

STAFF COMMENTS:

- A. In order to be sure that the required amount of off-street parking will be retained for the existing building on Lot 1. The applicant shall submit a parking plan to CID for review and approval. The parking plan shall note the square footage contained in the existing buildings. Once the parking plan has been approved by CID, a copy shall be submitted for the plat file. This plat shall not be submitted for scheduling before the City Council until a copy of the approved parking plan has been submitted for the plat file.

CID has advised that because of the temporary nature of parking within a contingent street dedication, such parking cannot be considered as meeting parking requirements. However, if sufficient parking cannot be provided outside of the contingent street area, the applicant shall submit a covenant which assures that upon removal of the building on Lot 1, and subsequent enactment of the contingent dedication, that sufficient parking will be created on Lot 1 to meet all required parking needs of all three lots. If circumstances require this covenant, it shall be submitted for recording with the plat.

- B. City records indicate that in 1951, a 20-foot wide alley was dedicated adjacent to the east line of this tract. The final plat tracing shall indicate the recording information for this alley.
- C. On the final plat tracing, the 20-foot and 35-foot notations shall be deleted from the labeling of the building setbacks from Lincoln Street. These numbers may prove to be misleading because of the contingent street dedications.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the City Council.

JULY 7, 1988

STAFF REPORT

CASE NUMBER: S/D 88-41 - HARVEST COMMUNICATIONS ADDITION

OWNER/APPLICANT: Triple A Properties, Inc., c/o Don Ablah,  
224 E. Douglas, Suite 450, Wichita, KS 67202

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

LOCATION: Southeast corner of Lincoln and George Washington  
Boulevard.

SITE SIZE: 2.44 Acres

NUMBER OF LOTS:

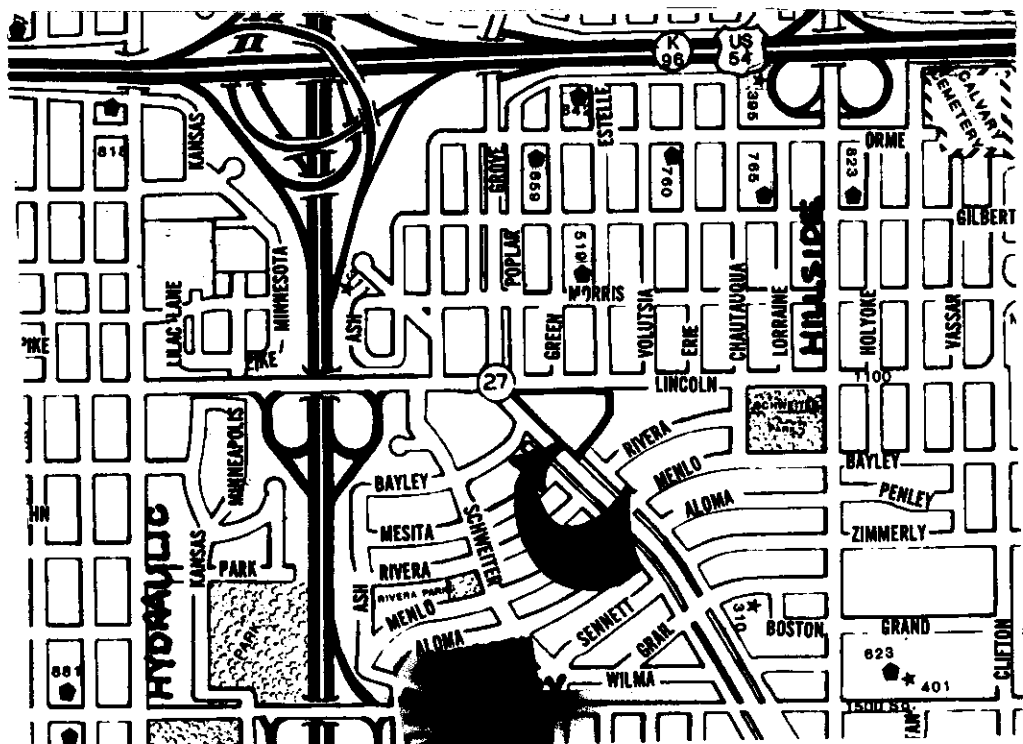
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 25,631 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

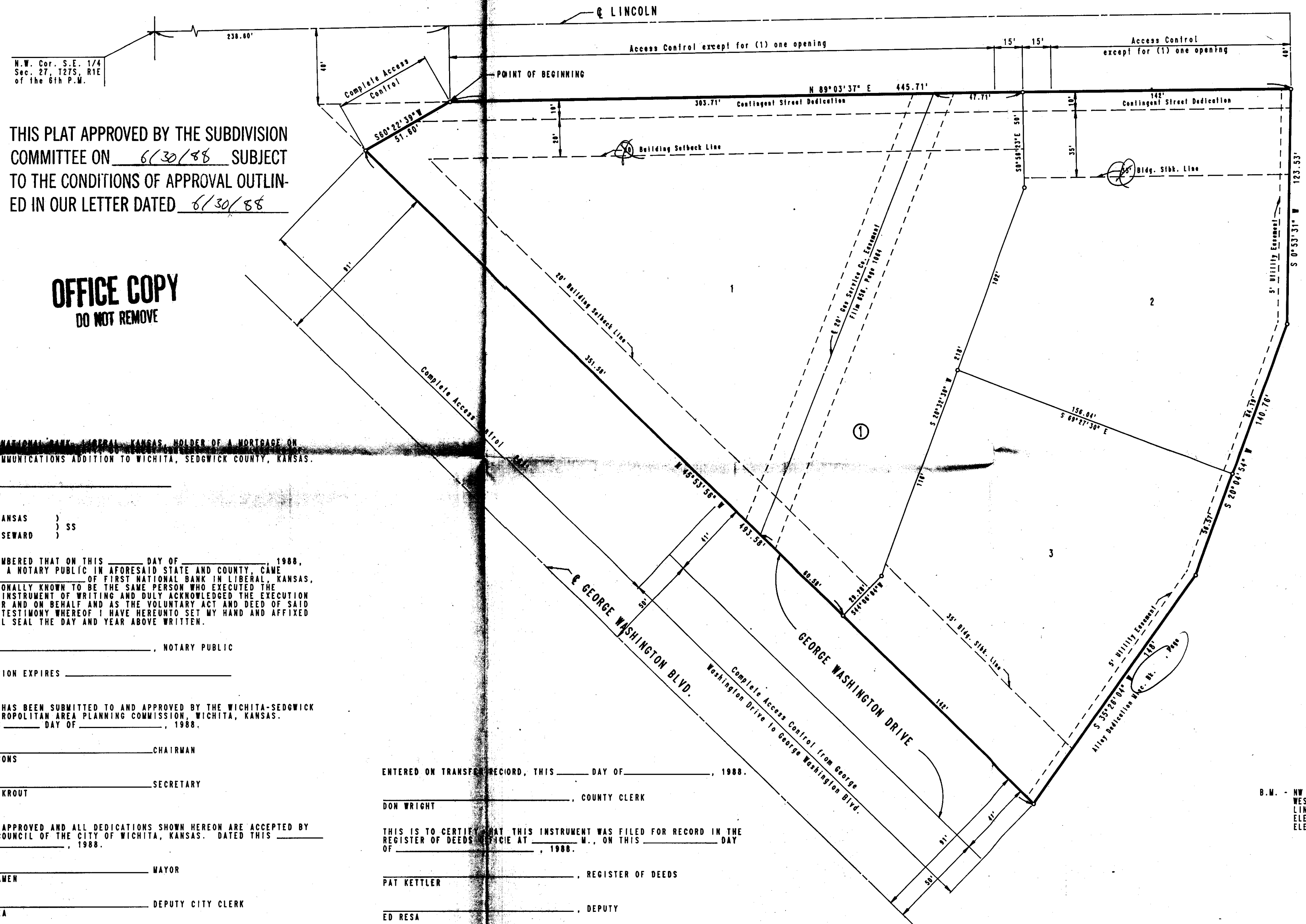
VICINITY MAP:



# HARVEST COMMUNICATIONS ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

**FINAL PLAT**



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 6/30/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 6/30/88

**OFFICE COPY**  
DO NOT REMOVE

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

I, R. W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF HARVEST COMMUNICATIONS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, AND A BLOCK, BEING A TRACT OF LAND IN THE SE 1/4 OF SECTION 27, T27S, R1E OF THE 6TH P.M. DESCRIBED AS: COMMENCING AT THE NW CORNER OF THE SE 1/4 OF SAID SECTION 27 THENCE BEARING N89°03'37"E ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 238.00; THENCE BEARING S0°58'23"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N89°03'37"E PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 445.71 FEET; THENCE BEARING S0°53'31"W A DISTANCE OF 123.53 FEET; THENCE BEARING S20°04'54"W A DISTANCE OF 140.76 FEET; THENCE BEARING S35°26'04"W A DISTANCE OF 148.00 FEET; THENCE BEARING N45°53'56"W PARALLEL TO AND 91.00 FEET FROM THE CENTERLINE OF GEORGE WASHINGTON BLVD. A DISTANCE OF 493.58; THENCE BEARING N60°22'39"E A DISTANCE OF 51.60 FEET TO THE POINT OF BEGINNING. CONTAINING 2.442 ACRES MORE OR LESS.

R.W. LINN, P.E. LIC. NO. 3684 R.L.S. NO. 934  
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 LOTS AND A BLOCK THE SAME TO BE KNOWN AS HARVEST COMMUNICATIONS ADDITION TO WICHITA SEDGWICK COUNTY, KANSAS. THE CONTINGENT STREET DEDICATION WITHIN LOTS 1 AND 2 IS HEREBY DEDICATED TO THE PUBLIC CONTINGENT UPON THE REMOVAL OF THAT PORTION OF THE BUILDING ON LOT 1 THAT PROJECTS INTO THE CONTINGENT DEDICATION ON LOT 1; AND THE NEED FOR THE RIGHT-OF-WAY FOR A STREET WIDENING PROJECT. THIS CONTINGENT STREET DEDICATION SHALL RUN WITH THE LAND.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM GEORGE WASHINGTON BOULEVARD AND LINCOLN STREET OVER AND ACROSS THE SOUTHWESTERLY LINE OF LOT 1 AND LOT 3 IN BLOCK 1 AND THE NORTHWESTERLY AND NORTH LINE OF LOT 1 BLOCK 1 EXCEPT FOR THE EAST 15 FEET OF SAID LOT 1, AND THE NORTH LINE OF LOT 2 BLOCK 1, EXCEPT FOR THE WEST 15 FEET OF SAID LOT 2; ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOTS 1 AND 2 BLOCK 1 SHALL HAVE ACCESS TO LINCOLN STREET AT ONE (1) LOCATION EACH, SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: TRIPLE A PROPERTIES INC.

BY AMIL J. ABLAH PRESIDENT

STATE OF KANSAS )  
COUNTY OF SEDGWICK ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME AMIL J. ABLAH, PRESIDENT OF TRIPLE A PROPERTIES, INC., 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 CORPORATION, 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 \_\_\_\_\_

WE, FIRST NATIONAL BANK, MORRIS, KANSAS, HOLDER OF A MORTGAGE ON THE HARVEST COMMUNICATIONS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY \_\_\_\_\_

STATE OF KANSAS )  
COUNTY OF SEWARD ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME \_\_\_\_\_ OF FIRST NATIONAL BANK IN LIBERAL, 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 BANK. 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-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

\_\_\_\_\_, CHAIRMAN

\_\_\_\_\_, SECRETARY

WARREN 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 \_\_\_\_\_, 1988.

\_\_\_\_\_, MAYOR

\_\_\_\_\_, DEPUTY CITY CLERK

DALE E. REA

ENTERED ON TRANSFER RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

\_\_\_\_\_, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT \_\_\_\_\_, MO., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

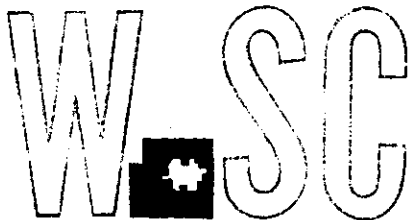
\_\_\_\_\_, REGISTER OF DEEDS

\_\_\_\_\_, DEPUTY

SCALE: 1" = 30'  
o = IRON SET

B.M. - NW COR. SD INLET WEST OF ALLEY WEST OF BLVD. PLAZA ON SOUTH SIDE LINCOLN ELEV. +103.72 CITY DATUM ELEV. +1291.72 M.S.L.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

July 8, 1988

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67202

Re: Final Plat S/D 88-41 - HARVEST COMMUNICATIONS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 7, 1988, 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 1, 1988.

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 half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Junior Planner

DL:dlk

cc: Triple A Properties, Inc., c/o Don Ablah, 224 E. Douglas, Suite 450,  
Wichita, KS 67202

**FILE COPY**