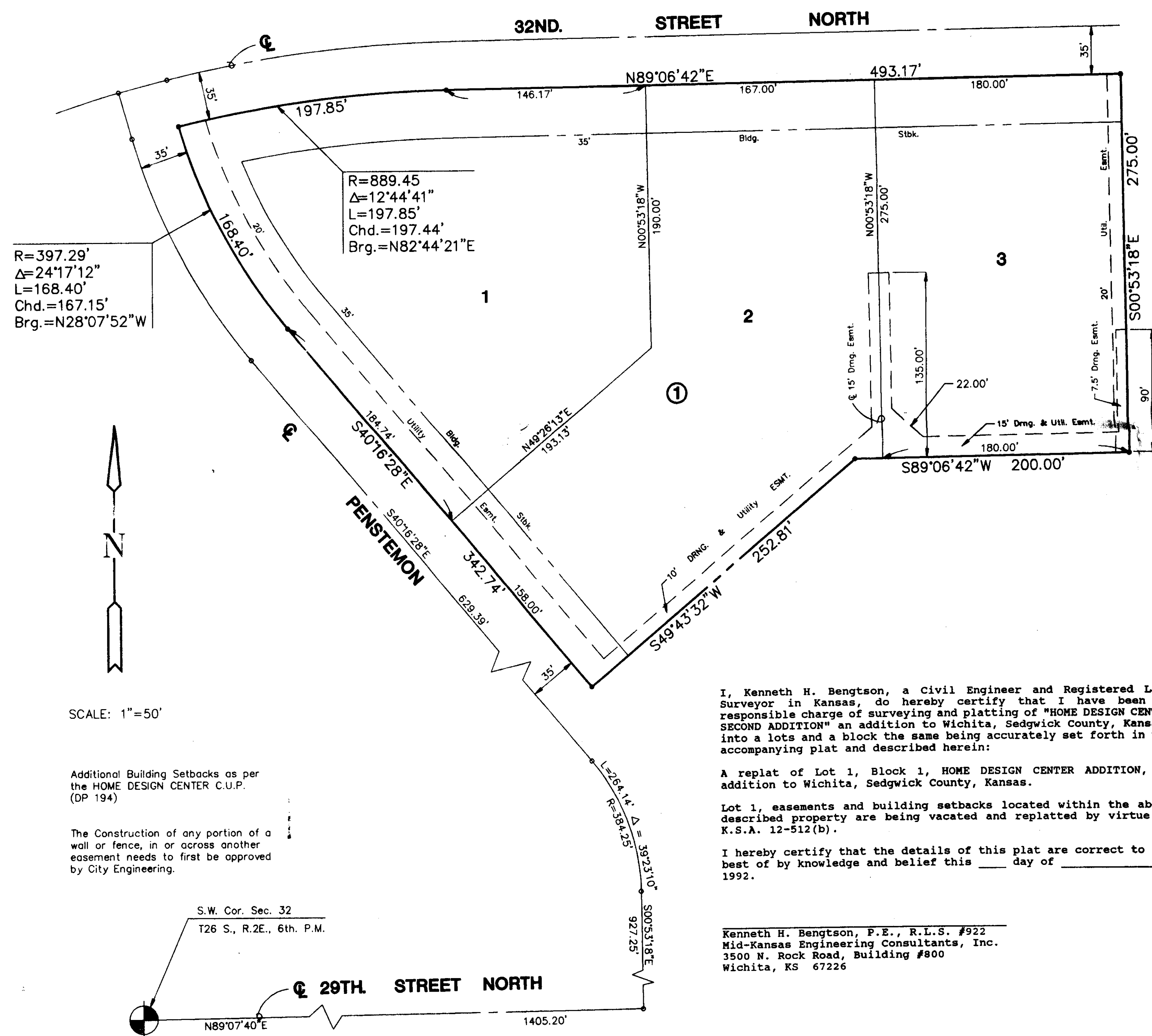


FINAL PLAT OF
HOME DESIGN CENTER SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lots and a block the same to be known as "HOME DESIGN CENTER SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities and drainage as indicated on the accompanying plat, are hereby granted. Additional building setback requirements are per the HOME DESIGN CENTER ADDITION C.U.P. (DP 194) on file with the Wichita Sedgwick County Metropolitan Area Planning Department.

LOOP PROPERTIES
A Kansas General Partnership

Donald J. Ablah, President
Classic Real Estate, Inc.
A Partner

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

BE IT REMEMBERED, that on this _____ day of _____, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Donald J. Ablah, President, of Classic Real Estate, A Partner, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public
My appointment expires: _____

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

BANK IV WICHITA, NATIONAL ASSOCIATION

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

BE IT REMEMBERED, that on this _____ day of _____, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came on behalf of Bank IV Wichita, National Association, personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public
My appointment expires: _____

We, FAR-MOR Investments, Inc., mortgagees on a portion of the above described property, do hereby consent to the plat of "HOME DESIGN CENTER SECOND ADDITION"

FAR-MOR INVESTMENTS, INC.

STATE OF KANSAS)
SEDGWICK COUNTY) ss.

BE IT REMEMBERED, that on this _____ day of _____, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid, came on behalf of FAR-MOR Investments, Inc., personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public
My appointment expires: _____

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

Witnessed this _____ day of _____, 1992.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Christopher J. Goebel, CHAIRMAN

Marvin S. Krout, 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 _____, 1992.

Bob Knight, MAYOR

Pat Burnett, DEPUTY CITY CLERK

Enter on transfer record this _____ day of _____, 1992.

Don Wright, COUNTY CLERK

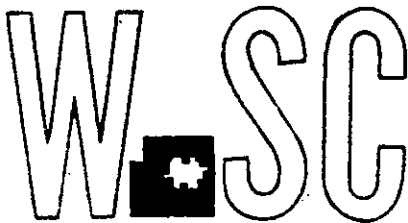
STATE OF KANSAS)
SEDGWICK COUNTY) ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1992.

Pat Kettler, REGISTER OF DEEDS

Ed Resa, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 28, 1992

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

Re: S/D 92-37 HOME DESIGN CENTER SECOND ADDITION (Final
Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1992, 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 August 21, 1992.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
- N.A. (3.) Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Loop Properties, c/o Classic Real Estate - Don Ablah, 8343 E.
32nd Street North #150, Wichita, KS 67226
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee is needed for providing service to Lot 1.
- 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 based on the C.U.P. (DP-194) which affects this site, while no specific limitations are indicated on the number of buildings allowed on parcel 1 of the C.U.P. (Lots 1, 2, and 3 of this plat), square footage and area coverage limitations are indicated, and such limitations are established for the parcel as a whole and not necessarily to each specific building site (proposed lot).
- D. As indicated by this site's drainage plan, the applicant shall submit with the final plat tracing, for recording, a cross lot drainage agreement.
- 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. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-9
August 27, 1992

STAFF REPORT
(Final Plat Approved 8/20/92)

CASE NUMBER: S/D 92-37 - HOME DESIGN CENTER SECOND ADDITION

OWNER/APPLICANT: Loop Properties, c/o Classic Real Estate (Don Ablah), 8343 E. 32nd Street North #150, Wichita, KS 67226

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: Southeast corner of Penstemon and 32nd Street North

SITE SIZE: 4.53 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 49,500 sq. ft.

CURRENT ZONING: "C" Commercial District

VICINITY MAP:

