
UTILITY EASEMENT 20 FEET
KONE EASEMENT 10 FEET
WATER EASEMENT 10 FEET
GAS EASEMENT 40 FEET

SD 79-7

SPD 79-7

DEAD - FILE

TOWNE WEST SQUARE SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

APPROVED FOR RECORDING
RECORDED ON April 17, 1979

SHEET NO 2 OF 2

Know all men by these presents, that we, Towne West Mall Company Indiana Limited Partnership, by MELVIN SIMON, GENERAL PARTNER have caused the land described in the Engineer's certificate to be platted into lots and a reserve to be known as "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas. Easements as indicated on the plat are hereby granted for the construction and maintenance of all public utilities and drainage improvements. Specified easements as shown on the plat are hereby granted for the construction and maintenance of the indicated utility. All abutter's rights of access to or from Maple Street, over and across the north line of Lots 2, 4, 10 and 11 are hereby granted to the City of Wichita, provided, however, that Lots 2, 4, 10 and 11 shall have access to Maple Street at one location each to be designated by the City Engineer of the City of Wichita, Kansas. All abutter's rights of access to or from Tracy Street, over and across the East line of Lots 1, 3, 4, 5, 6 and 7 are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Tracy Street at two locations, and Lots 3, 5, 6 and 7 shall have access to Tracy Street at one location each to be designated by the City Engineer of the City of Wichita, Kansas. "RESERVE A" IS RESERVED FOR LANDSCAPING, Pylon Signs, and Paving.

TOWNE WEST MALL COMPANY
INDIANA LIMITED PARTNERSHIP

State of Indiana) ss
County of _____)
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ partners on behalf of Towne West Mall Company Indiana Limited Partnership, a partnership.

Notary Public
Dorothy A. Douglas
My Commission Expires July 28, 1979
County of Sedgwick, Kansas

We, The Fourth National Bank and Trust Company, Wichita, Kansas, by James R. Boyd, Senior Vice President, and Jerry D. Newman, Vice President, holders of a mortgage on the above described property do hereby consent to the plat of "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas.
THE FOURTH NATIONAL BANK AND TRUST COMPANY
WICHITA, KANSAS
James R. Boyd Senior Vice President
Jerry D. Newman Vice President

State of Kansas) ss
County of Sedgwick)
The foregoing instrument was acknowledged before me this 29th day of March, 1979, by James R. Boyd, Senior Vice President, and Jerry D. Newman, Vice President, of The Fourth National Bank and Trust Company, Wichita, Kansas.

Notary Public
My appointment expires 4/1/80

State of Kansas) ss
County of Sedgwick)
This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 19____, at _____ o'clock _____ M. and is duly recorded.
Bette F. McCart Register of Deeds
Pat Kettler Deputy
Entered on transfer record this _____ day of _____, 19____.
Dorothy K. White County Clerk

This plat of "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 1st day of March, 1979.
MICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Chairman

Secretary
Robert A. Lakin

This plat approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of the City of Wichita, Kansas, this 29th day of MARCH, 1979.

Mayor

City Clerk
Donald C. Glick

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.

Chairman
Tom Scott

Commissioner
Donald E. Gragg

Commissioner
Everett Patrick

ATTEST:
Dorothy K. White County Clerk

TOWNE WEST SQUARE SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

SHEET NO 1 OF 2

CONTINGENT ROAD DEDICATION
SEE FILM _____ PAGE _____ DOCUMENT NO. _____
OFFICE OF SEDGWICK COUNTY REGISTER OF DEEDS, FOR
DEDICATORY LANGUAGE.

State of Kansas)
County of Sedgwick) ss

I, Robert L. Castle, Engineer in aforesaid County and State do hereby certify that I caused to be surveyed and platted "TOWNE WEST SQUARE SECOND ADDITION", Wichita, Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey. The platted property is a replat of "TOWNE WEST SQUARE ADDITION", Wichita, Sedgwick County, Kansas, said platted property is a tract in the North Half of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 80 feet South of the North Line and on the West Line of the Northeast Quarter of said Section 26 said point being on the South right of way line of Maple Street; thence 208.27 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street;

thence 550.00 feet on a bearing of South 00 degrees 02 minutes 20 seconds East; thence 726.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds West; thence 160.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West; thence 150.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East; thence 410.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West

to the South right of way line of Maple Street; thence 193.95 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the South right of way line of Maple Street to the West right of way line of Tracy Street; thence along the Westerly right of way line of Tracy Street with the following distances and bearings from the preceding course:

thence 629.80 feet on a bearing of South 00 degrees 40 minutes 59 seconds West; thence 510.00 feet on a bearing of South 00 degrees 02 minutes 23 seconds East; thence 12.00 feet on a bearing of South 89 degrees 57 minutes 37 seconds West; thence 464.24 feet on a bearing of South 00 degrees 03 minutes 42 seconds East; thence 12.00 feet on a bearing of North 89 degrees 55 minutes 55 seconds East; thence 427.58 feet on a bearing of South 00 degrees 04 minutes 05 seconds East;

thence from the West right of way line of Tracy Street with the following distances and bearings from the preceding course:

thence 154.89 feet on a bearing of South 89 degrees 41 minutes 53 seconds West; thence 250.00 feet on a bearing of North 00 degrees 04 minutes 05 seconds West; thence 190.00 feet on a bearing of South 89 degrees 41 minutes 53 seconds East; thence 250.73 feet on a bearing of South 00 degrees 04 minutes 05 seconds East

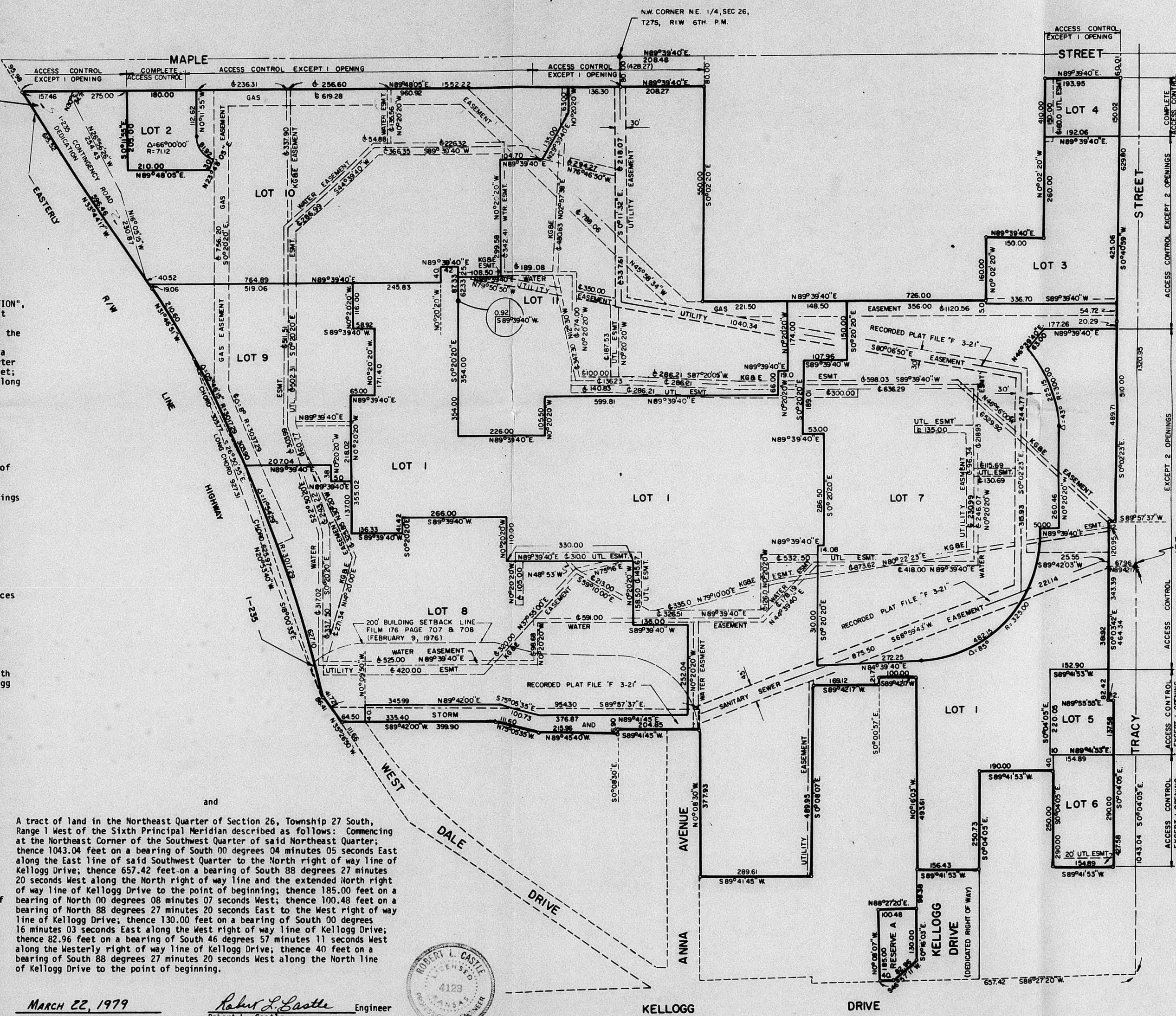
to the Northeast Corner of Kellogg Drive; thence 156.43 feet on a bearing of South 89 degrees 41 minutes 53 seconds West along the North right of way line of Kellogg Drive;

thence 493.61 feet on a bearing of North 00 degrees 16 minutes 03 seconds West; thence 100.00 feet on a bearing of South 89 degrees 42 minutes 17 seconds West; thence 217.70 feet on a bearing of South 00 degrees 00 minutes 57 seconds East; thence 169.12 feet on a bearing of South 89 degrees 42 minutes 17 seconds West; thence 489.95 feet on a bearing of South 00 degrees 08 minutes 07 seconds East; thence 289.61 feet on a bearing of South 89 degrees 41 minutes 45 seconds West

to the East right of way line of Anna Avenue; thence 377.33 feet on a bearing of North 00 degrees 08 minutes 30 seconds West along the East right of way line of Anna Avenue;

thence 204.85 feet on a bearing of South 89 degrees 41 minutes 45 seconds West; thence 8.90 feet on a bearing of South 00 degrees 08 minutes 30 seconds East; thence 215.96 feet on a bearing of North 89 degrees 45 minutes 40 seconds West; thence 111.60 feet on a bearing of North 75 degrees 03 minutes 35 seconds West; thence 399.90 feet on a bearing of South 89 degrees 42 minutes 00 seconds West

to a point on the Easterly right of way line of Highway 1 235; thence 86.41 feet on a bearing of North 35 degrees 26 minutes 50 seconds West along said Easterly right of way line; thence 931.00 feet on a curve to the left along said Easterly right of way line said curve having a radius of 3017.29 feet with a long chord of 927.31 feet, the bearing of said long chord is North 20 degrees 53 minutes 40 seconds West; thence 210.60 feet on a bearing of North 31 degrees 46 minutes 51 seconds West along said Easterly right of way line; thence 615.52 feet on a bearing of North 33 degrees 44 minutes 17 seconds West along said Easterly right of way line to the South right of way line of Maple Street; thence 1552.22 feet on a bearing of North 89 degrees 40 minutes 05 seconds East along the South right of way line of Maple Street to the point of beginning.



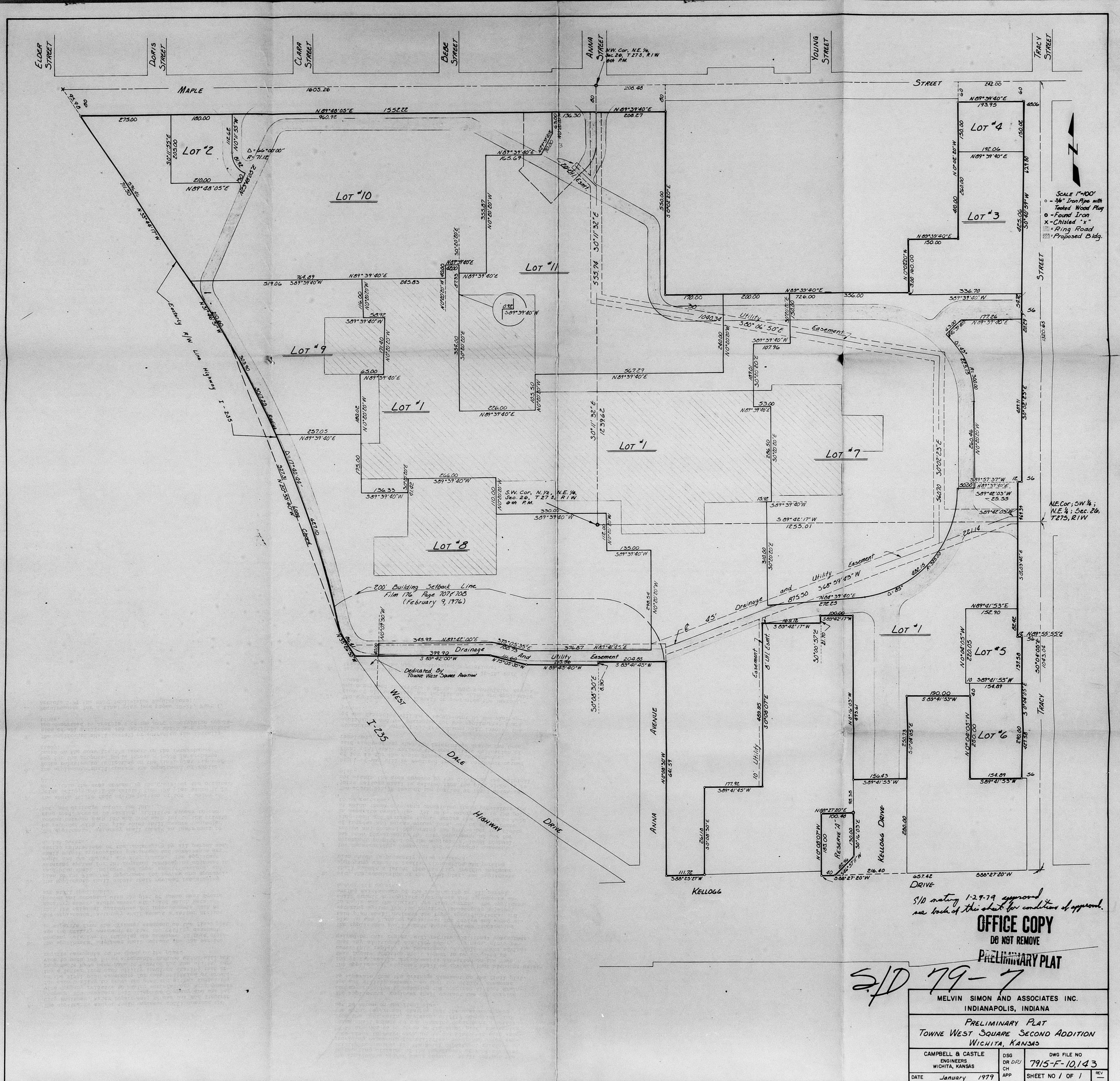
SCALE: 1"=50'
O 1/4" IRON PIPE
▲ MONUMENT
● POINT OF CURVATURE

EASEMENT DIMENSIONS ARE CENTERLINE (Ø) DISTANCES FROM THE CENTERLINE INTERSECTIONS
UNLESS OTHERWISE NOTED THE WIDTH OF THE EASEMENTS ARE AS FOLLOWS:
UTILITY EASEMENT 20 FEET
K&B EASEMENT 10 FEET
WATER EASEMENT 10 FEET
GAS EASEMENT 40 FEET

MARCH 22, 1979
Robert L. Castle Engineer
ROBERT L. CASTLE



KELLOGG DRIVE



SCALE 1"=100'
 ○ 3/4" Iron Pipe with
 Taped Wood Plug
 ○ Found Iron
 x Chisled "x"
 = Ring Road
 [] Proposed Bldg.

S/D meeting 1-29-79 approved
 see back of this sheet for conditions of approval.

OFFICE COPY
 DO NOT REMOVE

PRELIMINARY PLAT

S/D 79-7

MELVIN SIMON AND ASSOCIATES INC. INDIANAPOLIS, INDIANA	
PRELIMINARY PLAT TOWNE WEST SQUARE SECOND ADDITION WICHITA, KANSAS	
CAMPBELL & CASTLE ENGINEERS WICHITA, KANSAS	DSG DR. D.R.J. CH APP
DATE January 1979	DWG FILE NO 7915-F-10,143 SHEET NO 1 OF 1

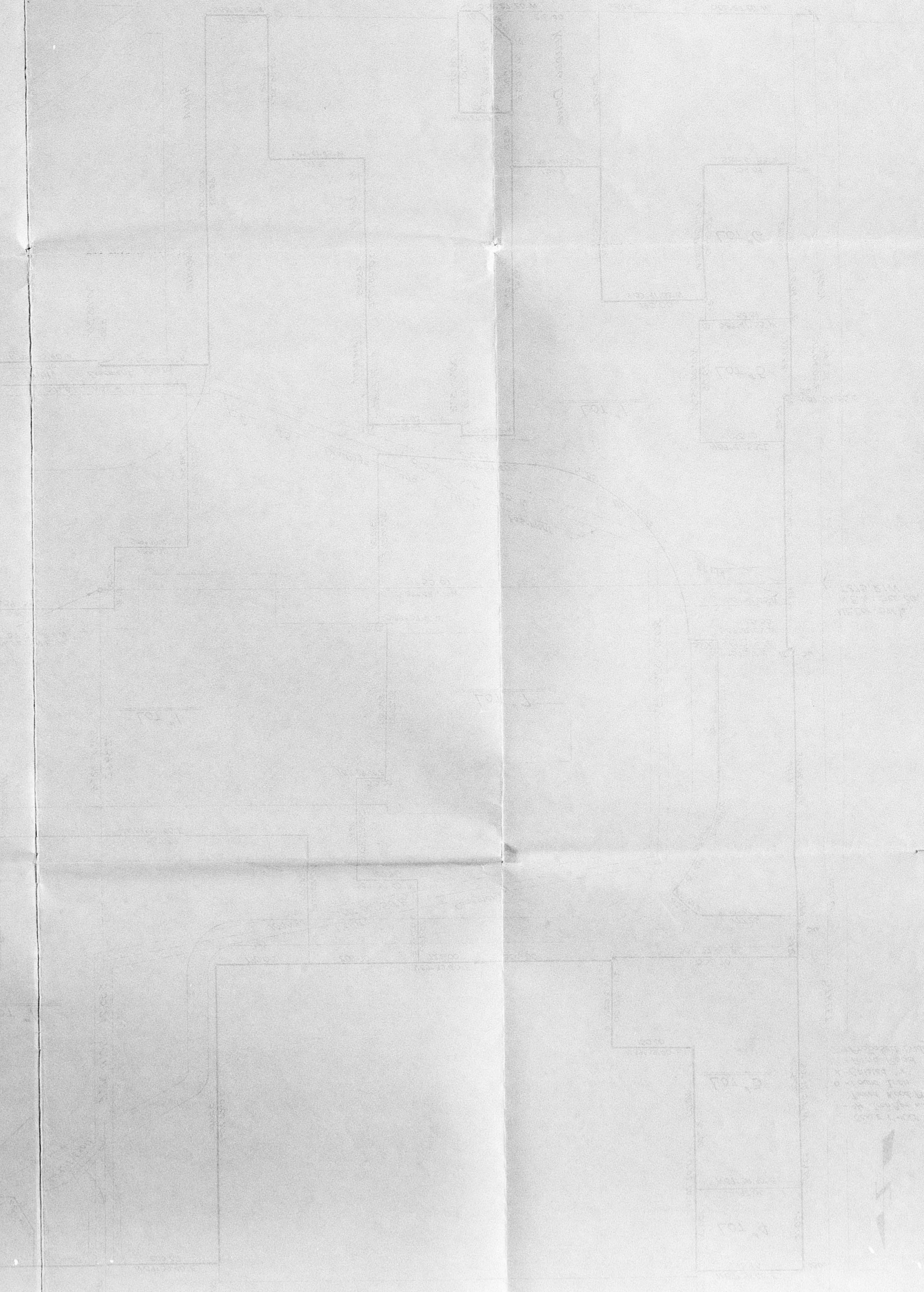
689 91 NW

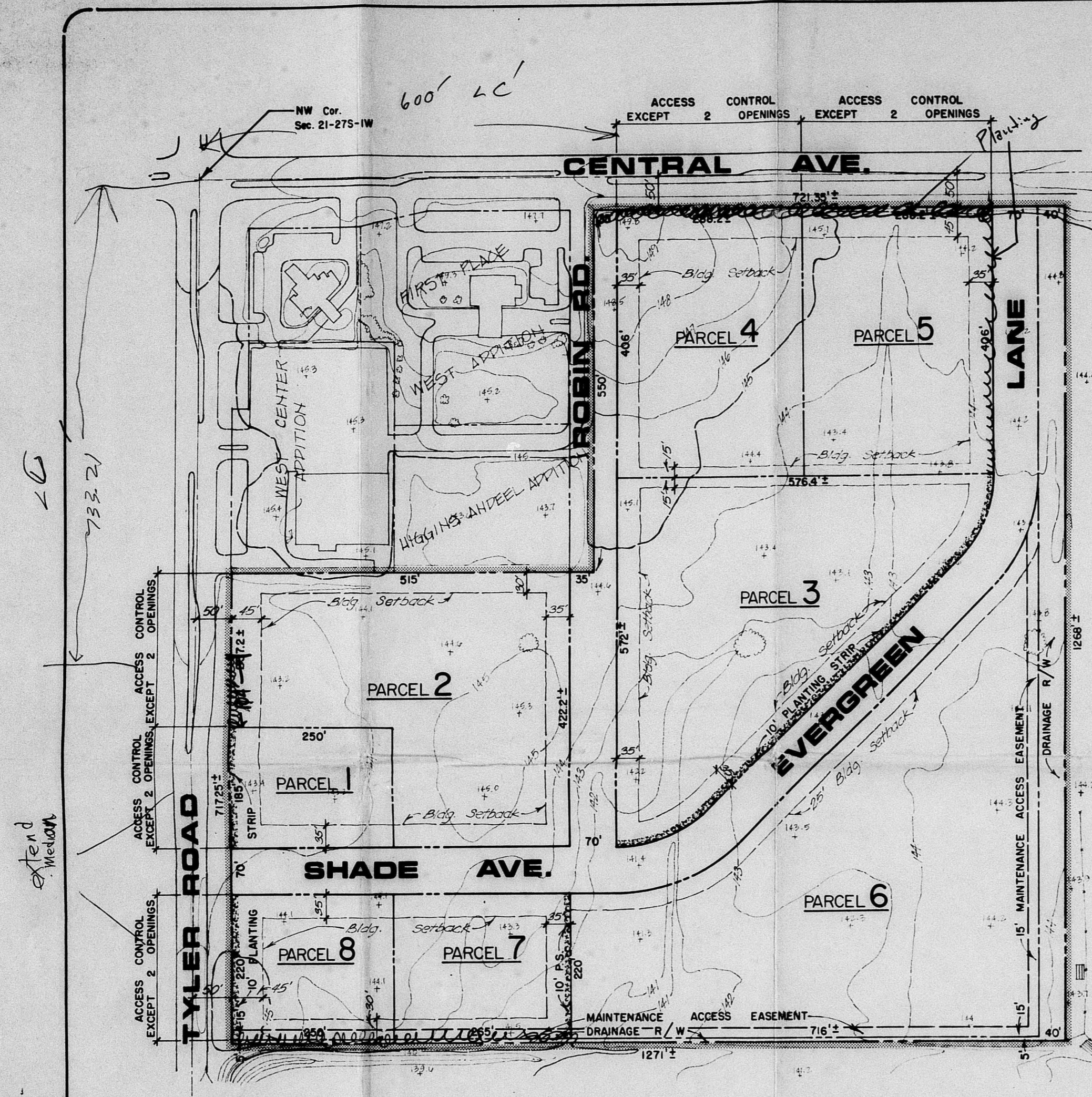
- A. The applicants and/or their engineer shall contact the City Engineer, Water Department, Kansas Gas and Electric Company, Southwestern Bell Telephone Company and Gas Service Company relative to making satisfactory arrangements for each utility to serve the plat and either indicating on the final plat assessments for said utilities or providing a letter from each utility involved stating that arrangements have been made to provide for the utility service to each lot in an acceptable fashion which will not require assessments to be shown on the plat.
- B. The applicants' engineer shall contact the Gas Service Company relative to changing the combined 45 foot drainage and utility easement so that the utility easement is separate from the drainage easement on the final plat.
- C. The applicants' attorney shall submit a letter stating that the original guarantees for improvements such as sanitary sewer, storm sewer, etc., and which were approved and accepted with the plat of Towne West Square are still applicable.
- D. The applicants shall submit their revised landscaping plan to the Planning Department for review and approval. Said plan shall indicate the type, specifications, and watering system for the required landscaping adjacent to Maple and the Christ, the Ring Church. The applicant shall submit appropriate guarantees and agreements assuring maintenance of the landscaping by all parcel and/or lot owners.
- E. The applicants' attorney shall submit an instrument to be recorded with the plat which shall assure vehicular access between each lot and from each lot to the private ring road, access to parking, utilities access to each lot, and drainage across the lots.
- F. The south 261.18 feet of the portion of Lot 1 which adjoins Kellogg shall be deleted from the plat since it is not within the area covered by the C.U.P. or the original plat.
- G. The applicants shall contact the Department of Public Works relative to indicating on the final plat right-of-way for the proposed Maple Street - I-235 interchange based on the consultant's report on the interchange study.
- H. The applicants shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

- The applicants and/or their engineer shall contact the Engineering Division of the Department of Public Works, utility companies, and the Water Department relative to providing easements for utilities, sewer and water service lines to serve each lot in the plat. If said easements are not to be shown on the final plat, the applicants shall submit to the Planning Department a letter from the Engineering Division, utility companies, and the Water Department stating that the easements need not be shown on the final plat.
- B. The applicants' engineer shall contact the Gas Service Company relative to changing the combined 45 foot drainage and utility easement so that the utility easement is separate from the drainage easement on the final plat.
- C. The applicants' engineer shall be advised that although existing guarantees for improvements submitted on the Towne West Square Addition still appear to be adequate to cover this replat, the Department of Public Works advises that any additional sanitary sewer, drainage, etc., required by this replat, will require additional guarantees.
- D. The applicants shall submit their revised landscaping plan to the Planning Department for review and approval. Said plan shall indicate the type, specifications, and watering system for the required landscaping adjacent to Maple and the Christ, the Ring Church. The applicant shall submit appropriate guarantees and agreements assuring maintenance of the landscaping by all parcel and/or lot owners.
- E. With the submission of the final plat, the applicants shall submit a letter from the City Traffic Engineer approving the site traffic circulation and parking plan which is presently being reviewed.
- F. The construction, operation and easement agreement submitted by the applicants' legal counsel has been forwarded to the City Department of Law for review and comment concerning the provisions for rights of ingress and egress across lots, use of the private ring road and drainage rights across the lots to be held in separate ownership. Yet to be determined is the point at which these covenants containing these provisions are to be recorded.
- G. The south 261.18 feet of the portion of Lot 1 which adjoins Kellogg shall be deleted from the plat since it is not within the area covered by the C.U.P. or the original plat.
- H. Right-of-way will be required from the northeast corner of Lot 10 for the Maple Street I-235 interchange. The final plat shall reflect the appropriate dedication of said right-of-way when the interchange design has been resolved.
- I. Financing the Maple-I-235 interchange will involve the applicants and the guarantee for the applicants' share of the financing will be a requirement of the plat approval.
- J. The applicants 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SEARCHED	INDEXED
SERIALIZED	FILED
APR 10 1968	
FBI - KANSAS CITY	

STO 10-1
RECORDED
INDEXED
GELISE COBA





GENERAL PROVISIONS

1. THIS PROPOSED DEVELOPMENT CONTAINS 30.05 ± GROSS ACRES; OR, 24.11 ± NET ACRES EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE RIGHT-OF-WAY.
 2. ACCESS - ACCESS TO PARCELS 1, 2 & 3, TO AND FROM TYLER ROAD, AND TO PARCELS 4 AND 5, TO AND FROM CENTRAL AVENUE, SHALL BE LIMITED TO TWO (2) CURB CUTS OR ACCESS OPENINGS PER PARCEL. ACCESS TO PARCELS SHALL ALSO BE PERMITTED FROM THE ADJACENT STREETS OF SHADE, EVERGREEN AND ROBIN ROAD.
 3. MINIMUM BUILDING SETBACKS ARE AS INDICATED ON THE PLAN. NO SETBACKS SHALL BE REQUIRED BETWEEN PARCEL ONE (1) AND TWO (2), BETWEEN PARCEL FOUR (4) AND FIVE (5), OR BETWEEN PARCEL SEVEN (7) AND EIGHT (8). HOWEVER, IF A SIDE OR REAR YARD SETBACK FOR BUILDINGS BETWEEN THESE PARCELS IS PROVIDED, SUCH SETBACK SHALL NOT BE LESS THAN FIFTEEN (15) FEET.
 4. SCREENING AND LANDSCAPING - A PLANTING STRIP, AS INDICATED ON THE PLAN, EXCEPT FOR POINTS OF INGRESS AND EGRESS, SHALL BE PROVIDED AND MAINTAINED OF TREES AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE, AND MAINTAINED IN SUCH A MANNER, THAT IT MINIMIZES ANY NOISE OF THE COMMERCIAL AREA TO THE ADJACENT RESIDENTIAL AREAS. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE PLANTING STRIP, INDICATING THE LOCATION, TYPE, AND SPECIFICATIONS OF PLANT MATERIALS, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S) ON THE PARCELS INVOLVED.
- FAILURE TO PROPERLY MAINTAIN THE TEN (10) FOOT PLANTING STRIP SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION THAT THE PLANTINGS ARE NOT PROPERLY MAINTAINED.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

BECAUSE OF THE ATHLETIC PLAY FIELDS FOR WILBUR JR. HIGH SCHOOL, THE DRAINAGE DITCH ADJACENT TO THE NORTH SIDE THEREOF, AND THE 15 FEET MAINTENANCE ACCESS EASEMENT ADJACENT TO THE NORTH SIDE OF THE DRAINAGE DITCH, THE SCREENING WALL ALONG THE SOUTH SIDE OF PARCELS 7 AND 8 SHALL BE WAIVED.

A TEN (10) FOOT PLANTING STRIP WILL BE PROVIDED ALONG THE EAST TEN (10) FEET OF PARCEL SEVEN (7) IN LIEU OF THE REQUIRED SCREENING WALL BETWEEN PARCELS SIX (6) AND SEVEN (7).

SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH LIMITATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE. NO BILLBOARDS SHALL BE PERMITTED.

OFF-STREET PARKING FOR ALL PARCELS SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA.

A FIRE LANE HARD SURFACED AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH SHALL BE PROVIDED TO SERVE ALL MAIN STRUCTURES. SAID FIRE LANE SHALL BE CONSTRUCTED WITH A MINIMUM 3/4 INCH ASPHALT BASE WITH 1 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).

4. Drainage

PARCEL DESCRIPTIONS

- PARCEL - 1**
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.08 ± ACRES, OR 46,250 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 13,875 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 13,875 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 25 FEET
- PARCEL - 2**
 PROPOSED USE - OFFICE, PERSONAL SERVICES, COMPARISON AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 3.93 ± ACRES, OR 171,103 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 51,355 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 59,315 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET
- PARCEL - 3**
 PROPOSED USE - OFFICE, RACQUET BALL & HEALTH CLUB FACILITIES, PERSONAL SERVICES, COMPARISON AND CONVENIENCE RETAIL AS PERMITTED IN "LC", WITH POTENTIAL OF DWELLING UNITS PROVIDED ON UPPER LEVEL(S).
 NET AREA - 4.55 ± ACRES, OR 198,198 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE 30 PERCENT, OR 59,460 ± SQ. FT.
 FLOOR AREA RATIO - 40
 MAXIMUM GROSS FLOOR AREA - 79,280 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 45 FEET
 IN THE EVENT THAT A DEVELOPMENT CONCEPT OF A "VILLAGE" CHARACTER WITH MULTIPLE BUILDINGS IS UTILIZED, FINAL DEVELOPMENT PLANS FOR PARCEL 3 SHALL BE SUBMITTED TO THE METROPOLITAN AREA PLANNING DEPARTMENT FOR THEIR REVIEW PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR SAME.
- PARCEL - 3 (ALTERNATE)**
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 4.55 ± ACRES OR 198,198 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES.
 DENSITY - 29 D.U./ACRE, OR 132 DWELLING UNITS
 PARKING RATIO - 1.5 SPACES/D.U.
 LANDSCAPING STATEMENT
- PARCEL - 4**
 PROPOSED USE - SAVINGS & LOAN FACILITIES, OFFICES, MEDICAL AND DENTAL CLINICS.
 NET AREA - 2.69 ± ACRES, OR 117,009 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 35,103 ± SQ. FT.
 FLOOR AREA RATIO - 35
 MAXIMUM GROSS FLOOR AREA - 40,954 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 5
 PROPOSED USE - SAVINGS & LOAN FACILITIES, OFFICES, MEDICAL AND DENTAL CLINICS.
 NET AREA - 2.69 ± ACRES, OR 117,009 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 35,103 ± SQ. FT.
 FLOOR AREA RATIO - 35
 MAXIMUM GROSS FLOOR AREA - 40,954 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 6
 PROPOSED USE - GARDEN APARTMENTS AND/OR TOWNHOUSES AND ACCESSORY COMMUNITY FACILITIES RELATED THERETO.
 NET AREA - 6.50 ± ACRES, OR 287,060 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET OR THREE (3) STORIES
 DENSITY - 29 D.U./ACRE, OR 132 DWELLING UNITS
 PARKING RATIO - 1.5 SPACES/D.U.

PARCEL 7
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.26 ± ACRES, OR 54,800 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 17,490 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 17,490 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL 8
 PROPOSED USE - OFFICE, SERVICE ORIENTED AND CONVENIENCE RETAIL AS PERMITTED IN "LC".
 NET AREA - 1.26 ± ACRES, OR 54,800 ± SQ. FT.
 MAXIMUM BUILDING COVERAGE - 30 PERCENT, OR 16,500 ± SQ. FT.
 FLOOR AREA RATIO - 30
 MAXIMUM GROSS FLOOR AREA - 16,500 ± SQ. FT.
 MAXIMUM BUILDING HEIGHT - 35 FEET

Too open
difficult density
Too open

DP-90
 Preliminary Plan
TY-CEN ADDITION
 WICHITA, SEDGWICK COUNTY, KANSAS
 OFFICE COPY
 DO NOT REMOVE
 S/D 79-14

COMMUNITY UNIT PLAN
 SCALE: 1"=100'

oblinger-smith corporation
 625 First National Bank Building
 Wichita, Kansas 67202-0471

Drawn: B.H.
 Checked: J.D.G.
 Revised: [blank]
 Date: AUGUST 1978
 Scale: 1"=100'

OWNER / DEVELOPER B.F.P., INC.
 portion of NW 1/4, NW 1/4, SEC. 21, T27S, R1W

Sheet 1 of ONE

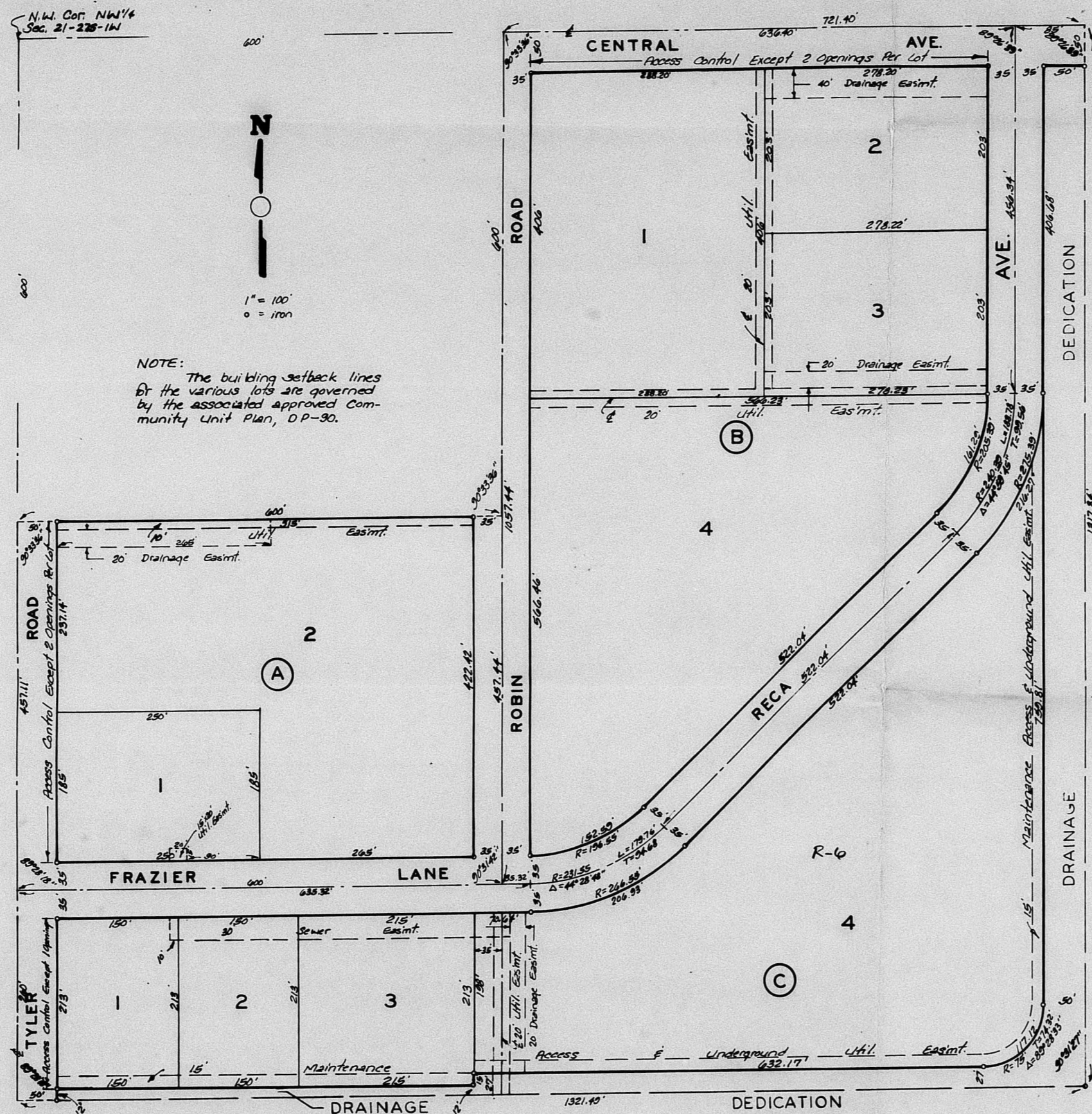
S/D 79-14
 in case of a change made by surveyor to boundary
 copy
 HEAD - FILE

TY-CEN ADDITION

WICHITA, KANSAS

APPROVED FOR RECORDING

RECORDED ON 5-16-79



State of Kansas, ss. We, Baughman Company, P.A., Surveyors in and for Sedgewick County, Kansas, do hereby certify that we have surveyed and plotted the TY-CEN ADDITION, Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as the NW 1/4 of the NW 1/4 of Sec. 21, Twp. 27 N., R. 1 W. of the 6th P.M., Sedgewick County, Kansas, except the north 600 feet of the west 600 feet thereof.

Baughman Company, P.A.

4-16-79
 1979
 William C. Barber, Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into lots, blocks, streets and drainage dedications to be known as TY-CEN ADDITION, Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage dedications are hereby dedicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All other rights of access to or from Tyler Rd. over and across the west lines of Lot 1, Block 2, and Lots 1 and 2, Block A, and to or from Central Ave. over and across the north line of Lots 1 and 2, Block B, are hereby granted to the City of Wichita, provided however that Lot 1, Block C, shall have access to Tyler Rd. at 1 point, and that Lots 1 and 2, Block A, shall have access to Tyler Rd. at 2 points each, and that Lots 1 and 2, Block B, shall have access to Central Ave. at 2 points each, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

B. F. P., Inc.

C. Bill Bachman, President

Jerald A. Feldman, Vice-President

Joel M. Pollack, Vice-President

State of Kansas, ss. The foregoing instrument was acknowledged before me this 14th day of April, 1979, by C. Bill Bachman, President and Jerald A. Feldman, Vice-President and Joel M. Pollack, Vice-President of B. F. P., Inc.

Mark A. Sany, Notary Public

My Comm. Exp. 4/1/80



This plat of TY-CEN ADDITION, Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this 21st day of March, 1979.

Wichita-Sedgewick County Metropolitan Area Planning Commission
 Jerry Greider, Chairman
 Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon accepted by the Board of Commissioners, Sedgewick County, Kansas, this 14th day of April, 1979.

Tom Scott, Chairman
 Everett Patrick, Commissioner
 Donald C. Gandy, Commissioner
 Dorothy K. White, County Clerk

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of the City of Wichita, Kansas, this 14th day of April, 1979.

Donnie A. Peters, Mayor
 Donald C. Giesick, City Clerk

Entered on transfer record this 14th day of April, 1979.
 Dorothy K. White, County Clerk

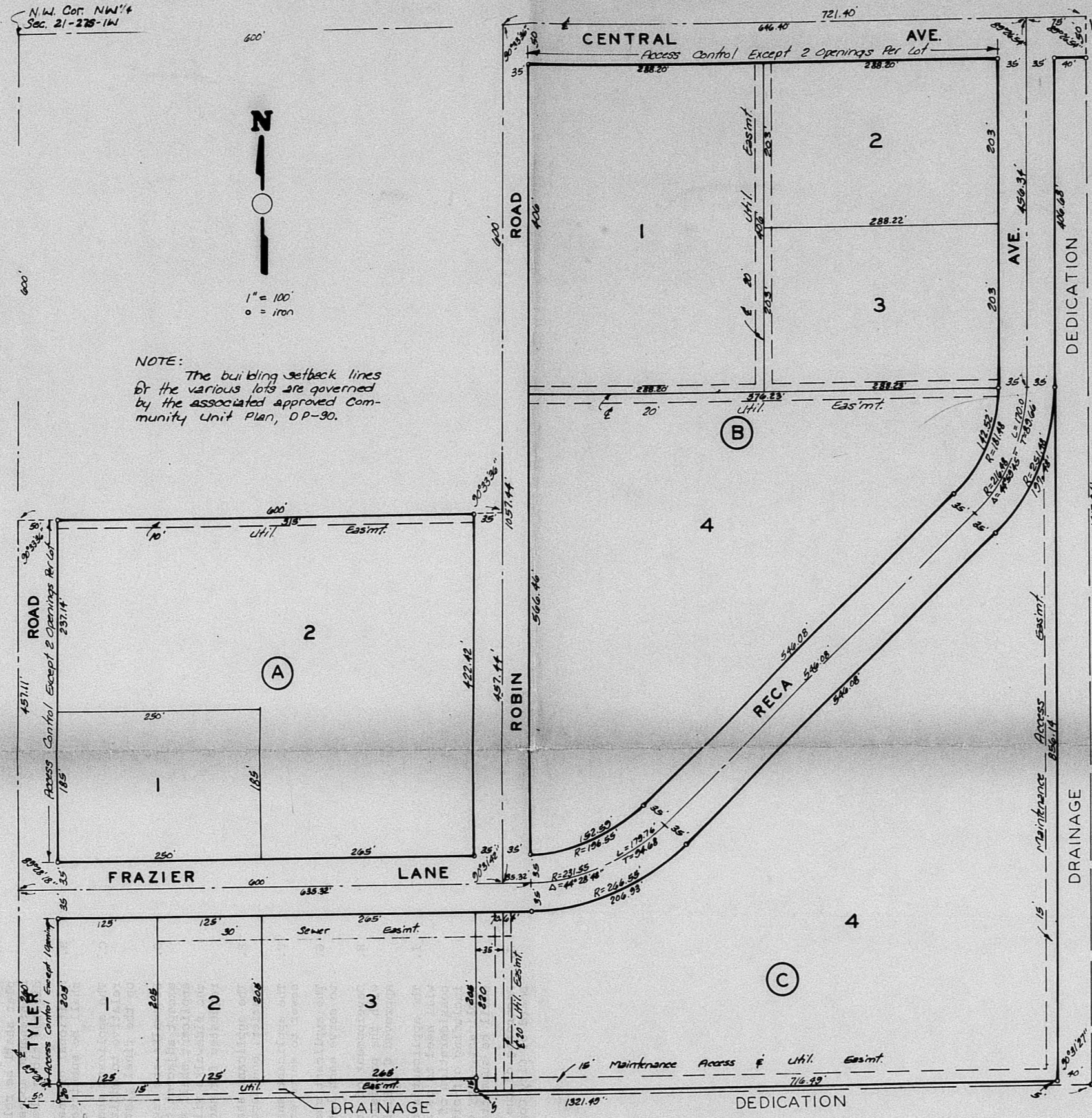
State of Kansas, ss. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 14th day of April, 1979, at 10:00 a.m., and is duly recorded.

Bette A. Hiebert, Register of Deeds
 Pat Ketter, Deputy

5/17/79-14

FINAL PLAT
TY-CEN ADDITION
OFFICE COPY WICHITA, KANSAS
DO NOT REMOVE

Approved by
Subdivision Committee
3-23-79
Subject
to conditions on back



State of Kansas? ss We, Baughman Company, P.A., Surveyors in and licensed in the State of Kansas, do hereby certify that we have surveyed and plotted the 'TY-CEN ADDITION' in Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as the NW 1/4 of the NW 1/4 of Sec. 21, Twp. 29S, R-1W of the 6th P.M., Sedgewick County, Kansas, except the north 600 feet of the west 600 feet thereof.

Baughman Company, P.A.

Witness my hand and seal of office this _____ day of _____, 1979.
William C. Korber, Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be plotted into Lots, Blocks, Streets and Drainage Dedications to be known as 'TY-CEN ADDITION', Wichita, Kansas. The easements are hereby granted as indicated for the construction and maintenance of all public utilities. The Drainage Dedications are hereby dedicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All egress rights of access to or from Tyler Rd. over and across the west lines of Lot 1, Block 2, and Lots 1 and 2, Block A, and to or from Central Ave. over and across the north line of Lots 1 and 2, Block B, are hereby granted to the City of Wichita, provided however that Lot 1, Block C shall have access to Tyler Rd. at 1 point, and that Lots 1 and 2, Block A, shall have access to Tyler Rd. at 2 points each and that Lots 1 and 2, Block B, shall have access to Central Ave. at 2 points each, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

B. F. P., Inc.
Bill Baughman, President
Jerrold A. Feldman, Vice-President
Joel M. Pollack, Vice-President

State of Kansas? ss The foregoing instrument was acknowledged before me this _____ day of _____, 1979, by Bill Baughman, President and Jerrold A. Feldman, Vice-President and Joel M. Pollack, Vice-President of B. F. P., Inc.

My Comm. Exp. _____ Notary Public

This plat of 'TY-CEN ADDITION' in Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas, dated this _____ day of _____, 1979.

Wichita-Sedgewick County Metropolitan Area Planning Commission
Jerry Orsinger, Chairman
Robert A. Lakin, Secretary

This plat approved and all dedications shown hereon, accepted by the Board of Commissioners of the City of Wichita, Kansas, this _____ day of _____, 1979.

Connie A. Peck, Mayor
Donald C. Girick, City Clerk

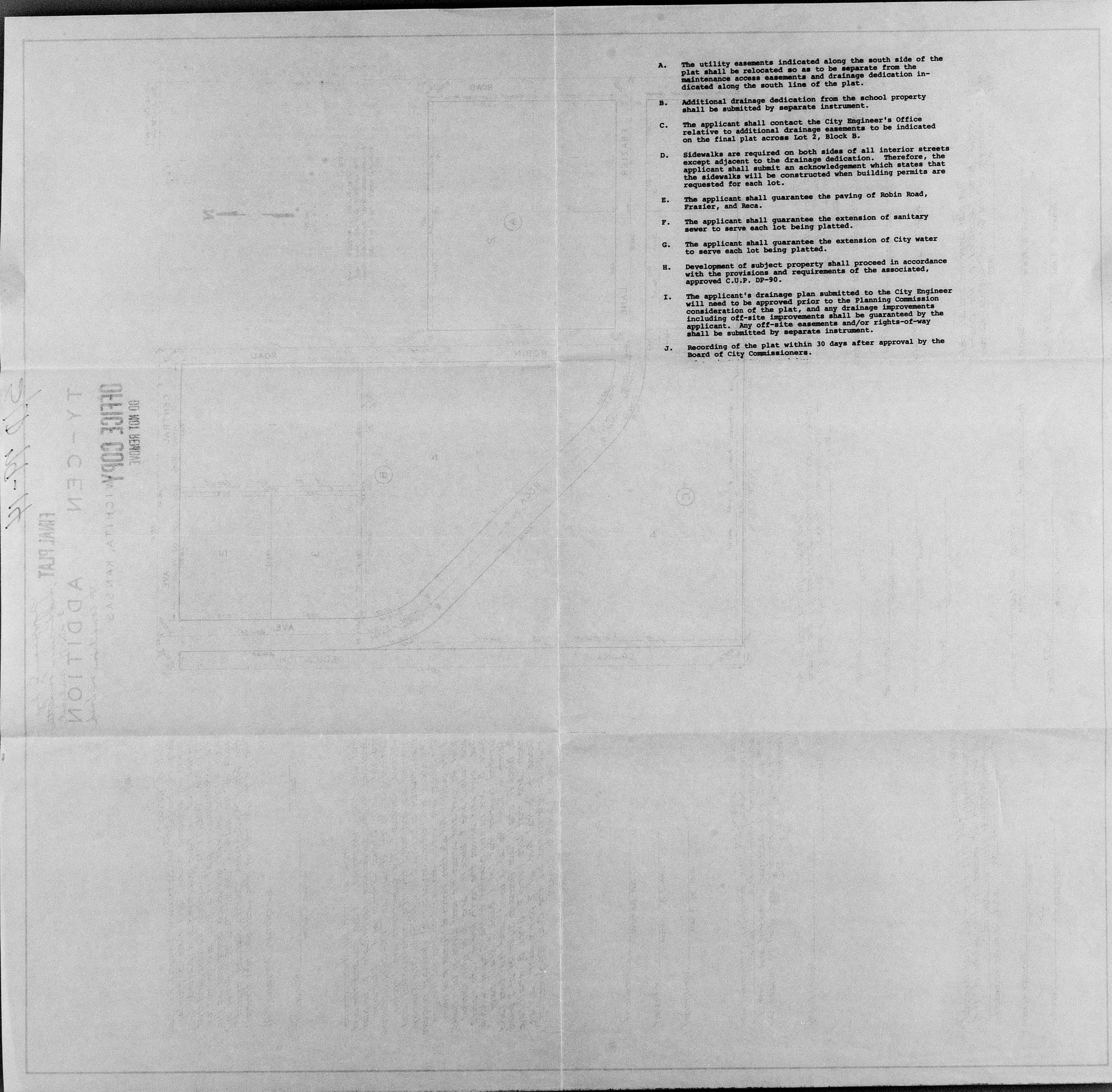
This plat approved and all dedications shown hereon, accepted by the Board of Commissioners, Sedgewick County, Kansas, this _____ day of _____, 1979.

Tom Scott, Chairman
Everett Patrick, Commissioner
Donald C. Orsinger, Commissioner
Dorothy K. White, County Clerk

Entered on transfer record this _____ day of _____, 1979.
Dorothy K. White, County Clerk

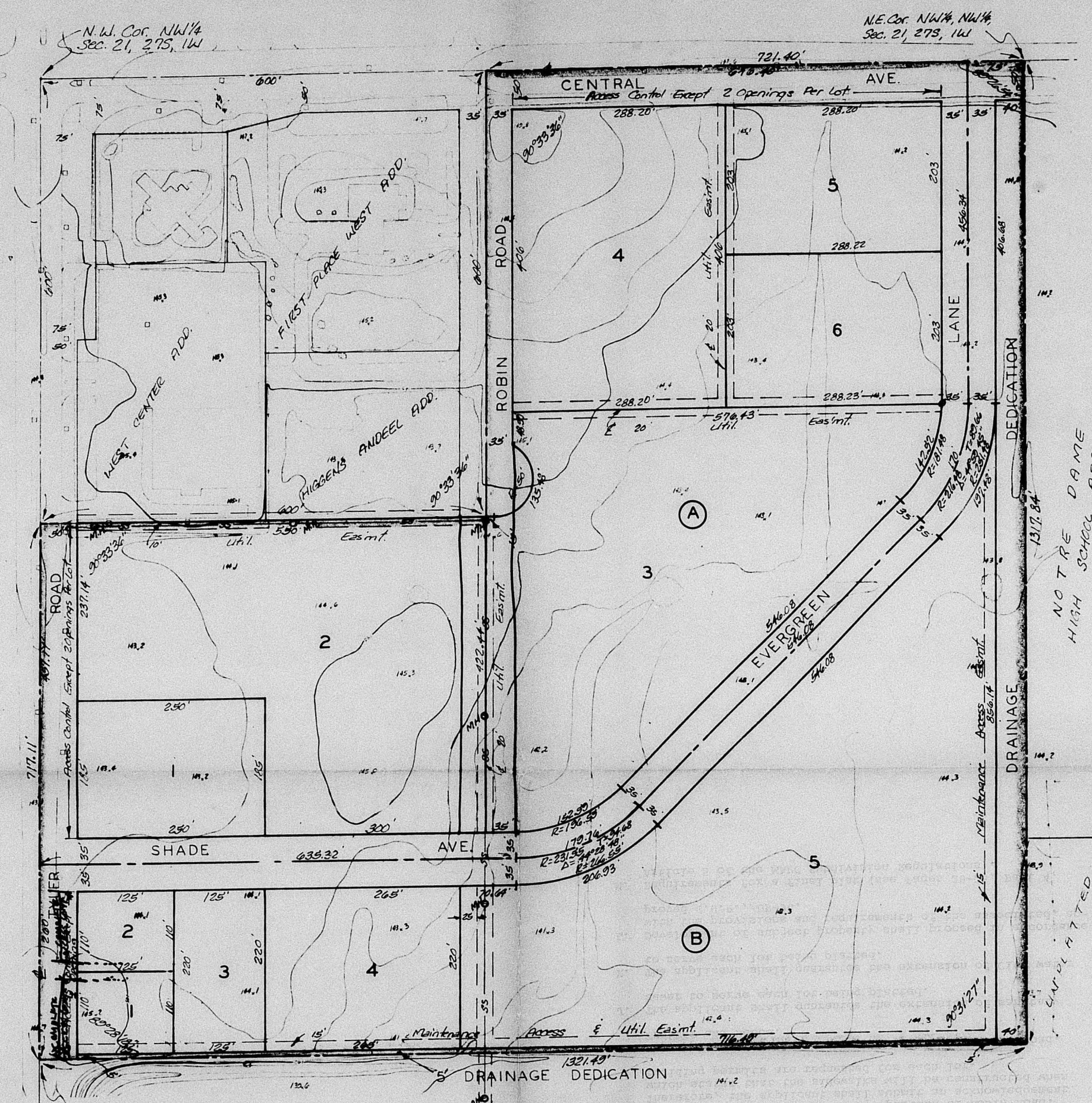
State of Kansas? ss This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1979, at _____ o'clock _____ M., and is duly recorded.

Bette A. Harrant, Register of Deeds
Ray Ketter, Deputy

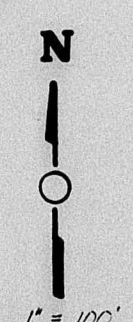


- A. The utility easements indicated along the south side of the plat shall be relocated so as to be separate from the maintenance access easements and drainage dedication indicated along the south line of the plat.
- B. Additional drainage dedication from the school property shall be submitted by separate instrument.
- C. The applicant shall contact the City Engineer's Office relative to additional drainage easements to be indicated on the final plat across Lot 2, Block B.
- D. Sidewalks are required on both sides of all interior streets except adjacent to the drainage dedication. Therefore, the applicant shall submit an acknowledgement which states that the sidewalks will be constructed when building permits are requested for each lot.
- E. The applicant shall guarantee the paving of Robin Road, Frazier, and Seca.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. Development of subject property shall proceed in accordance with the provisions and requirements of the associated, approved C.U.P. DP-90.
- I. The applicant's drainage plan submitted to the City Engineer will need to be approved prior to the Planning Commission consideration of the plat, and any drainage improvements including off-site improvements shall be guaranteed by the applicant. Any off-site easements and/or rights-of-way shall be submitted by separate instrument.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

5/18/14
TY-CEN
OFFICE COPY
ADDITION
EMPT PLAT



S10 Committee approved 2-22-79
 subject to conditions on back of this
 sheet.



PRELIMINARY PLAT
TY-CEN ADDITION

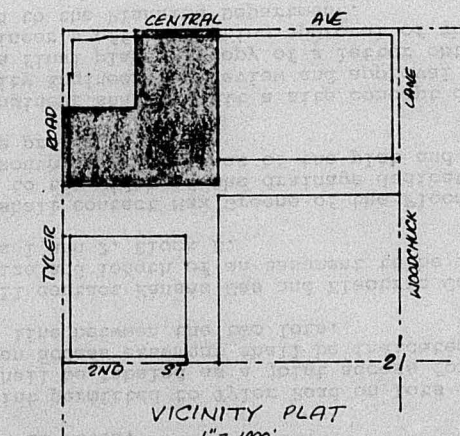
THE NW 1/4 OF THE NW 1/4 OF SEC. 21, TWP. 27-S, R-1-W,
 SEDGWICK COUNTY, KANSAS, EXCEPT THE NORTH
 600 FEET OF THE WEST 600 FEET THEREOF.

1" = 100'
 Elev. = City Datum

B.F.P., INC. JERRY FELDMAN

PRELIMINARY PLAT
OFFICE COPY
 DO NOT REMOVE

NOTE: Building setback lines are per
 approved TY-CEN ADDITION C.U.P.



BAUSHMAN COMPANY, P.A. 6 FEB 79

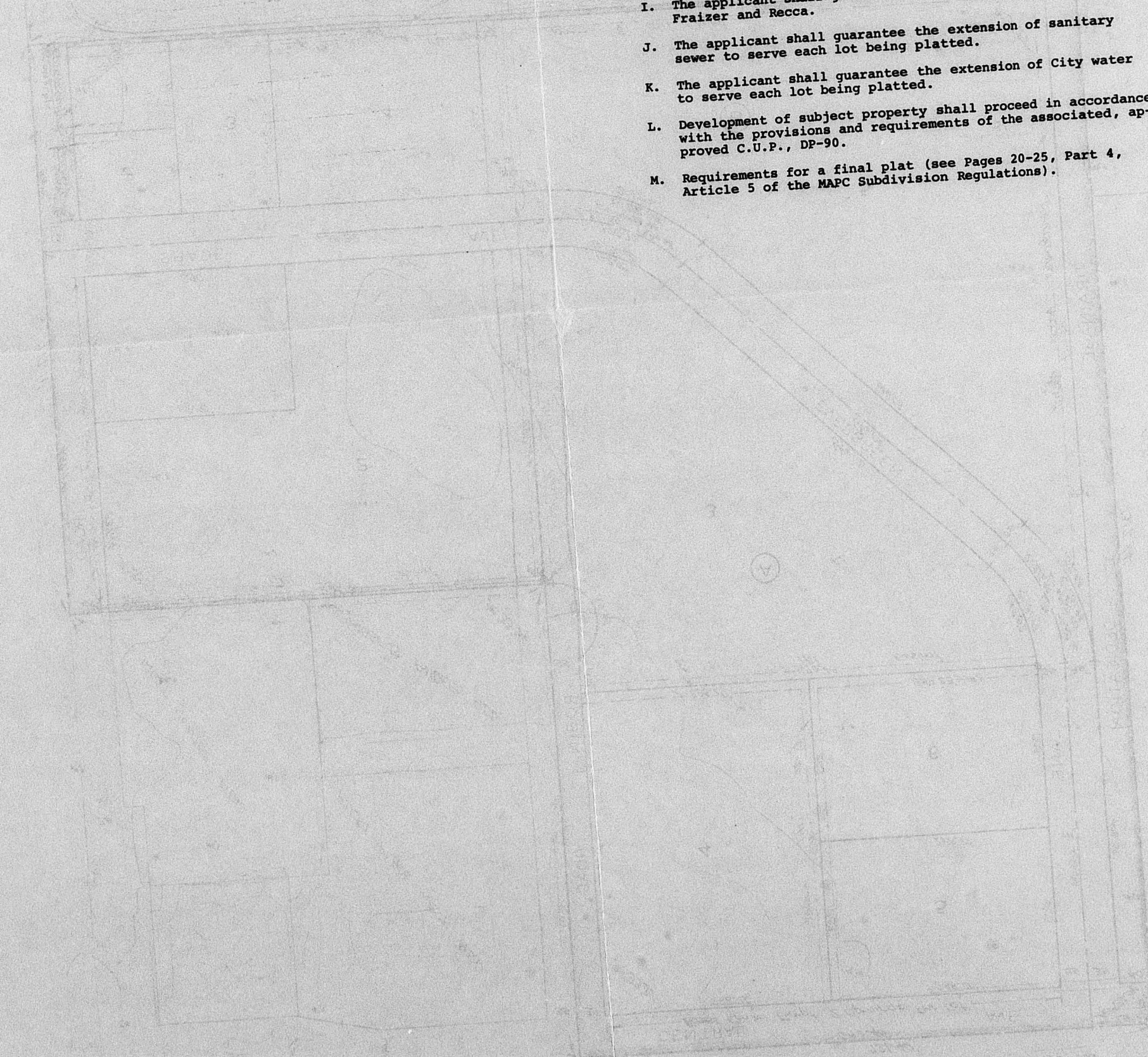
S10 79-14

FEB 9 1979

DO NOT REMOVE
OFFICE COPY
ВНЕШНИЙ КОМПЬЮТЕР

210-14-14

14-СЕН АДДИК



- A. The final plat shall indicate Robin Road extending south to connect to the east-west street (Shade).
- B. Shade Avenue shall be relabeled as Fraizer and Evergreen shall be relabeled as Secca.
- C. The one access point permitted to Tyler Road on Lots 1 and 2, Block B, shall be labeled as a joint access for the two lots and an access easement shall be indicated on the common lot line between the two lots.
- D. The applicant shall contact Kansas Gas and Electric Company relative to the size and length of an easement to be indicated between Lots 1 and 2, Block B.
- E. The applicant shall contact Max Greene of the Flood Control office relative to the width of the drainage dedication indicated on the south and east lines of the plat and other related drainage problems.
- F. The applicant's engineer shall submit a site concept drainage plan to the City Engineer for review and approval prior to submission of a final plat. A copy of a letter obtained from the City Engineer's office stating approval of the plan shall be submitted to the Planning Department.
- G. On the face of the final plat a note shall appear stating that the building setback lines for the various lots are governed by the associated approved Community Unit Plan, DP-90.
- H. Sidewalks are required on both sides of Shade Avenue, Evergreen Lane and the extended portion of Robin Road. Therefore, the applicant shall submit an acknowledgment which states that the sidewalks will be constructed when building permits are requested for each lot.
- I. The applicant shall guarantee the paving of Robin Road, Fraizer and Secca.
- J. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- K. The applicant shall guarantee the extension of City water to serve each lot being platted.
- L. Development of subject property shall proceed in accordance with the provisions and requirements of the associated, approved C.U.P., DP-90.
- M. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MFC Subdivision Regulations).