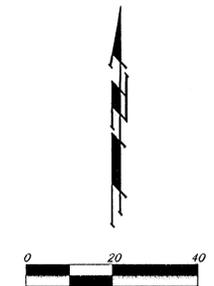
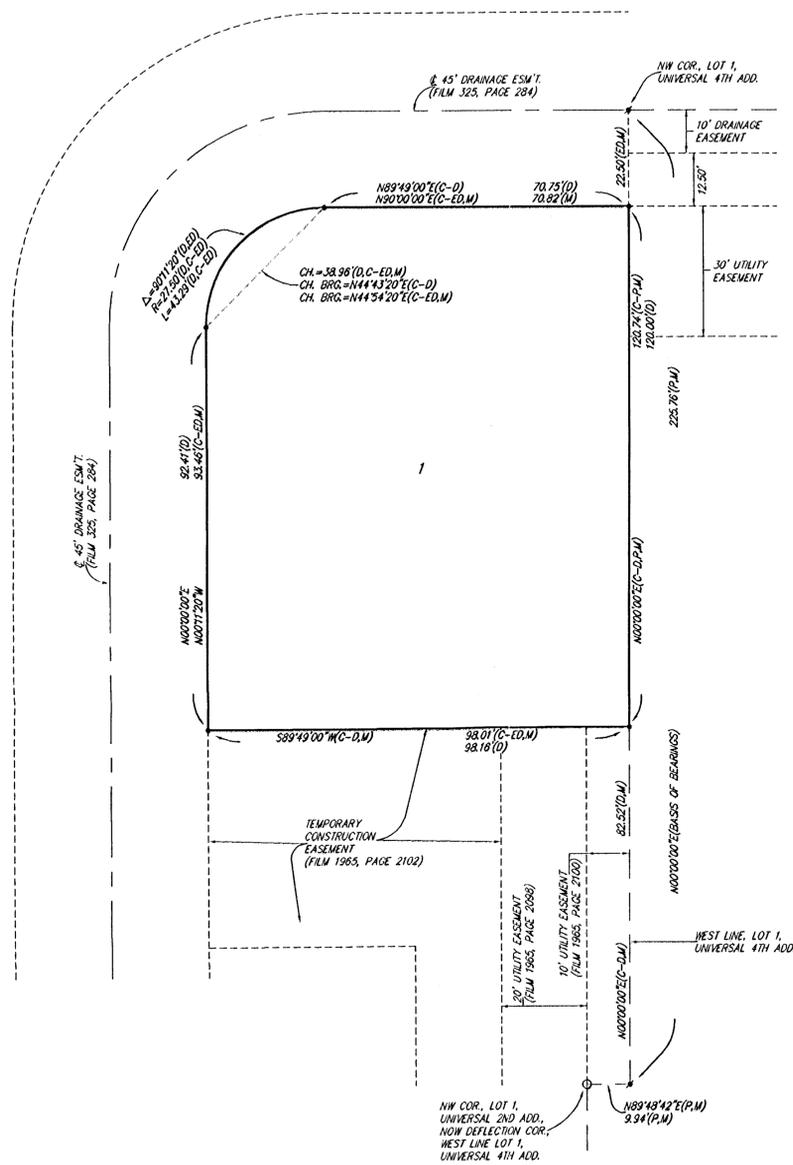


UNIVERSAL 5TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Received 12-24-03



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATTED INFO.
- (ED) = EASEMENT DESCRIPTION (FILM 325, PAGE 284)
- (C-ED) = CALCULATED PER EASEMENT DESCRIPTION (FILM 325, PAGE 284)

LOT	ELEVATION	
	CITY DATUM	NGVD
1	162.8	1350.0

BENCHMARK:
 CITY OF WICHITA BENCHMARK - SE CORNER OF INTERSECTION OF GREENWICH AND KELLOGG.
 NW CORNER OF LIGHT POLE BASE
 48.60' NWK OF @ OF SS MANHOLE
 48.70' S. OF @ OF TRAFFIC SIGNAL MANHOLE IN KELLOGG MEDIAN
 70.50' E. OF BACK OF E. CURB ON E. SIDE OF MEDIAN IN GREENWICH ROAD
 ELEV. = 164.78 CITY DATUM (1352.18 NGVD)

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSAL 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land lying in the Southeast Quarter of Section 21, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: Commencing at the Northwest corner of Universal 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N88°58'47"E, along the North line of said Addition, 10.00 feet; thence N00°50'13"W, parallel with the East line of said Quarter, 82.52 feet to the point of beginning; thence S88°58'47"W, parallel with the said North line, 98.16 feet to the East line of an existing drainage easement, as recorded on Film 325, Page 284 in the Register of Deeds Office; thence N00°50'13"W, along said easement line, 92.41 feet to a point on a curve to the right; thence along said curve and said easement, 43.29 feet, said curve having a radius of 27.50 feet, a central angle of 90°11'20", and a long chord of 38.96 feet, bearing N43°53'07"E; thence N88°58'47"E, along the South line of said easement, 70.75 feet; thence S00°50'13"E, parallel with said East line of said Quarter, 120.00 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conroy
 Michael G. Conroy, Surveyor
 (Seal of the State of Kansas, Registered Professional Surveyor, No. 10,874)

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "UNIVERSAL 5TH ADDITION", Wichita, Sedgwick County, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

KleanKar, L.L.C., a Kansas limited liability company
Dennis Maloney, Member

This plat of "UNIVERSAL 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
 Dated this _____ day of _____, 2003.
 Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
 Ronald L. Marnell
 _____, Secretary
 John L. Schlegel

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2003.

_____, Mayor
 Carlos Mayans
 _____, City Clerk
 Karen Schofield

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2003.

Tricia L. Robello, L.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2003.

_____, County Clerk
 Don Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2003 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
 Bill Meek

_____, Deputy
 Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before me, this 24th day of December, 2003, by Dennis Maloney, Member of KleanKar, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

SUSAN K. MONETTE
 Notary Public - State of Kansas
Susan K. Monette, Notary Public

My App't. Exp. 11-9-07

NOTE:
 A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

NOTE:
 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS PROVIDES FOR THE POSSIBLE CONSTRUCTION OF A SANITARY SEWER LIFT STATION ON THIS SITE. (FILM 1985, PAGE 2084)



Wichita-Sedgwick County Metropolitan Area Planning Department

October 9, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-103 -- One-Step Final Plat of Universal Fifth Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 9, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated September 26, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

September 26, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-103 -- One-Step Final Plat of Universal Fifth Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 25, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *The applicant proposes to tie together by covenant this site with the adjoining property to the east which will negate the need for a guarantee for a sewer extension.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. *City Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. Improvements are needed at time of site development.*
- D. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- E. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- F. The tie point needs to be corrected to reference Universal 4th Addition.
- G. The legal description does not correspond with the dimensions on the face of the plat.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, October 9, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

STAFF REPORT

(One-Step Final Plat Approved 9/25/03)

CASE NUMBER: SUB 2003-103 -- UNIVERSAL FIFTH ADDITION

OWNER/APPLICANT: KleanKar, LLC, Attn: Dennis Maloney, P.O. Box 2920, Wichita, KS 67201

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Kellogg, West of Greenwich

SITE SIZE: .26 Acres

NUMBER OF LOTS

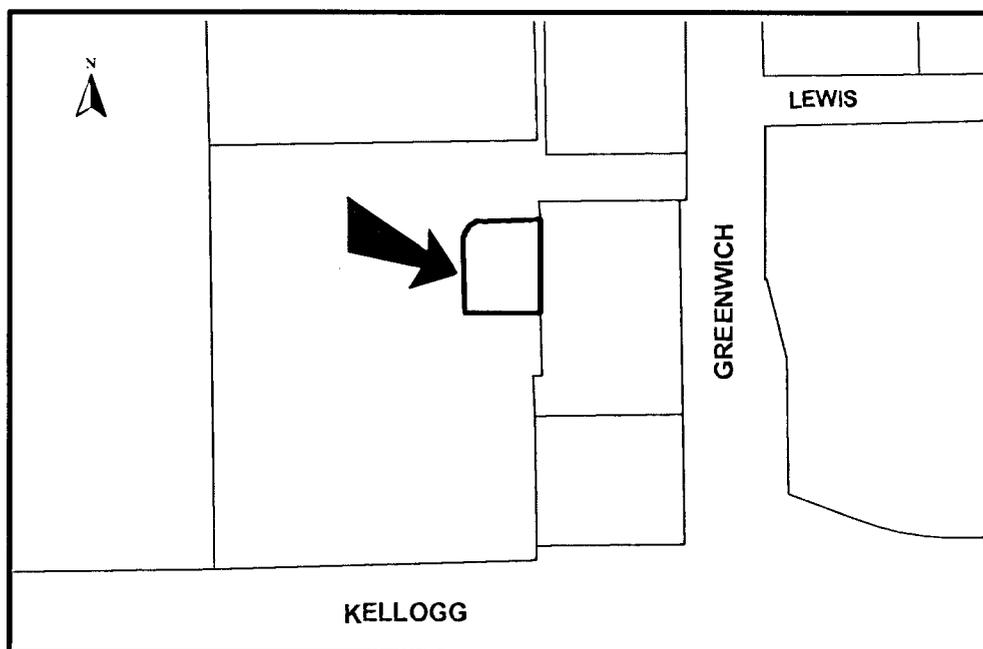
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 11,709 Sq. Ft.

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The owner proposes an expansion of an existing car wash facility on the adjoining property to the east (Universal Fourth Addition).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. **The applicant proposes to tie together by covenant this site with the adjoining property to the east which will negate the need for a guarantee for a sewer extension.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. Improvements are needed at time of site development.**
- D. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- E. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- F. The tie point needs to be corrected to reference Universal 4th Addition.
- G. The legal description does not correspond with the dimensions on the face of the plat.
- H. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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.
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- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

SUB 2003-103 -- One-Step Final Plat of UNIVERSAL 5TH ADDITION

October 9, 2003 - Page 3

- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
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