

SUBDIVISION REPORT

Final Plat S/D 87-37 - KILLARNEY PLAZA

Page 2

- 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.

S/D No.: 87-37 Name: KILLARNEY PLAZA

Preliminary Approved: 5/21/87
Scheduled S/D Meeting: 8/13/87

DESCRIPTION

General Location: South of 37th Street North, west of Rock Road and north of 32nd Street North.

Owner: Killarney Investments, 8400 Killarney, Wichita, KS 67206

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

1. Gross Acreage of Plat: 9.98 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 3
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 34,500 Sq. Ft.
 4. Existing Zoning: "LC" with DP-121
 5. Proposed Zoning: "LC" with DP-121
-

STAFF COMMENTS:

NOTE: This plat represents the final platting of a portion of an overall preliminary.

The three lots are zoned "LC" and are subject to the provisions of DP-121. Uses permitted: All those in the "LC" district except food locker plants, public garages, storage garages, motels, hotels, mortuaries and residential uses.

- A. This plat represents the replatting of part of Comotara Office Center Addition which was recorded in August of 1984. A requirement of that plat was the guaranteeing of a continuous decel lane for Rock Road from 37th Street to 34th Street. This requirement had been complied with by petition. At the time of preliminary plat approval, the representative from City Engineering stated that the proposed design of improvements for adjacent Rock Road has eliminated a need for this property to repetition for the continuous decel lane.
- B. The applicant shall guarantee the paving of 36th Street North adjacent to the south line of this plat, including sidewalks on both sides of this commercial width street.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall submit information necessary to redefine any special assessments that have been spread to areas being replatted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat tracing, the recording information for the K.G.&E. easement adjacent to 37th Street North shall be referenced.

FINAL PLAT OF KILLARNEY PLAZA FIRST ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Allen D. Lowry, a Civil Engineer in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "KILLARNEY PLAZA FIRST ADDITION", an addition to Wichita, Sedgwick County, Kansas, into Lots and a Block, the same being accurately set forth in the accompanying plat and described as follows:

A replat of Lot 3, Block 1, COMOTARA OFFICE CENTER, an addition to Wichita, Sedgwick County, Kansas.

All lots, blocks, platted easements building setbacks and streets within the above described property are being vacated and replatted by virtue of K.S.A. 12-512(b).

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

Allen D. Lowry, RLS #755
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 Land Surveyors Certificate, have caused the same to be surveyed and platted into Lots, and a Block the same to be known as "KILLARNEY PLAZA FIRST ADDITION" an addition to Wichita, Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities as indicated on the accompanying plat, are hereby granted. The 5.00 foot wall easement is for the construction and maintenance of a private wall. All abutters rights of access to or from the South line of 37th Street North over and across the North line of KILLARNEY PLAZA FIRST ADDITION are hereby granted to the City of Wichita, provided however that Lot 1, Block 1, shall have access to 37th Street North at two locations and Lot 2, Block 1, shall have access to 37th Street North at one location. All abutters right of access to or from the West line of Rock Road over and across the East line of KILLARNEY PLAZA FIRST ADDITION, are hereby granted to the City of Wichita, provided however that Lot 1, Block 1, shall have access to Rock Road at two locations, Lot 2, Block 1, shall have access to Rock Road at one location, and Lot 3, Block 1, shall have access to Rock Road at 2 locations. All access locations shall be determined by the City Engineer.

KILLARNEY INVESTMENTS, INC.

By: _____
Virginia A. Ablah, President

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 Killarney Investments Inc., by Virginia A. Ablah, President, 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: _____

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 Devlin Reality Inc., by _____, President, 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: _____

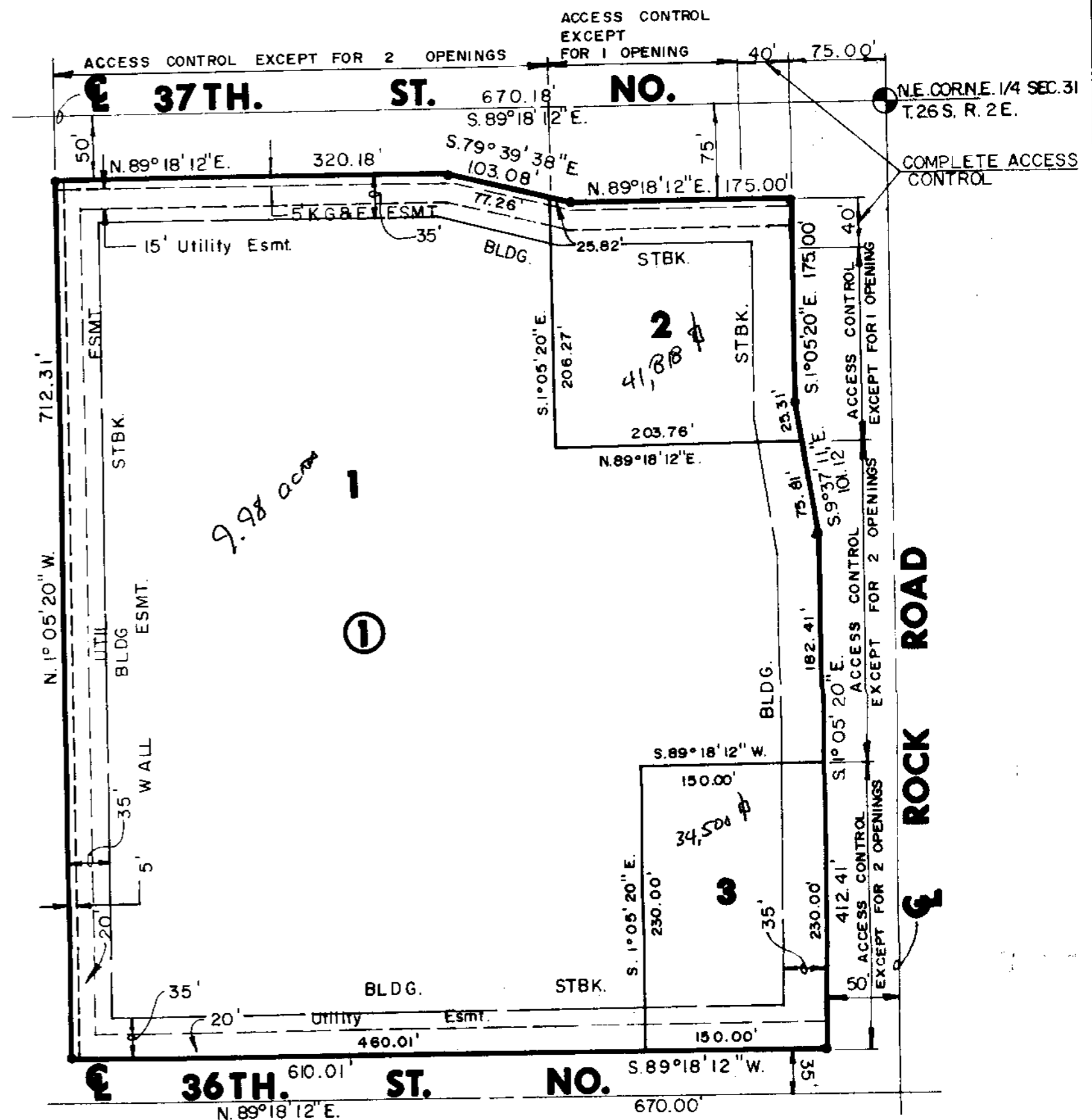
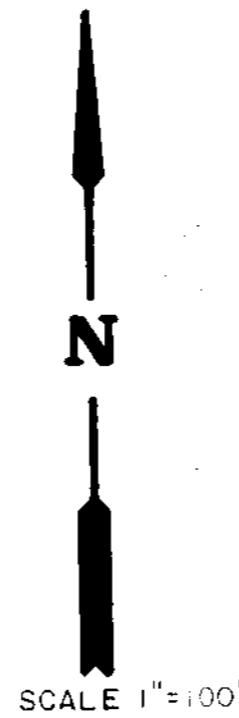
This plat of "KILLARNEY PLAZA FIRST" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1987.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John Terry Moore

_____, Secretary
Marvin 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. Rea

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

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 8/13/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 8/13/87

August 20, 1987

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

Re: Final Plat S/D 87-37 - KILLARNEY PLAZA

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 20, 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 August 13, 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 platator.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Bill Yung, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
Killarney Investments, 8400 Killarney, Wichita, KS 67206