8/1/04 FILE COPY

WEST HIGH SCHOOL ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block, to be known as "WEST HIGH SCHOOL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted for drainage purposes. Access controls shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas.

Unified School District No. 259,
Wichita, Segwick County, Kansas

_____, President
Michael Kinard

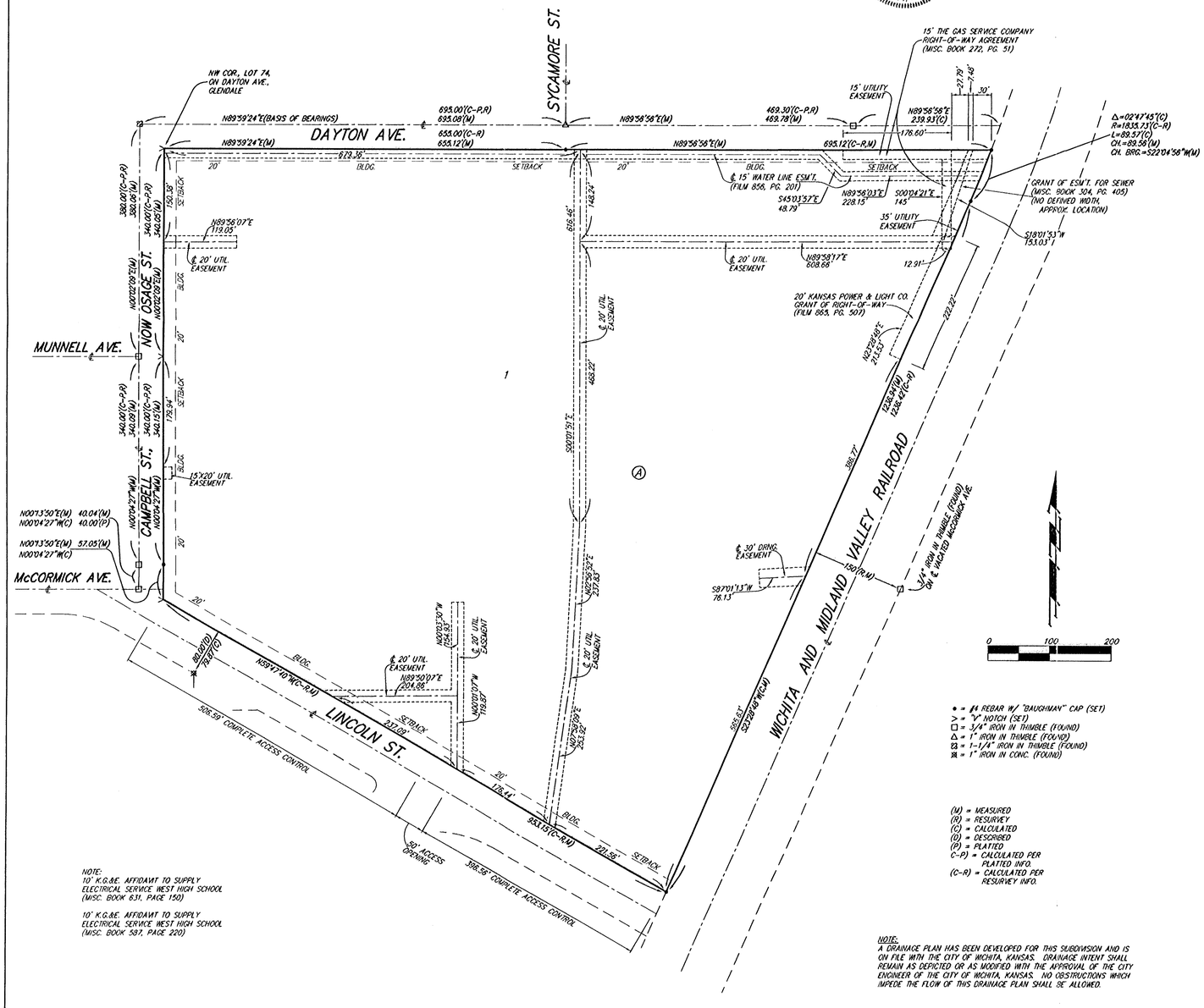
State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 24th day of May, 2004, by Michael Kinard, President of Unified School District No. 259, Wichita, Sedgwick County, Kansas, on behalf of the unified school district.

Mike Willome, Notary Public

My App't. Exp. 6/9/07

MIKE WILLOME
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6/9/07

UNIFIED SCHOOL DISTRICT No. 259 SEAL OF SEDGWICK COUNTY, KANSAS



● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
> = "V" NOTCH (SET)
□ = 3/4" IRON IN THIMBLE (FOUND)
△ = 1" IRON IN THIMBLE (FOUND)
⊠ = 1-1/4" IRON IN THIMBLE (FOUND)
⊠ = 1" IRON IN CONC. (FOUND)

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

NOTE:
10' K.G.&E. AFFIDAVIT TO SUPPLY ELECTRICAL SERVICE WEST HIGH SCHOOL (MISC. BOOK 631, PAGE 150)

10' K.G.&E. AFFIDAVIT TO SUPPLY ELECTRICAL SERVICE WEST HIGH SCHOOL (MISC. BOOK 587, PAGE 220)

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)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WEST HIGH SCHOOL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, and 112, and Reserves "B" and "C", on Dayton Avenue, together with the N1/2 of the vacated alley adjoining said Lots on the south, and Lots 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, and 99, on Munnell Avenue, together with the S1/2 of the vacated alley adjoining said Lots on the north, and together with the N1/2 of vacated Munnell Avenue adjoining said Lots on the south, and Lots 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, and 96, and Reserve "E", on Munnell Avenue, together with the S1/2 of vacated Munnell Avenue adjoining said Lots and Reserve on the north and together with the N1/2 of the vacated alley adjoining said Lots and Reserve on the south, and together with Lots 73, 75, 77, 79, 81, 83, 85, 87, 89, and 91, and Reserve F, on McCormick Avenue, together with the S1/2 of the vacated alley adjoining said Lots and Reserve on the north and together with the N1/2 of vacated McCormick Avenue adjoining said Lots and Reserve on the south, all in Glendale, an Addition to Wichita, Kansas, TOGETHER with Lots 86 and 88, and Reserve G, on McCormick Avenue, Glendale, and Addition to Wichita, Kansas, together with the S1/2 of vacated McCormick Avenue adjoining said Lots and Reserve on the north, EXCEPT that part taken for Lincoln Street described as beginning at the SW corner of said Lot 86; thence north along the west line of said Lot 86, 75.57 feet; thence in a southeasterly direction along a straight line to a point on the east line of said Lot 88, 46.43 feet north of the SE corner of said Lot 88; thence south, 46.43 feet to the SE corner of said Lot 88; thence west along the south lines of said Lots 86 and 88 to the place of beginning, and EXCEPT beginning at the SW corner of said Reserve "G"; thence north, 46.43 feet; thence southeast on a straight line on an angle of 30°14' with the north line of said Reserve "G", to the east line of said Reserve "G"; thence southeast to the SE corner of said Reserve "G"; thence west to beginning, TOGETHER with Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44, Stratton Addition to Wichita, Kansas, together with vacated Munnell Avenue, Sycamore Street, and the north 40 feet of McCormick Avenue, all as platted in said Stratton Addition, and together with the vacated alley adjoining said Lots 14 and 15 on the north, TOGETHER with Lots 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, and 51, and Reserve "A", all in Elmdale Addition to Wichita, Kansas, together with the vacated alley adjoining said Lots on the south and Reserve on the north, together with vacated Sycamore Street adjoining said Lots, Reserve, and alley on the west, TOGETHER with Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22, Stratton's 2nd Addition to Wichita, Kansas, together with the south 40 feet of vacated McCormick Avenue adjoining said Lots 1, 2, 3, 4, 5, 12, 19, 20, 21, and 22 on the north, and together with vacated Sycamore Street adjoining said Lots 5, 6, 7, 8, 9, 10, and 11 on the west and adjoining Lots 12, 13, 14, 15, 16, and 17 on the east, and vacated Irving Avenue adjoining said Lot 17 on the south, TOGETHER with Beginning at the NE corner of Lot 51, on Dayton Avenue, in Elmdale Addition to Wichita, Kansas; thence east along the south line of Dayton Avenue, a distance of 227.2 feet to the west line of the Wichita and Midland Valley Railroad right-of-way; thence in a southwesterly direction along the west line of said right-of-way, a distance of 173.88 feet to the NE corner of Lot 1 in Stratton Addition to Wichita, Kansas; thence west along the north line of Lots 1, 2, and 3 in said Stratton Addition, to a point in the east line of Lot 51, on Dayton Avenue, in said Elmdale Addition, extended southward; thence north 160 feet to the point of beginning, all in the NW1/4 of Sec. 29, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER with a tract adjoining Reserves "B" and "C", in Glendale, an Addition to Wichita, Kansas on the east, described as follows: Beginning at the intersection of the south line of Dayton Avenue and the west line of Sycamore Street; thence west 42 feet to the NE corner of said Reserve "B"; thence in a south and southwesterly direction along the east line of said Reserves "B" and "C" to the SE corner of said Reserve "C"; thence east 83 feet to the west line of Sycamore Street; thence north along the west line of said Sycamore Street, 140 feet to the point of beginning, all in the NW1/4 of Sec. 29, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, TOGETHER with that part of Lots 76, 78, 80, 82, and 84, on McCormick Avenue, Glendale, an Addition to Wichita, Kansas, currently in use as Lincoln Street, lying northeasterly of the following described line: Commencing at the NE corner of said Lot 76; thence west along the north line of said Lot 76, 11.05 feet for a point of beginning; thence southeasterly to a point on the east line of said Lot 76, said point being 6.44 feet south of the NE corner of said Lot 76; thence continuing southeasterly to a point on the east line of said Lot 78, said point being 20.72 feet south of the NE corner of said Lot 78; thence continuing southeasterly to a point on the east line of said Lot 80, said point being 104.71 feet north of the SE corner of said Lot 80; thence continuing southeasterly to a point on the east line of Lot 82, said point being 90.14 feet north of the SE corner of said Lot 82; thence continuing southeasterly to a point on the east line of Lot 84, said point being 75.57 feet north of the SE corner of said Lot 84, and there ending, and TOGETHER with that part of the S1/2 of vacated McCormick Avenue, Glendale, an Addition to Wichita, Kansas, currently in use as Lincoln Street, lying northeasterly and easterly of the following described line: Commencing at the NE corner of Lot 76, on McCormick Avenue, Glendale, an Addition to Wichita, Kansas; thence west along the north line of said Lot 76, 11.05 feet for a point of beginning; thence northeasterly with a deflection angle to the right of 30°14', 45.46 feet, more or less, to the intersection with the southerly extension of the east right-of-way line of Campbell Street, (now Osage Street), Glendale, an Addition to Wichita, Kansas; thence north along the southerly extension of said east right-of-way line, 17.12 feet, more or less, to the intersection with the centerline of said vacated McCormick Avenue, and there ending.

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

All being situated in the SW1/4 and the NW1/4 of Sec. 29, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael D. Conrey 13-97 5-12-2004, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED KANSAS LAND SURVEYOR

This plat of "WEST HIGH SCHOOL 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

_____, 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_____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

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.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS 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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\WEST HIGH SCHOOL\DWG\WESTHIGDWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 25, 2004

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

RE: SUB 2004-12 -- Final Plat of West High School Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 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 March 19, 2004, with the exception of Item "E" -- no additional right-of-way is required.

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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Joe Hoover, Board of USD #259, 3850 N. Hydraulic, Wichita, KS 67219
Jim Armour, Acting City Engineer, Department of Engineering
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 19, 2004

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

RE: SUB 2004-12 -- Final Plat of West High School Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 18, 2004, 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. *An additional utility easement is needed to cover the water line.*

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.*

D. The plat proposes access control except one opening along Lincoln. *The access controls are approved.*

E. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. *A 10-ft contingent street dedication and a 10-ft sidewalk and utility easement have been required by the Subdivision Committee.*

The dedications have been platted as requested.

F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

G. The Applicant has platted a 20-ft building setback along Dayton, Osage and Lincoln which represents an adjustment of the Zoning Code standard of a 25-ft setback for the MF-29 District. The Subdivision regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

H. The plattor'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.

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, March 25, 2004. The meeting will begin at 1:30 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: Joe Hoover, Board of USD #259, 3850 N. Hydraulic, Wichita, KS 67219
Jim Armour, Acting City Engineer, Department of Engineering
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
MARCH 25, 2004

STAFF REPORT
(Final Plat Approved 3/18/04; Preliminary Plat Approved 2/12/04)

CASE NUMBER: SUB 2004-12 -- WEST HIGH SCHOOL ADDITION

OWNER/APPLICANT: Board of Education USD 259, Attn: Joe Hoover, 3850 N. Hydraulic, Wichita, KS 67219

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

LOCATION: East of Seneca, North side of Lincoln

SITE SIZE: 26.01 Acres

NUMBER OF LOTS

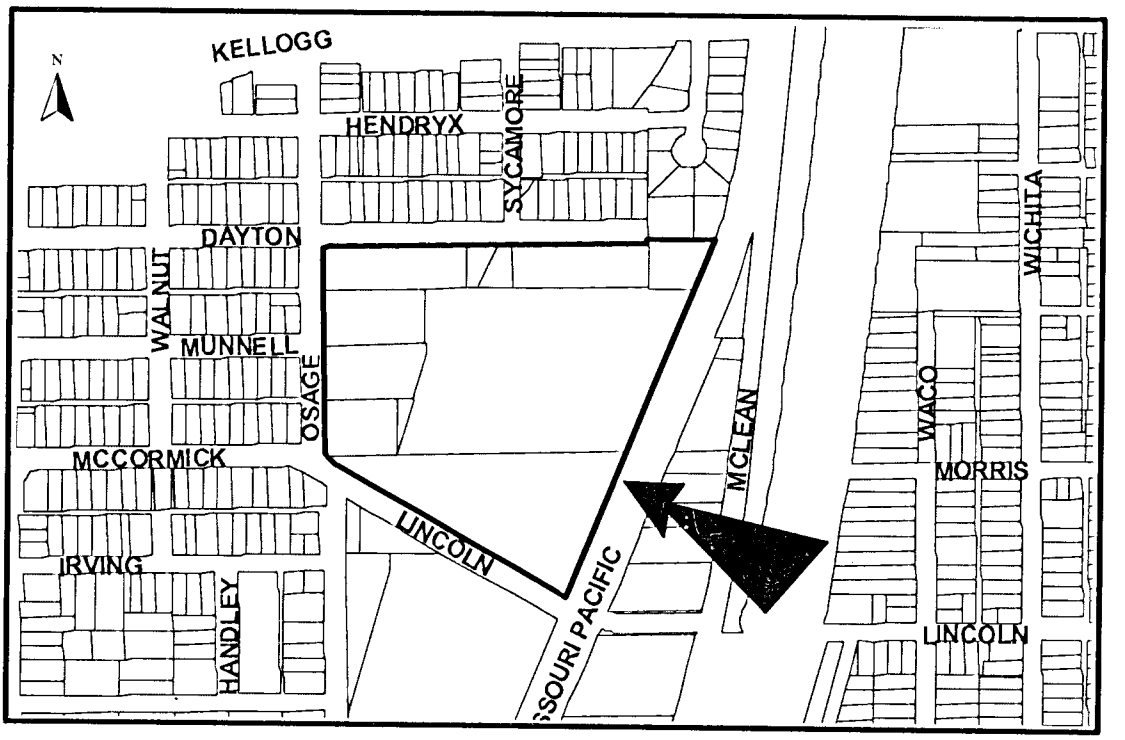
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 26 Acres

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of portions of the Elmdale Addition, Glendale Addition and the Stratton Addition.

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. ***An additional utility easement is needed to cover the water line.***

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.***

D. The plat proposes access control except one opening along Lincoln. ***The access controls are approved.***

E. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. ***A 10-ft contingent street dedication and a 10-ft sidewalk and utility easement have been required by the Subdivision Committee.***

The dedications have been platted as requested.

F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

G. The Applicant has platted a 20-ft building setback along Dayton, Osage and Lincoln which represents an adjustment of the Zoning Code standard of a 25-ft setback for the MF-29 District. The Subdivision regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.

H. The plattor'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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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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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.

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