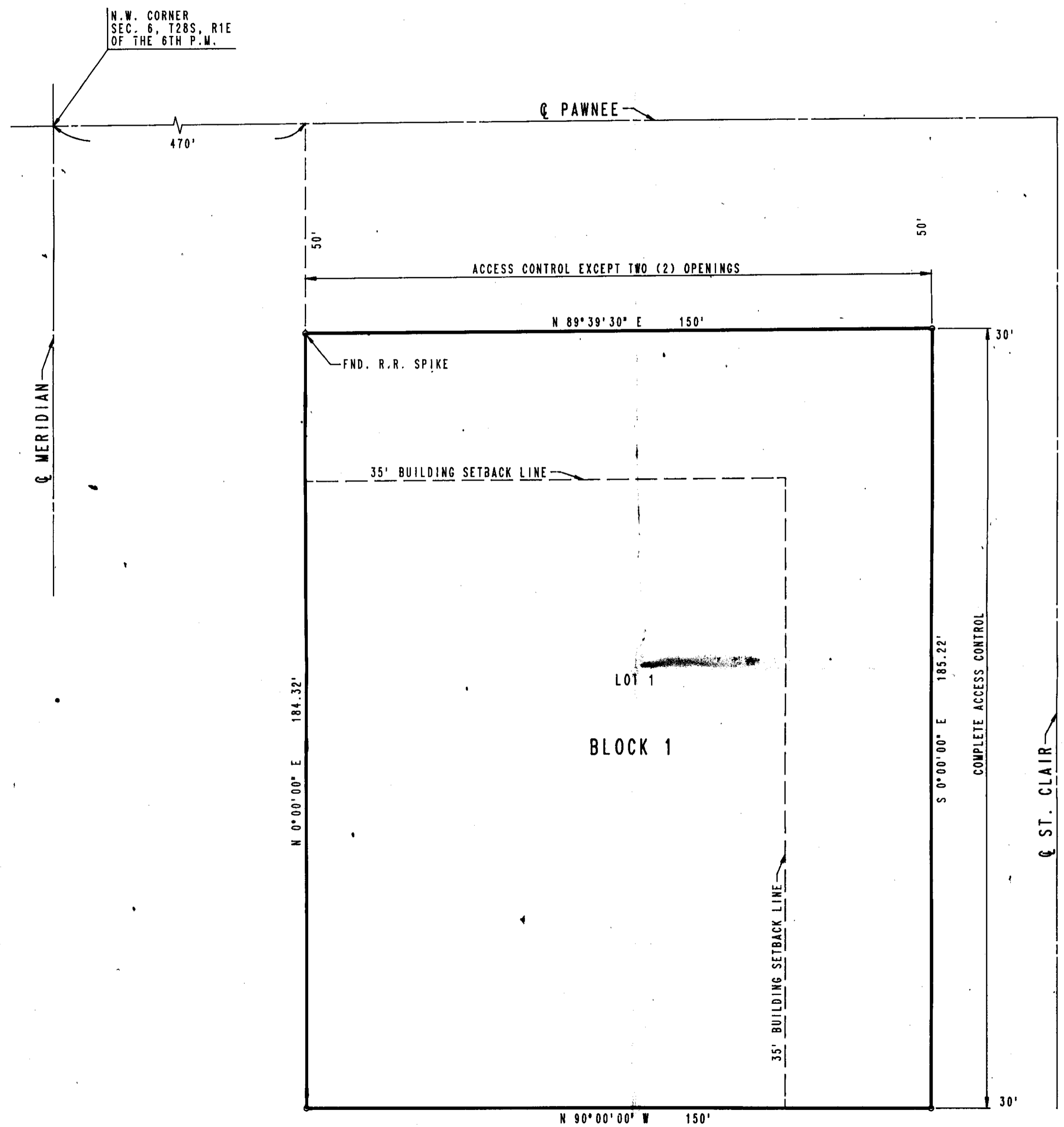


FIFTH ADDITION TO SOUTHWEST VILLAGE TO WICHITA SEDGWICK COUNTY, KANSAS



SCALE: 1"=20'
 ○ = IRON SET
 B.M.-CHISELED "D" ON S.W. CORNER CURB
 INLET AT SOUTH SIDE PAWNEE 150'±
 WEST OF & ST. CLAIR.
 ELEV.=100.33 CITY D.A.
 ELEV.=1287.73 M.S.L.

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1990, I HAVE CAUSED TO BE SURVEYED AND PLATTED FIFTH ADDITION TO SOUTHWEST VILLAGE, WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING A REPLAT OF LOTS 18, 19 AND 20, BLOCK 1, FIRST ADDITION TO SOUTHWEST VILLAGE, WICHITA, KANSAS.

CHARLES S. BROWN, P.E. LIC. NO. 7581 R.L.S. NO. 991
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS FIFTH ADDITION TO SOUTHWEST VILLAGE, WICHITA, SEDGWICK COUNTY, KANSAS.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM PAWNEE AND ST. CLAIR OVER AND ACROSS THE NORTH AND EAST LINE OF LOT 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA; PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO PAWNEE AT TWO LOCATIONS EACH, SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. THAT PORTION OF FIRST ADDITION TO SOUTHWEST VILLAGE, WICHITA, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT OF LAND IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS

RANDALL D. PIERCE _____ BILLY W. PIERCE _____

CONTRACT PURCHASERS:

THOMAS W. BOYD _____
 MICHAEL J. BOYD _____ LINDA GLASCOCK BOYD _____

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RANDALL D. PIERCE AND BILLY W. PIERCE TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME THOMAS W. BOYD TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1990, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MICHAEL J. BOYD AND LINDA GLASCOCK BOYD TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1990.

_____ ACTING CHAIRMAN
 GEORGE D. SHERMAN

_____ SECRETARY
 MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1990.

_____ MAYOR
 BOB KNIGHT

_____ DEPUTY CITY CLERK
 PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1990

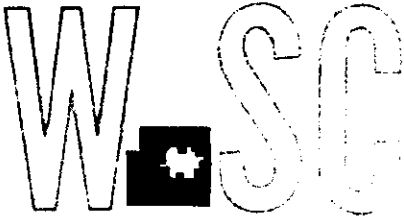
_____ COUNTY CLERK
 DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1990.

_____ REGISTER OF DEEDS
 PAT KETTLER

_____ DEPUTY
 ED RESA

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4581

October 12, 1990

Gary Wiley
Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 90-56 (Final Plat) Southwest Village 5th Addition

Dear Gary:

At the regular meeting of the Metropolitan Area Planning Commission on October 11, 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 October 5, 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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Randall D. Pierce c/o Thomas W. Boyd, 128 S. Dellrose,
Wichita, KS 67218
Sekon Sonic Inc., c/o Roger Carpenter, 812 W. 11th,
Coffeyville, KS 67337
Mike Lindebak, City Engineer

FILE COPY

S/D 90-56 - SOUTHWEST VILLAGE 5TH ADDITION

Page 3

- I. Recording of the plat within 30 days after approval by the City Council.

- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

October 4, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-56 - SOUTHWEST VILLAGE 5TH ADDITION

OWNER/APPLICANT: Randall D. Pierce c/o Thomas W. Boyd, 128 S. Dellrose, Wichita, KS 67218

SUBDIVIDER: Sekan Sonic, Inc. c/o Roger Carpenter, 812 W. 11th, Coffeyville, KS 67337

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: Southwest corner of St. Clair and Pawnee

SITE SIZE: 0.6 Acres

NUMBER OF LOTS

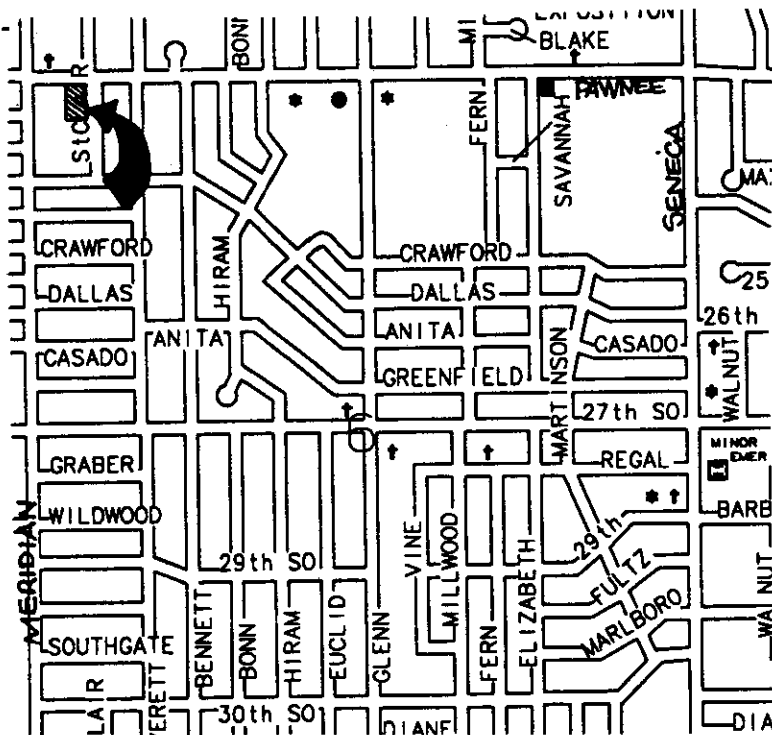
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 0.6 Acres

CURRENT ZONING: "B" Multiple Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-2999)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change (Z-2999) to "LC" Light Commercial Zoning has been approved for this site subject to the area being replatted by August 28, 1991. As a condition of this zone change, the applicant has volunteered to submit a covenant which provides for landscaping of the site along St. Clair and also a restriction on uses so as not to allow the sale of malt beverages or alcoholic liquors.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway to St. Clair which will be in an area of complete access control. This guarantee shall also provide for the removal of any pavement in public right-of-way and any reconstruction of the existing sidewalk in this driveway section.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As was provided for during approval of the zone change for this site, the applicant shall submit for recording with this plat, a covenant concerning landscaping and certain uses to be prohibited on this site. Specifically, this covenant needs to indicate that a landscape buffer is to be installed and maintained along the east line of this site or adjacent to St. Clair.

Further, this covenant needs to indicate that the property will not be used for the sale of malt beverages or alcoholic liquors. This covenant shall also specify that it runs with the land and is binding on future owners and assigns.
- E. The applicant is advised that the MAPC will be appointing new officers at its September 27, 1990 meeting. The final plat tracing shall indicate any appropriate changes in the MAPC's signature block.
- 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).