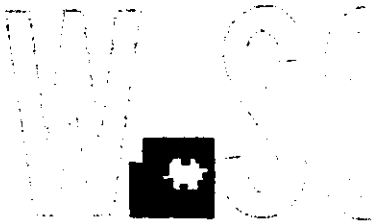


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 7, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-35 POLO CLUB OFFICE PARK

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, 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 July 7, 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 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 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 second 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: Polo Club Office Park Partners, Stephen L. Clark, P.O. Box
21080, Wichita, KS 67208
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT

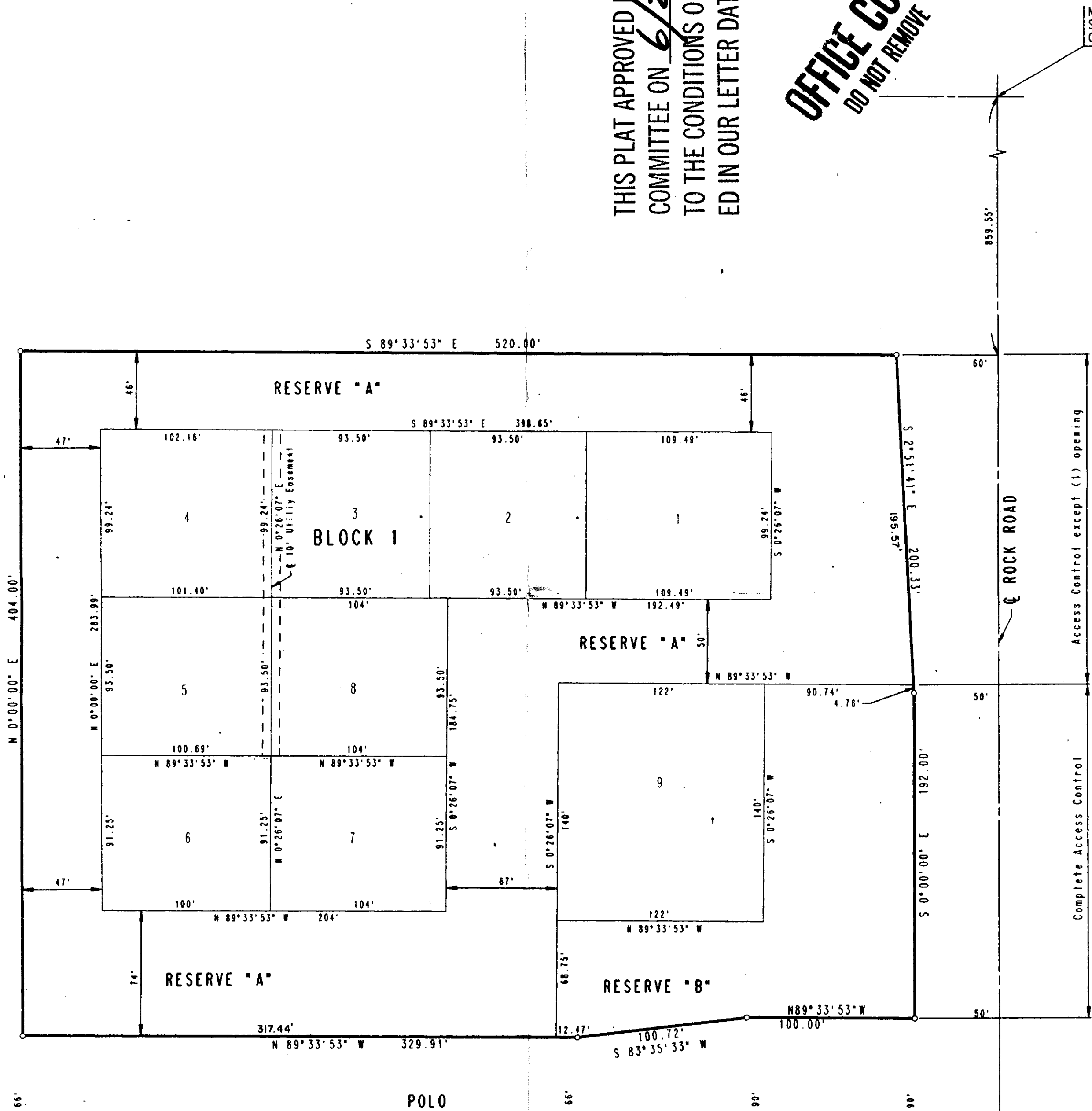
POLO CLUB OFFICE PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/29/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/30/89

OFFICE COPY
DO NOT REMOVE

N.E. COR. N.E. 1/4
SEC. 18, T27S, R2E
OF THE 6TH P.M.



STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE CAUSED TO BE SURVEYED AND PLATTED POLO CLUB OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, IN LOTS, A BLOCK AND RESERVES, THE SAME BEING A REPLAT OF LOT 2, BLOCK 1, FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, EXCEPT THE WEST 440 FEET THEREOF.

SUE L. CROCKETT CHAIRMAN

MARVIN S. KROUT SECRETARY

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

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

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 LOTS, A BLOCK AND RESERVES, THE SAME TO BE KNOWN AS POLO CLUB OFFICE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

BOB KNIGHT MAYOR

JOHN MOIR CITY CLERK

RESERVE "A" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, LANDSCAPING, IRRIGATION SYSTEM, DRAINAGE, PARKING, PRIVATE DRIVES, IDENTIFICATION SIGNS, AND WALLS AS REQUIRED BY C.U.P. DP-144. THE PRIVATE DRIVES WITHIN RESERVE "A" ARE TO PROVIDE ACCESS TO LOTS 1 THROUGH 9 INCLUSIVE, BLOCK 1.

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989.

RESERVE "B" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, LANDSCAPING, IRRIGATION SYSTEM, DRAINAGE, AND IDENTIFICATION SIGNS.

DON WRIGHT COUNTY CLERK

RESERVES "A" AND "B" ARE TO BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED WITHIN POLO CLUB OFFICE PARK.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

ALL ABUTTER'S RIGHTS OF ACCESS TO AND FROM ROCK ROAD OVER AND ACROSS THE EAST LINE OF RESERVES "A" AND "B" ARE HEREBY GRANTED TO THE CITY OF WICHITA PROVIDED, HOWEVER, RESERVE "A" SHALL HAVE ACCESS TO ROCK ROAD AT ONE LOCATION. SAID LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA.

PAT KETTLER REGISTER OF DEEDS

ALL PORTIONS OF LOT 2, BLOCK 1, FAIRFIELD ESTATES, WICHITA, SEDGWICK COUNTY, KANSAS, AND THE UTILITY EASEMENT RECORDED ON FILM 1019, PAGE 991, WITHIN THE ABOVE DESCRIBED PROPERTY ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ED RESA DEPUTY

FOR ADDITIONAL BUILDING SETBACK REQUIREMENTS SEE C.U.P. DP-144 ON FILE AT THE METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: POLO CLUB OFFICE PARK
A KANSAS GENERAL PARTNERSHIP

BY: _____
STEPHEN L. CLARK, GENERAL PARTNER

Medespy

STATE OF KANSAS)
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME STEPHEN L. CLARK, GENERAL PARTNER OF POLO CLUB OFFICE PARK, A KANSAS GENERAL PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY 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.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

- I. The applicant shall submit a copy of the utility easement recorded on Film 1019, Page 991.
- J. 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.
- K. 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.
- 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 City Council.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

July 6, 1989

STAFF REPORT
(Final Plat Approved 6/29/89;
Preliminary Plat Approved 6/15/89)

CASE NUMBER: S/D 89-35 - POLO CLUB OFFICE PARK ADDITION

OWNER/APPLICANT: Polo Club Office Park Partners, c/o Stephen Clark, P.O. Box 21080, Wichita, KS 67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest corner of Rock Road and Polo

SITE SIZE: 4.8 acres

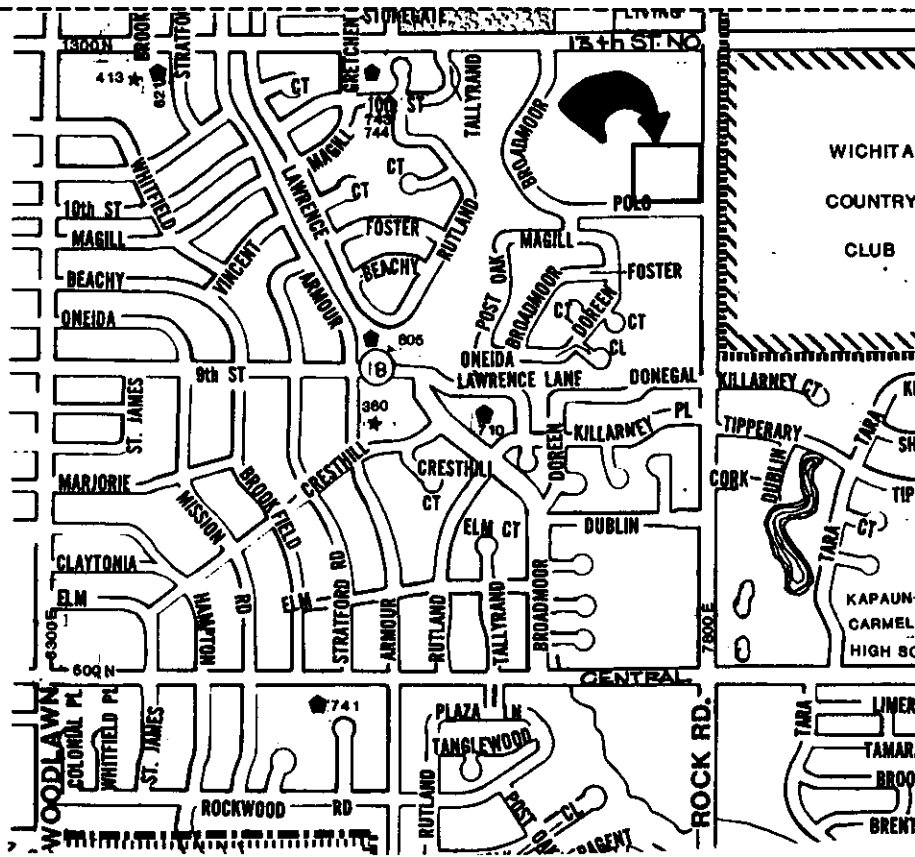
NUMBER OF LOTS

Residential:	
Office:	9
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 9,157 sq. ft.

CURRENT ZONING: "BB" Office District and (DP-144)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. Additional guarantees shall also be provided for the extension of municipal water and sanitary sewer to each of the lots now being platted, and for any additional drainage improvements.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard surfaced access to each lot (Lots 1 through 9) prior to the development of the lot.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- G. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of hard surface fire lanes around main structures. These fire lanes will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- H. 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.