

OFFICE COPY
DO NOT REMOVE

FINAL PLAT
SHARON RYAN ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/21/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/22/89

KELLOGG (US 54)

ACCESS CONTROL EXCEPT FIVE (5) OPENINGS

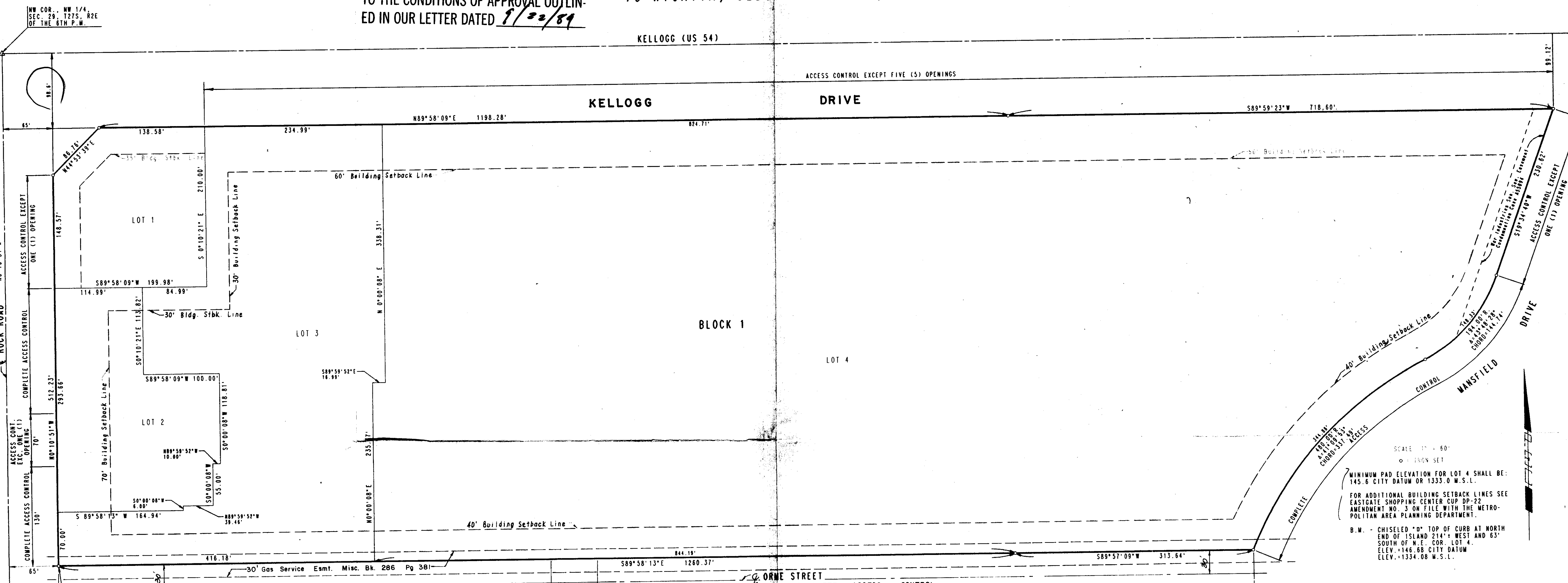
KELLOGG

DRIVE

S89°59'23"W 718.60'

N89°58'09"E 1198.28'

824.71'



BLOCK 1

LOT 4

LOT 3

LOT 1

LOT 2

SCALE 1" = 60'

1" = 1500 SET

MINIMUM PAD ELEVATION FOR LOT 4 SHALL BE:
145.6 CITY DATUM OR 1333.0 M.S.L.
FOR ADDITIONAL BUILDING SETBACK LINES SEE
EASTGATE SHOPPING CENTER CUP DP-22
AMENDMENT NO. 3 ON FILE WITH THE METRO-
POLITAN AREA PLANNING DEPARTMENT.

B.M. - CHISELED "D" TOP OF CURB AT NORTH
END OF ISLAND 214' ± WEST AND 63'
SOUTH OF N.E. COR. LOT 4.
ELEV. = 146.68 CITY DATUM
ELEV. = 1334.08 M.S.L.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R. W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF SHARON RYAN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS 1 AND 2, AND A BLOCK THE SAME BEING A REPLAT OF LOTS 1 THROUGH 11, BLOCK 1 AND LOTS 1 THROUGH 9 IN BLOCK 6, TOGETHER WITH THE ALLEY THROUGH BLOCK 1 AND THAT PORTION OF EASTMOOR STREET BETWEEN BLOCKS 1 AND 6 ALL IN EASTMOOR ADDITION TO WICHITA, KANSAS; ALSO THAT PORTION OF LOTS 1 THROUGH 4, BLOCK 1 IN REPLAT OF BLOCK 1 SUNNYBROOK ADDITION TO WICHITA, KANSAS, BETWEEN KELLOGG AND THE NORTH RIGHT-OF-WAY LINE OF ORME STREET EXTENDED EAST ALL WEST OF MANSFIELD STREET MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF LOT 2, EASTMOOR ADDITION TO WICHITA, KANSAS; THENCE NORTH BEARING N0°10'51"W ALONG THE WEST LINE OF LOT 2 AND LOT 1 IN SAID BLOCK 1, A DISTANCE OF 512.23 FEET TO THE NW CORNER OF SAID LOT 1; THENCE BEARING N44°53'39"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 86.76 FEET; THENCE BEARING N89°58'09"E ALONG THE NORTH LINE OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 6, A DISTANCE OF 1198.28 FEET TO THE NE CORNER OF LOT 1 IN SAID BLOCK 6; THENCE BEARING S89°59'23"E ALONG THE NORTH LINE OF LOT 1, BLOCK 1; IN REPLAT OF BLOCK 1 SUNNYBROOK ADDITION TO WICHITA, KANSAS, A DISTANCE OF 718.60 FEET TO THE NE CORNER OF SAID LOT 1; THENCE BEARING S19°34'40"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 230.62 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 194.00 FEET AND A CHORD OF 144.74 FEET BEARING S41°18'58"W AN ARC DISTANCE OF 148.33 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET AND A CHORD OF 337.49 FEET BEARING S42°52'57"W AN ARC DISTANCE OF 344.86 FEET TO A POINT IN THE EAST LINE OF LOT 4, BLOCK 1 IN SAID SUNNYBROOK ADDITION WHERE THE NORTH RIGHT-OF-WAY LINE OF ORME STREET EXTENDED EAST INTERSECTS THE WEST RIGHT-OF-WAY OF MANSFIELD STREET; THENCE BEARING S89°58'13"W ALONG THE EXTENDED NORTH RIGHT-OF-WAY OF ORME STREET AND THE SOUTH LINE OF LOTS 3 AND 2, BLOCK 1 IN SAID SUNNYBROOK ADDITION A DISTANCE OF 313.64 FEET TO THE SW CORNER OF SAID LOT 2; THENCE BEARING S89°58'13"W ALONG THE SOUTH LINE OF BLOCK 6 AND BLOCK 1 IN EASTMOOR ADDITION TO WICHITA, KANSAS, A DISTANCE OF 1260.37 FEET TO THE POINT OF BEGINNING, CONTAINING 23.728 ACRES MORE OR LESS.

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, AND A BLOCK, THE SAME TO BE KNOWN AS SHARON RYAN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM ROCK ROAD, KELLOGG DRIVE, MANSFIELD DRIVE AND ORME STREET; OVER AND ACROSS THE WEST LINE OF LOTS 1, 2 AND 3; THE NORTH LINE OF LOT 1, 3 AND 4; THE EAST LINE OF LOT 4, AND THE SOUTH LINE OF LOTS 3 AND 4 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER THAT LOTS 1 AND 2 SHALL HAVE ACCESS TO ROCK ROAD AT ONE LOCATION EACH, THAT LOTS 3 AND 4 SHALL HAVE ACCESS TO KELLOGG DRIVE, LOT 3 AT ONE LOCATION AND LOT 4 AT FOUR LOCATIONS; AND THAT LOT 4 SHALL HAVE ACCESS TO MANSFIELD DRIVE AND ORME STREET AT ONE LOCATION EACH AS SHOWN.

MINIMUM PAD ELEVATION FOR LOT 4 SHALL BE:
145.6 CITY DATUM OR 1333.0 M.S.L.

FOR ADDITIONAL BUILDING SETBACK LINES SEE EASTGATE SHOPPING CENTER CUP DP-22 AMENDMENT NO. 3 ON FILE WITH THE METROPOLITAN AREA PLANNING DEPARTMENT.

ALL OF BLOCK 1 AND ALLEY THEREIN, TOGETHER WITH BLOCK 6 AND PART OF VACATED EASTMOOR STREET BETWEEN BLOCK 1 AND BLOCK 6 IN EASTMOOR ADDITION TO WICHITA, KANSAS, ALSO THAT PORTION OF LOT 1 THROUGH 4, BLOCK 1 IN REPLAT OF BLOCK 1 SUNNYBROOK ADDITION TO WICHITA, KANSAS, BETWEEN KELLOGG AND THE NORTH RIGHT-OF-WAY OF ORME STREET EXTENDED EAST ALL WEST OF MANSFIELD STREET WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

OWNERS:
GENERAL REAL ESTATE SHARES
A MICHIGAN BUSINESS TRUST

BY
RICHARD D. ARNOS, MANAGING TRUSTEE
THE WILLIAM LEVITT TRUST

BY
DAVID W. GOLDSCHMIDT, TRUSTEE

ACCESS CONTROL EXC. (1) ONE OPENING
STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME RICHARD D. ARNOS, MANAGING TRUSTEE OF GENERAL REAL ESTATE SHARES, A MICHIGAN BUSINESS TRUST, 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 TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DAVID W. GOLDSCHMIDT AND ROSALIE KREITZER, TRUSTEES OF THE WILLIAM LEVITT TRUST TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS 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 SAME TRUST, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

WE, MID-KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SHARON RYAN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

STATE OF KANSAS)
) SS
COUNTY OF WICHITA)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME ASSOCIATION IN WICHITA, KANSAS, 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 ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

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

SUE L. CROCKETT
CHAIRMAN

MARVIN S. KROUT
SECRETARY

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.

BOB KNIGHT
MAYOR

JOHN MOIR
CITY CLERK

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

COUNTY CLERK

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

PAT KETTLER
REGISTER OF DEEDS

ED RESA
DEPUTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 28, 1989

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

Re: S/D 89-59 - SHARON RYAN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 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 September 22, 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 plattor.
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:sm

cc: General Real Estate Shares, c/o Sharon Ryan, 8113 E.
Kellogg, 67207
Mike Lindebak, City Engineer

FILE COPY

- M. On the final plat tracing the minimum pad elevation shall be indicated as involving either a minimum opening or floor elevation.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 50 days after approval by the City Council.

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89;
Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-59 - SHARON RYAN ADDITION

OWNER/APPLICANT: General Real Estate Shares, c/o Sharon Ryan,
8113 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: Southeast corner of Kellogg and Rock Road

SITE SIZE: 23.7 Acres

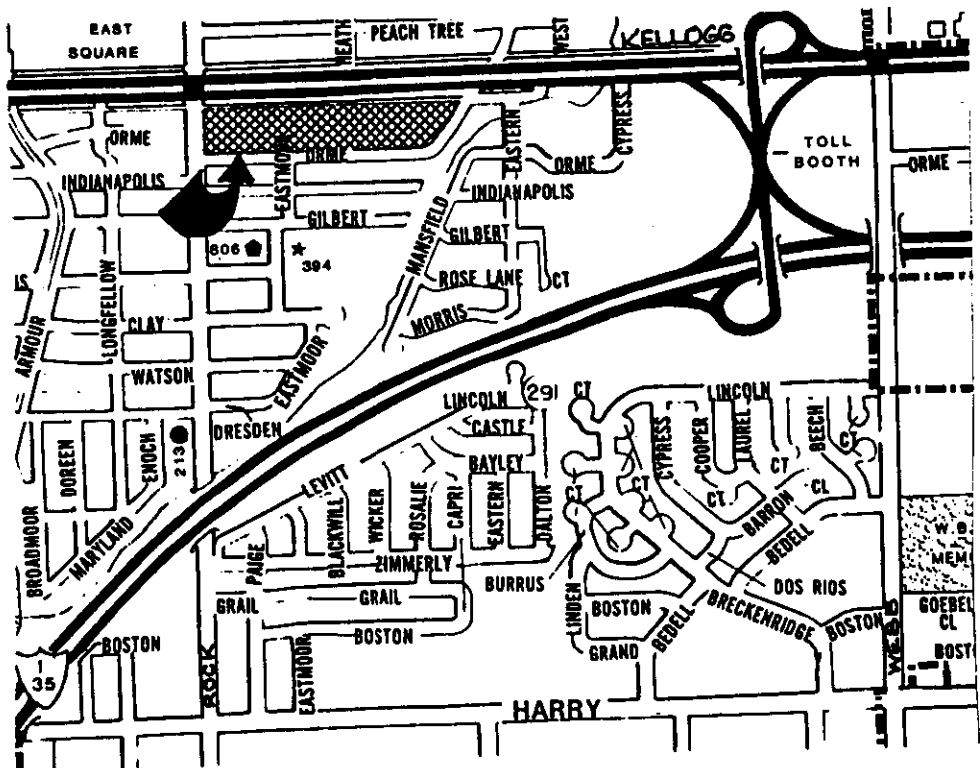
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	4
Industrial:	
-Total:	4

MINIMUM LOT AREA: 0.92 Acres

CURRENT ZONING: "LC" Light Commercial (DP-22)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee will be held for future need.
- B. The applicant is advised that drainage improvements will be required at the time of obtaining building permits for the development of this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate a utility easement along the west line of this plat for the extension of sanitary sewer.
- 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. As this plat is expanding the boundary of parcel 1 (Lot 1) of the associated Eastgate Shopping Center C.U.P. (DP-22) the applicant needs to obtain an administrative adjustment.
- G. Since this plat is indicating cross lot drainage, appropriate agreements shall be submitted to Planning for recording.
- H. The applicant shall submit a copy of the instrument which establishes the Gas Service Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- K. On the final plat tracing complete access control should be indicated adjacent to this plat, except for existing openings, between Kellogg Drive and Kellogg.
- L. 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.