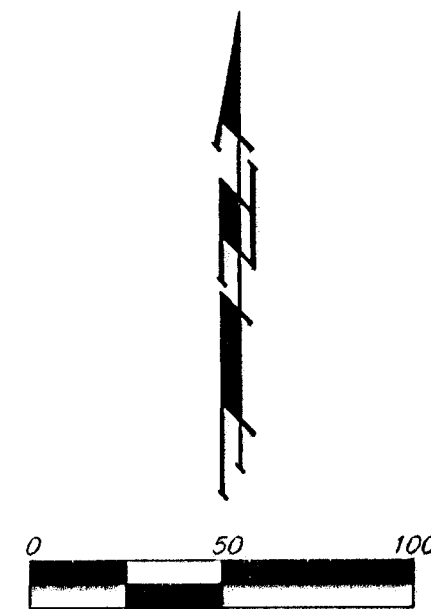


VOEGELI 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
revised 5-20-04



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- 88 = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- = #4 REBAR W/ ALLEGIBLE CAP (FOUND)
- ◇ = #4 REBAR W/ "SRB" CAP (FOUND)
- × = CROSS CUT (FOUND)
- △ = "P-K" NAIL (FOUND)
- ⊗ = #4 REBAR (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (C) = CALCULATED
- (C-D) = CALCULATED PER DESCRIBED INFO
- (C-P) = CALCULATED PER PLATTED INFO

"P-K" NAIL (FOUND)
0.05' W. & 0.02' N. OF
THE NE COR., LOT 1,
J. W. RUSSELL FIRST ADD.

CROSS CUT (FOUND)
0.08' E. & 0.02' S. OF
THE NE COR., LOT 1,
J. W. RUSSELL FIRST ADD.

#4 REBAR W/ "BAUGHMAN" CAP (FOUND)
18.96' S. OF THE NE COR., LOT 1,
J. W. RUSSELL FIRST ADD.

#4 REBAR (FOUND), 0.74' S. & 0.34' W.
OF CORNER IDENTIFIED PER J. W. RUSSELL
FIRST ADDITION AS BEING 35' E. OF THE
SW CORNER OF LOT 1 IN SAID
J. W. RUSSELL FIRST ADDITION

SE COR., LOT 1,
J. W. RUSSELL FIRST ADD.

LOT 1/4 AGREEMENT
(AMC, DFC, SWS, PG. 42)
BY COVENANT CASE C-16368
FOR SANITARY SEWER

100.15' ACCESS CONTROL
EXCEPT 1' OPENING

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOTS	BLOCK	ELEVATION
		CITY DATUM NGVD29
1	A	139.0 1326.4

BENCHMARK:
"CD" CUT ON TOP OF CURB AT SE. COR.
OF PARKING LOT IN LOT 7, PARK WEST
PLAZA.
ELEV. = 137.28 CITY DATUM
(1324.68 NGVD29)

SMALL RAILROAD SPIKE IN W. FACE OF
POWER POLE, 103.5 SE. OF NE. COR.
OF LOT 1, BOGUE ADDITION.
ELEV. = 135.03 CITY DATUM
(1322.43 NGVD29)

SE COR., LOT 1,
BOGUE ADDITION

3/4" IRON (FOUND)
0.10' E. & 0.47' S.
OF THE SE COR., LOT 1,
BOGUE ADDITION

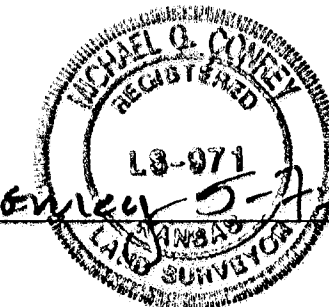
NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL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

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed and
platted "VOEGELI 3RD ADDITION", Wichita, Sedgwick County, Kansas and that
the accompanying plat is a true and correct exhibit of the property surveyed,
described as follows: The south 100 feet of a tract of land in the NE1/4 of
Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas
described as follows: Beginning at a point on the east line of said NE1/4 of
said Sec. 19, said point being 905.8 feet south of the NE corner of said
NE1/4; thence west parallel to the north line of said NE1/4, 1036 feet;
thence southerly at an interior angle of 86°09', 190 feet; thence southeasterly,
933 feet, more or less, to a point 660 feet north and 726 feet west of the
SE corner of said NE1/4; thence east, 726 feet to a point on the east line
of said NE1/4, 660 feet north of said SE corner; thence north, 1073.15 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 A. Conrey
Michael G. Conrey



Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, a Street, and a Reserve to be known as
"VOEGELI 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. Reserve "A" is hereby reserved for
lakes, landscaping, open space, floodway, drainage purposes, and utilities
as confined to easements. Reserve "A" shall be owned and maintained
by the owner of Lot 1, Block A. All abutters rights of access to or from
Maize Road over and across the east line of Lot 1, Block A, are hereby
granted to the City of Wichita, Kansas provided, however, that said Lot 1,
Block A, shall have access to Maize Road at one location over all of the
east line of said Lot 1, Block A, as shall be determined by the City
Engineer of the City of Wichita, Kansas. The Minimum Building Pad
Elevation for the lowest opening to the structures on Lot 1, Block A, shall
be 139.0 City Datum, (1326.4 NGVD29).

Cyrus W. Omo
Cyrus W. Omo

Kelli A. Omo
Kelli A. Omo

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before
me, this 18th day of May, 2004, by Cyrus W. Omo and
Kelli A. Omo, husband and wife.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires

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

Susan K. Monette
Susan K. Monette, Notary Public

We, the undersigned, holders of a mortgage on the
above described property, do hereby consent to this plat of "VOEGELI 3RD
ADDITION", Wichita, Sedgwick County, Kansas.

CornerBank, NA

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged be-
fore me, this 19th day of May, 2004, by Alan R. Woodard,
Vice-Pres. of CornerBank, NA, on behalf of the bank.

SUSAN K. MONETTE
Notary Public - State of Kansas
My Appt. Expires

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

Susan K. Monette
Susan K. Monette, Notary Public

This plat of "VOEGELI 3RD 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell
Ronald L. Marnell, Chair

John L. Schlegel
John L. Schlegel, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2004.

Carlos Mayans
Carlos Mayans, Mayor

Karen Sublett
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2004.

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

Entered on transfer record this _____ day
of _____, 2004.

Don Brace
Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 2004 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek
Bill Meek, Register of Deeds

Linda Kizzire
Linda Kizzire, Deputy

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
318-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\VOEGELI 3RD ADDITION\DWG\VOEGELI.DWG-MSC



Wichita-Sedgwick County Metropolitan Area Planning Department

April 8, 2004

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

RE: SUB 2004-28 -- One-Step Final Plat of Voegeli Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 8, 2004, 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 April 2, 2004, without the Restrictive Covenant for cross-lot access as referenced in Item E.

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 disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

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

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: P. Voegeli, Precision Development, Inc., 1815 S. Pattie, Wichita, KS 67211
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

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

T 316.268.4421 F 316.268.4390

www.wichita.gov



Wichita-Sedgwick County Metropolitan Area Planning Department

April 2, 2004

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

RE: SUB 2004-28 -- One-Step Final Plat of Voegeli Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 1, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The final plat tracing shall be submitted with a revised name as an Addition located within Wichita exists with the name "Voegeli Addition".
- B. Municipal services are available to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- E. The plat proposes one access opening along Maize Road. The final plat tracing shall reference the dedication of access controls in the plat's text. **A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along Maize Road if and when the subject lot or the adjoining lots are redeveloped.**
- F. "A lot and a block" shall be referenced in the plat's text.
- G. The plat's text indicates that reserves contain utilities as confined to easements. These easements shall be shown within the Reserve.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.

- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. The vicinity map needs corrected to replace Kellogg with Maple.
- M. The platlor'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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- U. 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. SBC has requested additional easements.
- V. 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, April 8, 2004. The meeting will begin at 12:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: P. Voegeli, Precision Development, Inc., 1815 S. Pattie, Wichita, KS 67211
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 4/1/04)

CASE NUMBER: SUB 2004-28 -- VOGELI ADDITION

OWNER/APPLICANT: Precision Development, Inc., Attn: P. Voegli, 1815 S. Pattie,
Wichita, KS 67211

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

LOCATION: South of Central, West side of Maize Road

SITE SIZE: 1.59 Acres

NUMBER OF LOTS

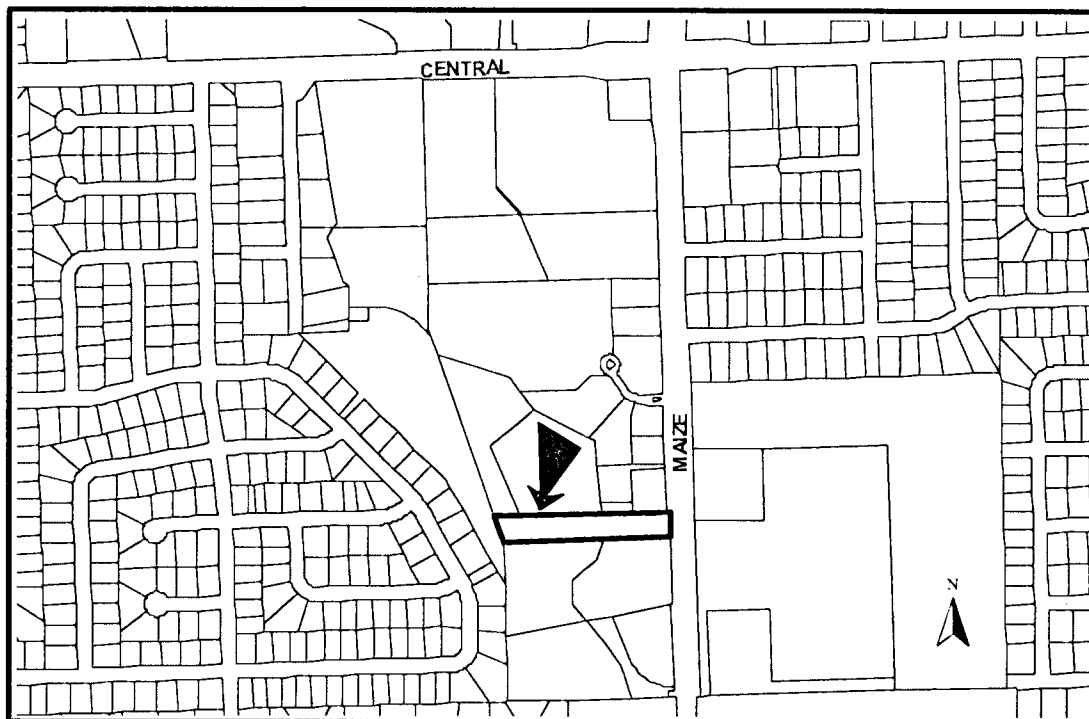
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 19,000 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



SUB 2004-28 -- One-Step Final Plat of VOEGELI ADDITION
April 8, 2004 - Page 2

NOTE: This is an unplatted site located within the City. Lot 1, Block A has been approved for a zone change (ZON 2003-65) from SF-5, Single-Family Residential to GC, General Commercial subject to platting. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. The final plat tracing shall be submitted with a revised name as an Addition located within Wichita exists with the name "Voegeli Addition".
- B. Municipal services are available to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. The plat proposes one access opening along Maize Road. The final plat tracing shall reference the dedication of access controls in the plat's text. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along Maize Road if and when the subject lot or the adjoining lots are redeveloped.
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- G. The plat's text indicates that reserves contain utilities as confined to easements. These easements shall be shown within the Reserve.
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- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. The vicinity map needs corrected to replace Kellogg with Maple.
- M. 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.
- N. 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.)

SUB 2004-28 -- One-Step Final Plat of VOEGELI ADDITION
April 8, 2004 - Page 3

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