

OLD TOWN SQUARE ADDITION
Wichita, Sedgwick County, Kansas

State of Kansas) SS
Sedgwick County)

We, Ruggles & Bohm, P.A., Land Surveyors in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and plotted "OLD TOWN SQUARE ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as being a replat of the following described property:

Lots 1 through 10, Howe and West's Subdivision in City of Wichita, Sedgwick County, Kansas; Lots 37, 39, 41 and 43, East Wichita Addition, Wichita, Sedgwick County, Kansas; together with all vacated alley and street right-of-way bounded by 2nd Street on the south, 3rd Street on the north, Mead Avenue on the east and The Atchinson Topeka & Santa Fe Railroad on the west.

And Lots 1 through 7 and that part of Lot 8 described as follows: Beginning at the Northwest corner of said Lot 7; thence east along the north line of said Lot 7, 140 feet; thence north 2 feet and 1/4 inches to the center of 12 1/2 inch wall; thence west 140 feet; thence south 1 foot and 10 3/4 inches to beginning, all in Block A, H.L. and Annie M. Taylor's Addition to Wichita, Kansas; and the unplatted parcel lying north of 2nd Street and adjacent to said Lot 1; except the east 10 feet of said Lots and parcel; together with the east 10 feet of vacated Mead Avenue adjacent on the west to said Lots and parcel.

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

Ruggles & Bohm, P.A.



Thomas C. Ruggles
Land Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, Blocks and Streets, to be known as "OLD TOWN SQUARE 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 as indicated for the construction and maintenance of a storm sewer system. A grading plan for the plat is on file in the office of the City Engineer. The drainage easement shall remain at established grades, or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater. The streets are hereby dedicated to and for the use of the public. Reserve "A" is to be owned by the City of Wichita for open space and public access. Access controls as indicated are hereby granted to the appropriate governing body.

The City of Wichita

At the direction of the City Council

Chris Cherches
City Manager

Pat Graves
City Clerk

Old Town Warren Theatre, LLC, a Kansas limited liability company

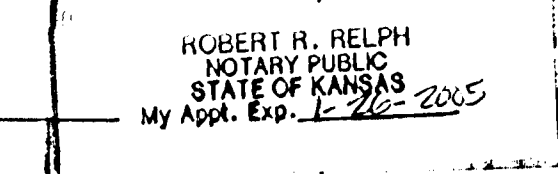
William J. Warren
William J. Warren, Manager

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15th day of November, 2002, by William J. Warren, Manager of Old Town Warren Theatre, LLC, on behalf of the Company.

Notary Public

My appointment expires



SE Building, L.L.C., a Kansas limited liability company

David Burk, Manager

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15 day of November, 2002, by David Burk, Manager of SE Building, L.L.C., on behalf of the company

Notary Public

My appointment expires 1-26-2005

DD Realty, L.L.C., a Kansas limited liability company

David Burk, Manager

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 15 day of November, 2002, by David Burk, Manager of DD Realty, L.L.C., on behalf of the company

Notary Public

My appointment expires 1-26-2005

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

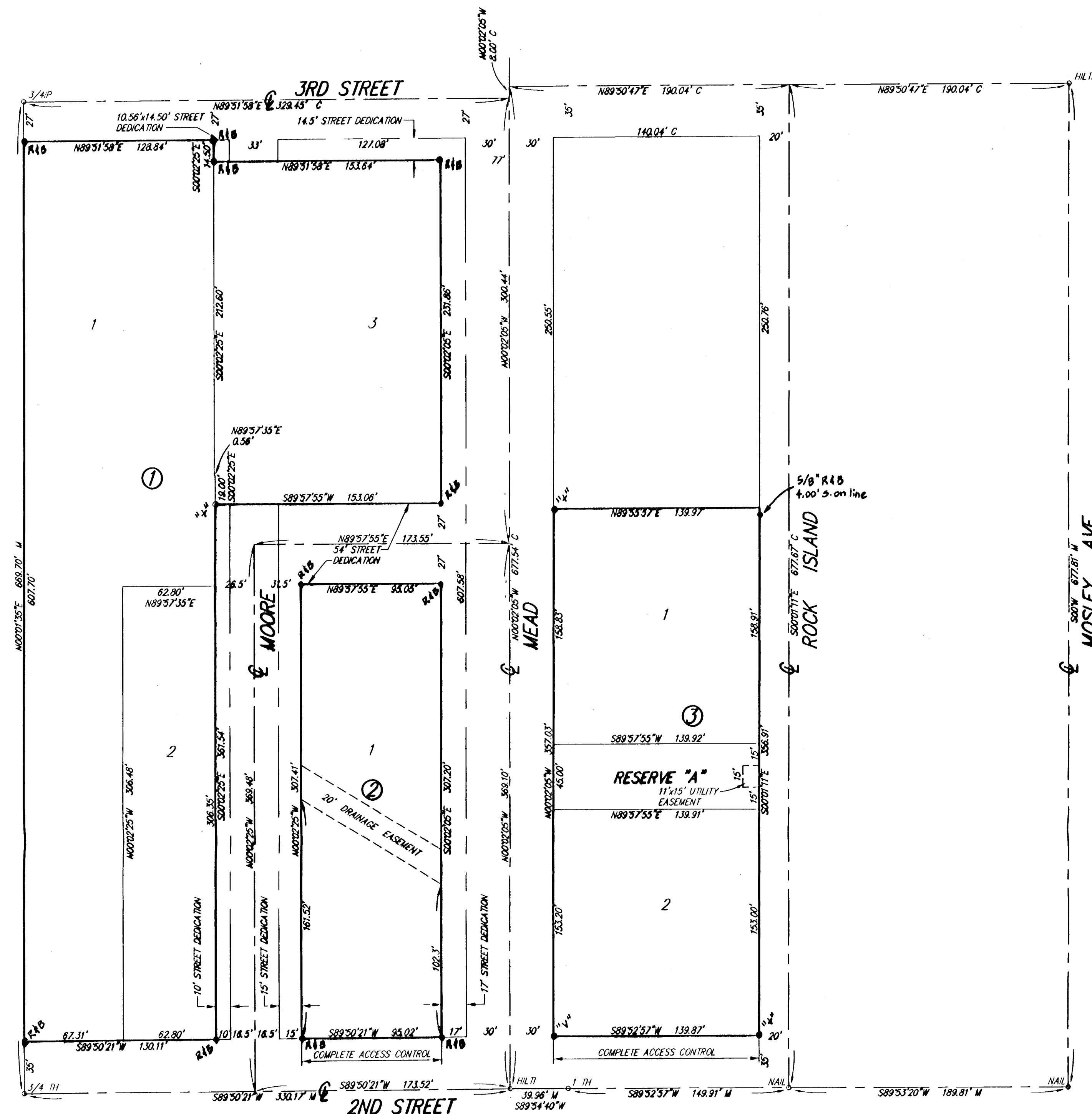
Stillwater National Bank & Trust Company
Stillwater, Oklahoma

John M. Frazee, President

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

Central Bank and Trust Co.
Wichita, Kansas

R.M. Briley, President



This plat of "OLD TOWN SQUARE ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 27th day of September, 2002.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Bernard A. Hentzen
Chairman

Dale Miller
Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 2002.

At the direction of the City Council

Chris Cherches
City Manager

Pat Graves
City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this ____ day of ____, 2002.

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

Entered on transfer record this ____ day of ____, 2002.

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 ____, 2002, at ____ o'clock ____ M., and is duly recorded.

Bill Meek
Register of Deeds

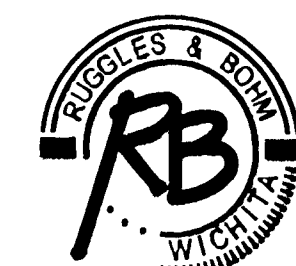
Linda Kizzire
Deputy

BENCH MARK: "Q" CUT W. END CURB RETURN
N.W. CORNER OF 2ND STREET & MOSLEY
ELEV.=1111.16 (CITY OF WICHITA DATUM)

M = MEASURED
C = CALCULATED

3/4" = 3/4" IRON PIPE (FOUND)
H.L.T. = H.L.T. NAIL (FOUND)
NAIL = NAIL (FOUND)
3/4" TH = 3/4" IRON PIPE IN THIMBLE (FOUND)
1" TH = 1" IRON PIPE IN THIMBLE (FOUND)
R&B = 5/8" REBAR W/R&B CAP (SET)
"4" = CHISELED "4" (SET)
"V" = CHISELED "V" (SET)

DWG FILE: 2199P-W.C.
PROJECT NO. 02E02199P
NOVEMBER 14, 2002



Ruggles & Bohm, P.A.
Engineering, Surveying, Land Planning
924 North Main
Wichita, Kansas 67203
www.rbkansas.com
(316) 264-8008
(316) 264-4621 fax
E-mail: info@rbkansas.com



Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2002

Tom Ruggles
Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2002-85 -- One-Step Final Plat of Old Town Square Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 12, 2002, 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 6, 2002, with correction to the following"

- D. Complete access control should be platted along 2nd Street for Blocks 2 and 3. The final plat tracing shall reference the dedication of access controls in the platlor's text.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.



Wichita-Sedgwick County Metropolitan Area Planning Department

September 6, 2002

Tom Ruggles
Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2002-85 -- One-Step Final Plat of Old Town Square Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 5, 2002, 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. Municipal services are available to serve the site.
- 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. Complete access control should be platted along the plat's frontage to 2nd and 3rd Streets. The final plat tracing shall reference the dedication of access controls in the plat's text.
- E. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1 and 2, Block 1, and for Lot 1, Block 2. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- G. The City Fire Department/GIS needs to comment on the plat's street names. The street names are acceptable.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. 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.
- I. The platting 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUB 2002-85 -- One-Step Final Plat of Old Town Square Addition
September 6, 2002
Page 3

If this plat requires the guaranteeing of improvements, a list of the five methods that have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, September 12, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Property Management, C/O John Philbrick, 455 N. Main Street - 13th Floor, Wichita, KS 67202
Old Town Warren Theatre, LLC; P.O. Box 782560, Wichita, KS 67278
DD Realty, LLC, 230 N. Mosley, Wichita, KS 67214
SE Building, LLC, 230 N. Mosley, Wichita, KS 67214
Walter Rooney, Sedgwick County Fire Department
Neil Cable, City Engineering
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 9/5/02)

CASE NUMBER: SUB 2002-85 -- OLD TOWN SQUARE ADDITION

OWNER/APPLICANT: City of Wichita, 455 N. Main, Wichita, KS 67202; Old Town Warren Theatre, LLC, P.O. Box 782560, Wichita, KS 67278; DD Realty, LLC, 230 N. Mosley, Wichita, KS 67214; SE Building, LLC, 230 N. Mosley, Wichita, KS 67214

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Rock Island, Between 2nd and 3rd Streets

SITE SIZE: 5.05 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

6

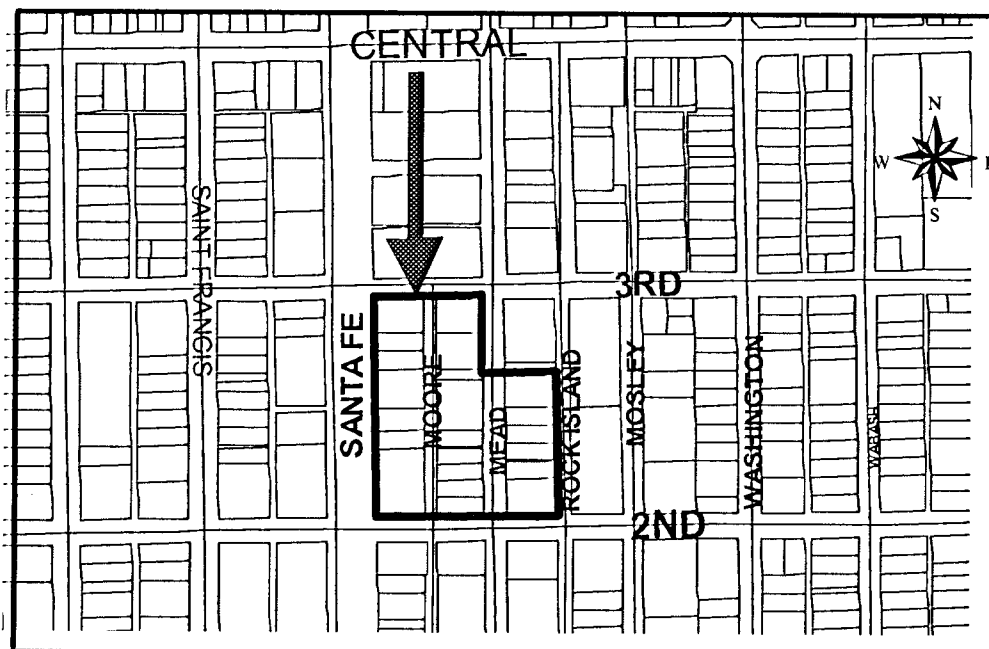
6

MINIMUM LOT AREA: 19,246 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This replat includes the vacation of the north segment of the north-south Moore Street and the dedication of an east-west Moore Street.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. Complete access control should be platted along the plat's frontage to 2nd and 3rd Streets. The final plat tracing shall reference the dedication of access controls in the plat's text.
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- G. The City Fire Department/GIS needs to comment on the plat's street names. *The street names are acceptable.*
- H. 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.
- I. 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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SUB 2002-85 -- One-Step Final Plat of OLD TOWN SQUARE ADDITION
September 12, 2002 - Page 3

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