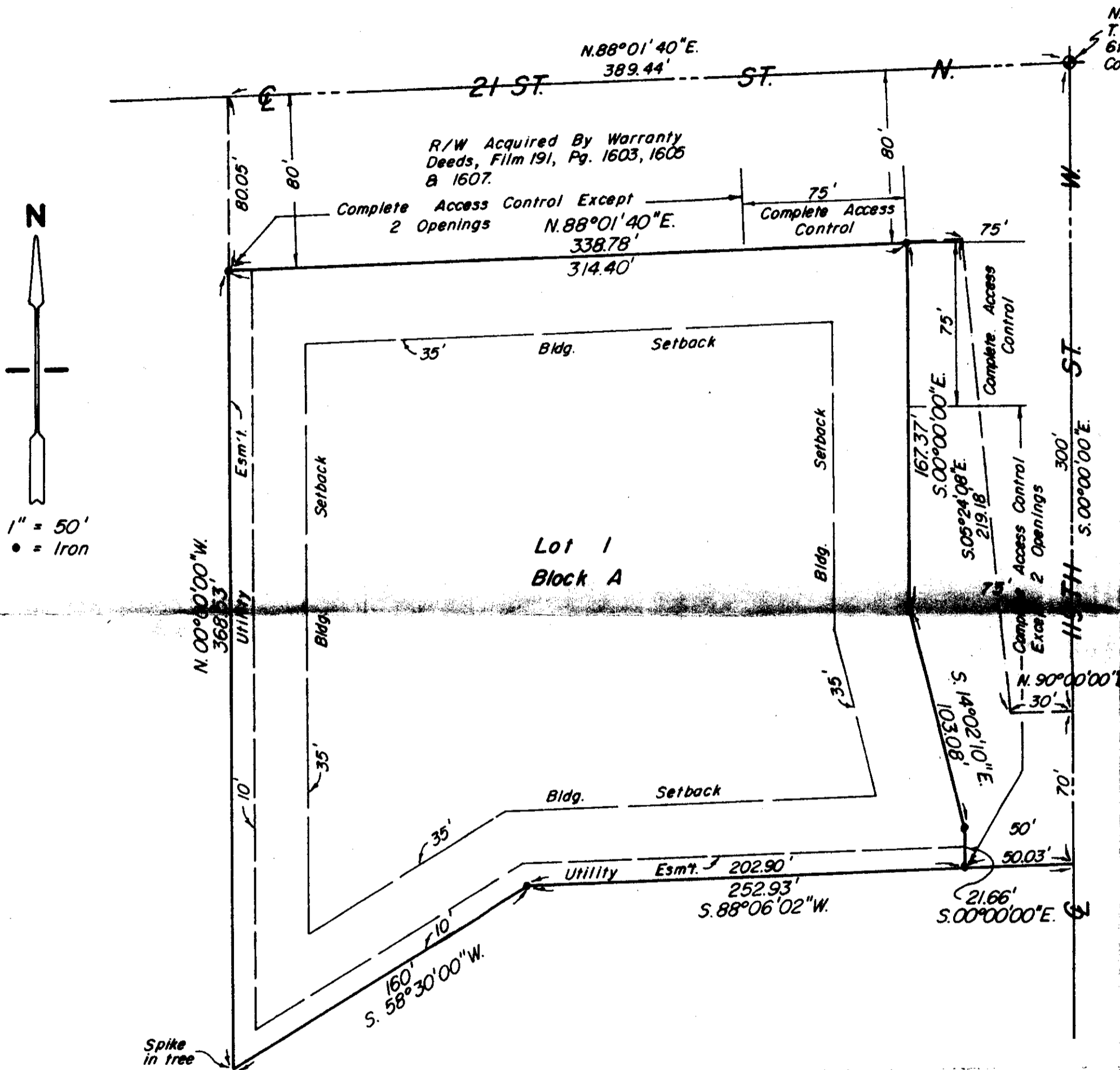


TEAL BROOK COMMERCIAL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N.E. Cor. Sec. 12,
T.27S, R.2W of the
6th P.M., Sedgwick
County, Kansas.

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block and a Street, to be known as "TEAL BROOK COMMERCIAL 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, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to and from 21st Street North, over and across the North line of Lot 1, Block A, and also all abutter's rights of access to and from 119th Street West, over and across the East line of Lot 1, Block A, are hereby granted to the City of Wichita, provided however, that Lot 1, Block A, shall have access to 21st Street North at two locations and shall have access to 119th Street at two locations, as determined by the City Engineer.

JERRICK COMPANY, a Kansas General Partnership
Rick E. Huffman, Managing General Partner

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
I, _____, Notary Public in and for said State and County, came Jerrick Company, a Kansas General Partnership by Rick E. Huffman, Managing General Partner, in behalf of the Partnership, 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 behalf of and as the act and deed of said Partnership. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Linda L. Roush, Notary Public
My Commission Expires _____

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "TEAL BROOK COMMERCIAL ADDITION".
UNION NATIONAL BANK

Calvin J. Glasco, Vice President
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this _____ day of _____, 1989, before me, a Notary Public in and for said State and County, came Union National Bank by Calvin J. Glasco, Vice President, in behalf of the Bank, 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 behalf of and as the act and deed of said Bank. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Deborah K. Ammerman, Notary Public
My Commission Expires _____

This plat of "TEAL BROOK COMMERCIAL ADDITION" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1989.
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
_____, Secretary
Harvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, this _____ day of _____, 1989.

_____, Mayor
Sheldon Kamen
_____, Deputy City Clerk
Date E. Rea

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1989.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Rusa
Entered on transfer record this _____ day of _____, 1989.
_____, Notary Public
Deborah K. Ammerman
_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:
I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "TEAL BROOK COMMERCIAL ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot, a Block and a Street, the same being accurately set forth on the accompanying plat and described as follows: A tract of land in the North 1/2 of the NE 1/4 of Sec. 12, T27S, R2W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the East line and 300.0 feet South of the Northeast Corner of the NE 1/4 of said Sec. 12; thence South along the East line of said NE 1/4 and with an assumed bearing of S. 90°00'00" E., a distance of 70.0 feet; thence S. 88°06'02" W., a distance of 252.93 feet; thence S. 58°30'00" W., a distance of 160 feet; thence N. 00°00'00" W. parallel with the East line of said NE 1/4, a distance of 368.53 feet to a point on the South Right-of-Way line of 21st Street North; thence N. 88°01'40" E., parallel with the North line of said NE 1/4, a distance of 338.78 feet to a point 50.67 feet West of the East line of said NE 1/4; thence S. 05°24'08" E., a distance of 219.18 feet to a point 30 feet West of the East line of said NE 1/4; thence N. 90°00'00" E., a distance of 30.0 feet to the point of beginning.

Don C. Moehring II, Surveyor



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 16, 1989

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-98 TEAL BROOK COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the 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 plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Jerrick Company
224 E. Douglas,
Wichita, KS 67202
Bill Yung Design
4912 E. 29th St. N.
Wichita, KS 67220
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee a decel lane to serve the two entrances planned for this site along 21st Street North. This guarantee will be held until 21st Street is improved to urban standards.
- C. The applicant shall guarantee a decel lane for 119th Street West that is needed to serve this commercial property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing the MAPC signature block shall correctly show Sue L. Crockett as Chairman.
- F. Since 21st street North is still within the County's jurisdiction at this location, the plattor's text shall be amended on the final tracing to indicate that access controls are being dedicated to the "appropriate governing body" with openings determined by the "appropriate engineer."
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

February 16, 1989

STAFF REPORT

(Final Plat Approved 2/9/89; Preliminary Plat Approved 11/17/88)

CASE NUMBER: S/D 88-98 - TEAL BROOK COMMERCIAL ADDITION

OWNER/APPLICANT: Jerrick Co., 224 E. Douglas, Wichita, KS
67202

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: Southwest corner of 21st Street North & 119th Street West

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.5 Acres

CURRENT ZONING: "AA" (single-family)

PROPOSED ZONING: "LC" (light commercial) (Z-2926)

VICINITY MAP:

