

SUBDIVISION REPORT

Final Plat S/D 86-117 - MEDITERRANEAN PLAZA

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- S. Since this plat is dedicating "complete access control" to Reserve A (contingent dedication of right-of-way for the Northeast Expressway), the plat's text shall be amended to delete the phraseology regarding the plat's acknowledgement that, in the future, the property will lose its direct access to the Expressway and be served by a frontage road. This plat has no direct access to lose in the future.
- T. On the final plat tracing, the centerlines of the 80-foot wide drainage and utility easements shall be indicated.
- U. On the final plat tracing, a bearing shall be provided for the centerline of the 50-foot COOP Pipeline Easement. Also, distances from lot lines to the pipeline easement shall be provided on Lot 1, Block 2 and Lots 15 and 16, Block 1 so the easement may be properly located on these affected lots.
- V. On the final plat tracing, a dimension shall be provided on Lot 15, Block 1 from the half section line to the east line of the 30-foot, north/south sanitary sewer easement.
- W. On the final plat tracing, the discrepancy between line 43 of the engineer's text and the distance indicated on the face of the plat for the east line of the plat shall be resolved.
- X. The final plat tracing shall depict Penstemon Street adjacent to the west line of Block 1 and 32nd Street North adjacent to the south line of Lot 1, Block 2. The centerlines of these perimeter streets shall be labeled along with a dimension for existing half-street right-of-way.
- Y. 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.
- Z. 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 mail box locations can be determined.
- AA. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- BB. Recording of the plat within 30 days after approval by the City Council.
- CC. A requirement of preliminary plat approval was for the applicant to meet with Traffic Engineering regarding access control to Webb Road at the proposed Northeast Circumferential intersection. This final plat depicts the same access control as was proposed on the preliminary plat. The representative from the City Engineer's office should be prepared to comment on necessary access control on Lot 9, Block 3.
- DD. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the platting of minimum building pad elevations needed and are the widths, perimeters and locations of the numerous drainage easements acceptable?

S/D No.: 86-117 Name: MEDITERRANEAN PLAZA

Preliminary Approved: 12/29/86
Scheduled S/D Meeting: 5/21/87

DESCRIPTION

General Location: Between Rock Road and Webb Road, from 29th Street North to 34th Street North.
Owner: Woodlawn Development Company, 151 N. Main, Suite 300, Wichita, KS 67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 270.82
2. Number of Lots:
 - Residential: 3
 - Office: 16
 - Commercial:
 - Industrial: 25
 - Total: 44
3. Minimum Lot Area: 0.79 Acre
4. Existing Zoning: "BB", "E", "AA", "A" and "LC"
5. Proposed Zoning: "BB", "E", "R-5", "R-6" and "LC"

STAFF COMMENTS:

NOTE: The applicant's associated zone cases, (Z-2764) and (Z-2765), have been approved subject to platting. The following zoning is proposed:

"BB" (office) - Lots 1 through 14, Block 1 and Lot 11, Block 2
"E" (light industrial) - Lots 2 through 10, Block 2
"R-5" (multi-family) - Lots 16 and 17 and part of Lot 15, Block 1
"R-6" (multi-family) - Part of Lot 15, Block 1

All lots in Blocks 3 and 4 are currently zoned "E". Lot 1, Block 2, is currently zoned "BB" and "LC". That part of Lot 1, Block 2, which is zoned "LC", is subject to the provisions of a commercial community unit plan (DP-111).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The paving petition for 32nd Street North shall provide for the following sidewalks:
 - (1) Southerly side of 32nd Street North and westerly side of Cypress (commercial and office zoning);
 - (2) Northerly side of 32nd Street North, adjacent to Lot 1 (commercial zoning); and
 - (3) Easterly side of Cypress, adjacent to Lot 11 (office zoning).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit square footage figures for existing water and sanitary sewer projects so existing special assessments can be redefined to the lots created by this plat.

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- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- 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 final plat tracing shall indicate, on the face of the plat, the recording information for the instrument, which contingently dedicated the Northeast Expressway right-of-way. The dedication was contingent upon the City of Wichita completing the following:
 - 1. Acquire all necessary rights-of-way to construct the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 and 29th Street or Hydraulic Street not later than the 1st day of July, 1989.
 - 2. Complete and approve final design plans and specifications for the initial phase of the proposed Northeast Expressway from Webb Road on the east, westerly to I-135 at 29th Street or Hydraulic Street not later than the 1st day of December, 1990.
 - 3. Let a contract to construct the portion of the proposed Northeast Expressway that is to be located on the real property being dedicated herein not later than the 1st day of December, 1989 and a starting date not later than June 1, 1990.
- K. The final plat tracing shall indicate the utility easements requested by K.G.&E. at the time of preliminary plat approval. These required easements were marked on the copy of the approved preliminary plat that was returned to the platting surveyor in December of last year.
- L. On the final plat tracing, the platlor's text shall be amended to reference that Reserve A is platted for right-of-way for the Northeast Expressway and is subject to the terms of a contingent dedication recorded on Film _____, Page _____.
- M. On the final plat tracing, the spelling of the Deputy City Clerk's name shall be corrected (Rea not Rae).
- N. On the final plat tracing, "complete access control" shall be indicated on the face of the plat to Reserve A from the lots adjacent to this contingent expressway dedication. This dedication of access control shall be referenced in the platlor's text.
- O. On the final plat tracing, the face of the plat shall be corrected to indicate "access control (except one opening)" to 29th Street North across the east 400 feet of the south line of Lot 15, Block 1. The final plat mistakenly shows complete access control.
- P. On the final plat tracing, the face of the plat shall be amended to reflect the access control, to 29th Street North from Lot 11, Block 1, that was depicted on the approved preliminary plat (i.e., "access control except for two openings from the west 350 feet of the lot" and "complete access control from the lots remaining frontage.") Also, the dedication of this access control to 29th Street North shall be referenced in the platlor's text. The final plat fails to mention the establishment of any access control to 29th Street North from Lot 11, Block 1.
- Q. On the final plat tracing, the platlor's text shall be amended to reference the platting of "access control except for one opening" to Webb Road from Lot 9, Block 3, not Lot 9, Block 4.
- R. On the final plat tracing, the access control dedication referenced in the platlor's text, shall be amended to state that the access controls are "dedicated to the City of Wichita". The present wording fails to state that the controls are dedicated to this governing jurisdiction.

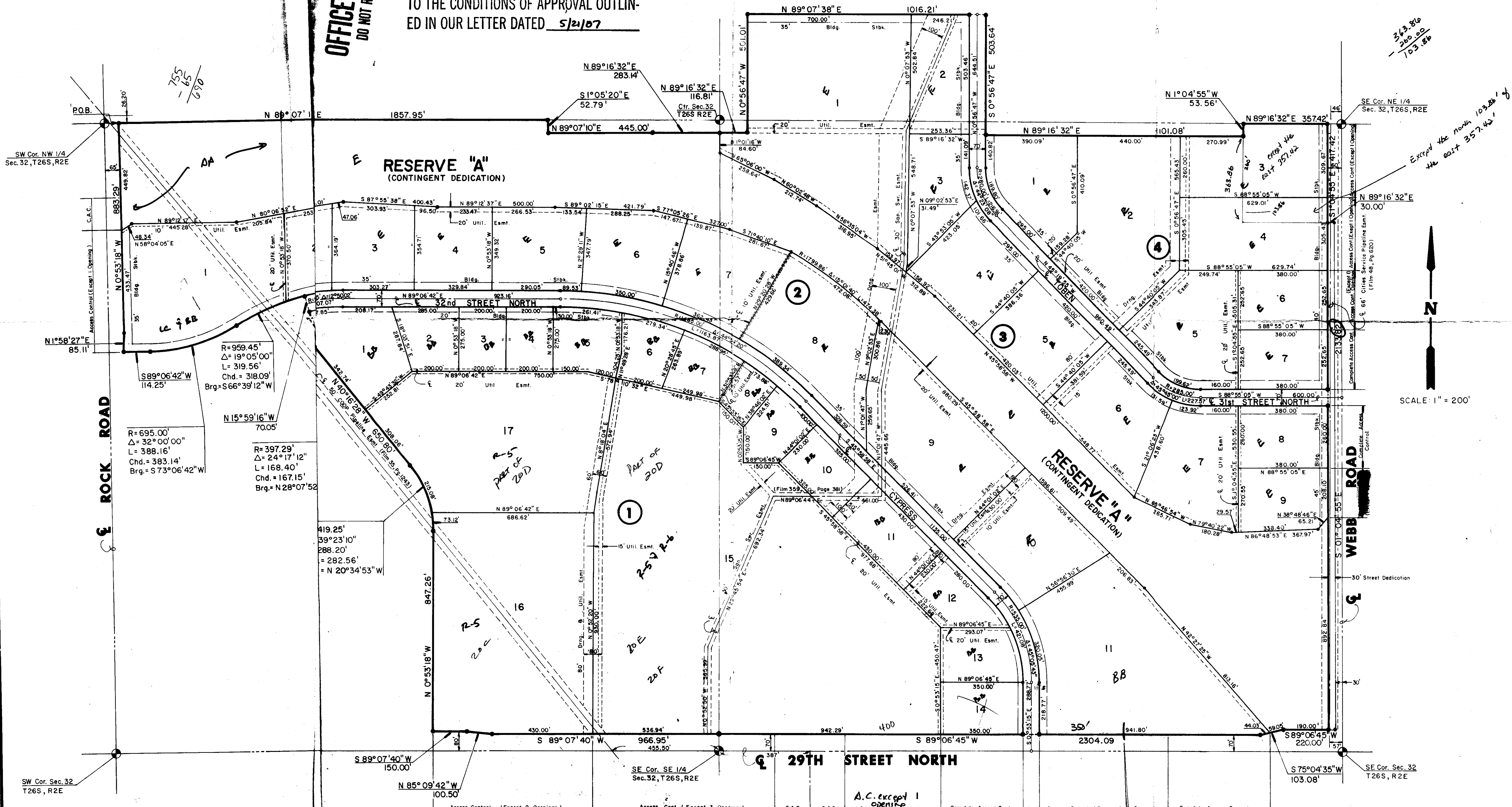
FINAL PLAT

MEDITERRANEAN PLAZA

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/21/07 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 5/21/07



FINAL PLAT OF
MEDITERRANEAN PLAZA
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Kenneth H. Bengtson, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of 2 "MEDITERRANEAN PLAZA", an addition to Wichita, Sedgwick County, Kansas, 3 into Lots, a Block, and Streets, the same being accurately set forth in 4 the accompanying plat and described herein: 5

A tract of unplatted and platted land consisting of CORPORATE AIRPARK 6 ADDITION and a portion of THE RENAISSANCE, additions to Wichita, Sedg- 7 wick County, Kansas, all lying in Section 32, Township 26 South, Range 2 8 East of the 6th P.M., Sedgwick County, Kansas, more particularly de- 9 scribed as follows: 10

Beginning at a point lying 65.00 feet East of the Northwest corner and 11 lying on the North line of the Southwest Quarter of said Section 32; 12 thence N 89° 07' 10" E, 1857.95 feet along the North line of said South- 13 west Quarter to a point on the East right-of-way line of Comotara Street 14 as platted in COMOTARA INDUSTRIAL PARK SECOND ADDITION, an addition to 15 Wichita, Sedgwick County, Kansas, said point also lying on the West line 16 of Lot 11, Block 1, in said addition; thence S 01° 05' 20" E, 52.79 feet 17 along the West line of said Lot 11, Block 1; thence N 89° 07' 10" E, 18 445.00 feet along the South line of said Lot 11, Block 1, to the South- 19 east corner of said Lot 11, Block 1, said point also being the Southeast 20 corner of said COMOTARA INDUSTRIAL PARK SECOND ADDITION and the South- 21 west corner of COMOTARA INDUSTRIAL PARK FIFTH ADDITION, an addition to 22 Wichita, Sedgwick County, Kansas; thence N 89° 16' 32" E, 283.14 feet 23 along the South line of said COMOTARA INDUSTRIAL PARK FIFTH ADDITION; 24 said point lying on the East line of said Southwest Quarter; thence 25 continuing along said South line N 89° 16' 32" E, 116.81 feet parallel 26 with the North line of the Southeast Quarter of said Section 32; thence 27 N 00° 56' 47" W, 501.01 to the South line of 34th Street North, as 28 platted in said COMOTARA INDUSTRIAL PARK FIFTH ADDITION; thence N 89° 29 07' 38" E, 1016.21 feet along said South line to the Northwest corner of 30 Lot 18, Block 1, of said COMOTARA INDUSTRIAL PARK FIFTH ADDITION; thence 31 S 00° 56' 47" E, 503.64 feet to the Southwest corner of said Lot 18, 32 Block 1; thence N 89° 16' 32" E, 1101.08 feet along said South line to a 33 point on the West line of CORPORATE AIRPARK ADDITION, an addition to 34 Wichita, Sedgwick County, Kansas; thence N 01° 04' 55" W, 53.56 feet to 35 the Northwest corner of said CORPORATE AIRPARK ADDITION said point lying 36 on the South line of said COMOTARA INDUSTRIAL PARK FIFTH ADDITION; 37 thence N 89° 16' 32" E, 357.42 feet along said South line to the South- 38 east corner of said COMOTARA INDUSTRIAL PARK FIFTH ADDITION, said point 39 lying on the Northeast corner of Lot 1, Block 1, of said CORPORATE 40 AIRPARK ADDITION; thence S 01° 04' 55" E, 417.2 feet parallel and 60.00 41 feet West of the East line of said Southeast Quarter; thence N 89° 16' 42 32" E, 30.00 feet; thence S 01° 04' 55" E, 133.62 feet parallel and 42 30.00 feet West of the East line of said Southeast Quarter to a point 43 lying 95.00 feet North of the South line of said Southeast Quarter; thence S 89° 06' 45" W, 220.00 feet parallel with said South line; thence S 75° 04' 35" W, 103.08 feet to a point lying 70.00 feet North of the South line of Southeast Quarter; thence S 89° 06' 45" W, 2304.09 feet parallel and 70.00 feet North said South line to a point on the West line of said Southeast Quarter; thence S 89° 07' 40" W, 966.95 feet parallel and 70.00 feet North of the South line of said Southwest Quarter; thence N 85° 09' 42" W, 100.50 feet to a point lying 80.00 feet North of the South line of said Southwest Quarter; thence S 89° 07' 40" W, 150.00 feet to the Southeast corner of MEDITERRANEAN PLAZA COMMERCIAL, an addition to Wichita, Sedgwick County, Kansas; thence following the Easterly and Northerly boundary of said MEDITERRANEAN PLAZA COMMERCIAL N 00° 53' 18" W, 847.26 feet to a point on a curve to the left thence along said curve 288.20 feet, said curve having a central angle of 39° 23' 10", a radius 419.25 feet, and a long chord of 282.56 feet, bearing N 20° 34' 53" W; thence N 40° 16' 28" W, 650.80 feet to a point on a curve to the right; thence along said curve 168.40 feet, said curve having a central angle of 24° 17' 12", a radius of 397.29 feet, and a long chord of 167.15 feet, bearing N 28° 07' 52" W; thence N 15° 59' 16" W 70.05 feet to a point on a curve to the left; thence along said curve 319.56 feet, said curve having a central angle of 19° 05' 00", a radius of 959.45 feet, and a long chord of 318.09 feet, bearing S 66° 39' 12" W, to a point on a curve to the right; thence along said curve 388.16 feet, said curve having a central angle of 22° 00' 00", a radius of 695.00 feet, and a long chord of 383.14 feet, bearing S 73° 06' 42" W; thence S 89° 06' 42" W, 114.25 feet; thence N 01° 58' 27" E, 85.11 feet to a point lying 65.00 feet East of the West line of said Southwest Quarter; thence N 00° 53' 18" W, 883.29 feet parallel with and 65.00 feet East of the West line of said Southwest Quarter to the point of beginning.

All Lots, Blocks, Streets, platted easements, building setbacks within the above described property are being vacated and replatted by virtue of K.S.A. 12-512b.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1987.

Kenneth H. Bengtson, P.E.
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Civil Engineers Certificate, have caused the same to be surveyed and platted into Lots, blocks, streets and a reserve, the same to be known as "MEDITERRANEAN PLAZA", an 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 drainage and public utilities as indicated on the accompanying plat are hereby granted. Reserve "A" is platted for the Northeast Expressway Corridor. We, the undersigned, hereby acknowledge that the Northeast Expressway Corridor may, in the future, be upgraded to a controlled access facility, resulting in the necessity for changing the direct access herein allowed from Mediterranean Plaza to a frontage road which will directly access the Northeast Expressway. We, the undersigned, therefore, consent that upon the construction of the Northeast Expressway to controlled access facility standards, we, the undersigned, for his heirs and assigns, consent to the changing of access from Mediterranean Plaza to the Northeast Expressway from direct access to indirect access by way of a frontage road, as that term defined in K.S.A. 68-1901 and amendments thereto. We, the undersigned further agree that he will not object to such a change in access nor seek damages therefore. All abutter rights of access to or from the East line of Rock Road over and across the West line of Mediterranean Plaza, provided however Lot 1, Block 2 shall have access to Rock Road at one location, all abutters rights to or from the North line of 29th Street North over and across the South line of Mediterranean Plaza, provided however Lot 15, Block 1 shall have access to 29th Street North at four locations and Lot 16, Block 1 shall have access to 29th Street North at two locations, and all abutters rights of access to or from the West line of Webb Road over and across the East line of Mediterranean Plaza, provided however Lots 3, 4, 6, and 9 Block 4 shall have access to Webb Road at 1 location each. All access locations shall be determined by the City Engineer. Block 3

All lots, blocks, streets, platted easements, and building setbacks within the above described property are hereby vacated and replatted by virtue of K.S.A. 15-512(b).

WOODLAWN DEVELOPMENT COMPANY,
a partnership

By: Donald J. Ablah, Attorney-in-fact for
Woodlawn Development Company

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1987, before me a Notary Public in and for said State and County, came Donald J. Ablah, Attorney-in-fact for Woodlawn Development Company, 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 testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
My Appointment Expires: _____

This plat of "MEDITERRANEAN PLAZA" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1987.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rae

Entered on transfer record this _____ day of _____, 1987.

_____, County Clerk
Don Wright

STATE OF KANSAS)
SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1987.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

May 28, 1987

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

Re: Final Plat S/D 86-117 - MEDITERRANEAN PLAZA

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 28, 1987, 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 May 21, 1987.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Woodlawn Development Co., 151 N. Main, Suite 300, Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220