CHANG & ARENSBERG 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "CHANG & ARENSBERG 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Lots 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, and 76, on Hillside, Indiana Subdivision in Vincennes Addition to Wichita, Kansas, Sedgwick County, Kansas, TOGETHER with the west half of the alley lying east of and adjacent to said Lots.

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

All being situated in the NW1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas

Baughman Company, P.A.

final tracing received 5-13-03

Michael A. Conrey 4-11-2003 Surveyor
Michael A. Conrey

MICHAEL A. CONREY REGISTERED 10-871 KANSAS LAND SURVEYOR

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, and a Street, to be known as "CHANG & ARENSBERG 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access shall be as indicated on the face of the plat an are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer for the City of Wichita, Kansas.

Joseph P. Chang

Deanne Strong Chang

W. Chris Arensberg

Sheila Arensberg

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 16th day of April, 2003, by Joseph P. Chang and Deanne Strong Chang, husband and wife.

RITA LOWE NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 1-25-2004

Rita Lowe, Notary Public
Rita Lowe

My App't. Exp. 1-25-04

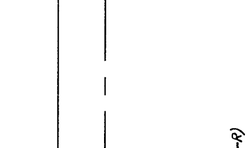
State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 24th day of April, 2003, by W. Chris Arensberg and Sheila Arensberg, husband and wife.

Stephanie D. Heard, Notary Public
STEPHANIE D. HEARD

My App't. Exp. 11-1-06

STEPHANIE D. HEARD NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. Nov. 1, 2006



(P) = PLATTED
(M) = MEASURED
(C) = CALCULATED PER MEASURED INFO.
(R) = RESURVEY INFO.
(PRO) = PRORATED
(C-P) = CALCULATED PER PREVIOUSLY PLATTED INFO.
(C-R) = CALCULATED PER RESURVEY INFO.

● = 1/4 REBAR W/ "BAUGHMAN" CAP (SET)
⊛ = 1/4 REBAR W/ "BAUGHMAN" CAP (FOUND)
○ = 1/2" IRON (FOUND)
◎ = 1/2" IRON IN THIMBLE (FOUND)
⊠ = 1" IRON IN THIMBLE (FOUND)
△ = 1-1/2" IRON IN THIMBLE (FOUND)

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:
THE ACCESS OPENING ALONG THE SOUTH 70 FEET OF THE EAST LINE OF LOT 1, BLOCK A, SHALL BE LIMITED TO RIGHT IN - RIGHT OUT ONLY, AS LONG AS THE EXISTING MEDIAN ISLAND IN HILLSIDE IS INTACT, THIS OPENING CAN BE A STANDARD CITY DRIVEWAY. IF THE CENTER MEDIAN IS EVER REMOVED, THE DRIVEWAY SHALL BE RECONFIGURED TO ACCOMMODATE A RIGHT IN - RIGHT OUT TRAFFIC DIVERTER.

This plat of "CHANG & ARENSBERG 2ND 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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair
J. D. Michaelis

_____, Secretary
Dale Miller

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of_____, 2003.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Graves

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)
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_____, 2003 at____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CHANG & ARENSBERG 2ND ADDITION", Wichita, Sedgwick County, Kansas.

INTRUST Bank, N.A.

Mark A. Koch, Vice President
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 29th day of April, 2003, by Mark A Koch, Vice President (Title) of INTRUST Bank, N.A., on behalf of the bank.

Nancy A. Cox, Notary Public

My App't. Exp. Oct. 27, 2006

NANCY A. COX NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 10-27-06

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\CHANGARENSBERG2ND\DWG\CHANGARENSBERG2F.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 9, 2002

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

RE: SUB 2002-35-- Final Portion of Overall Preliminary Plat of Chang and Arensberg Second Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 9, 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 April 26, 2002.

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.

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

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2002

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

RE: SUB 2002-35-- Final Portion of Overall Preliminary Plat of Chang and Arensberg Second Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 25, 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. City Engineering needs to comment on the need for guarantees or easements. ***Fees in lieu of assessment regarding water connection is required; or in the alternative a petition may be provided for extension of water main.***

B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.

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 applicant proposes one opening along Hillside limited to rights-in/rights-out along the south line of the plat. ***The access controls are approved.***

F. A cross-lot access agreement shall be provided with the property to the south in accordance with the zone change approval.

G. As a commercial plat adjacent to a non-arterial street, the Subdivision regulations require a sidewalk along Orme. ***A sidewalk certificate is needed.***

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. **County Surveying** has advised that the benchmark needs an elevation denoted.

J. All owners that are denoted on the application have not been included as signatories to the plat. These owners need to be added to the final tracing or documentation provided that such interests are no longer involved with this site.

K. 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.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. 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.

T. 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.

If this plat requires the guaranteeing of improvements, a list of the five methods which 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, May 9, 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: John Philbrick, Property Management, 455 N. Main Street - 13th Floor, Wichita, KS 67202
Chris Arensberg and Joe Chang, 7834 W. Prestwick, Wichita, KS 67212
Robert Burns, 200 W. Douglas, 4th Floor, Wichita, KS 67202
Mike Lindebak, City Engineer
Walter Rooney, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
MAY 9, 2002

STAFF REPORT

(FINAL PLAT APPROVED 4/25/02; OVERALL PRELIMINARY PLAT APPROVED 1/6/00)

CASE NUMBER: SUB 2002-35 -- CHANG AND ARENSBERG SECOND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202; (Contract purchaser) Chris Arensberg & Joe Chang, 7834 W. Prestwick, Wichita, KS 67212

AGENT: Robert Burns, 200 W. Douglas, 4th Floor, Wichita, KS 67202

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

LOCATION: South of Kellogg, East side of Hillside

SITE SIZE: .85 Acres

NUMBER OF LOTS

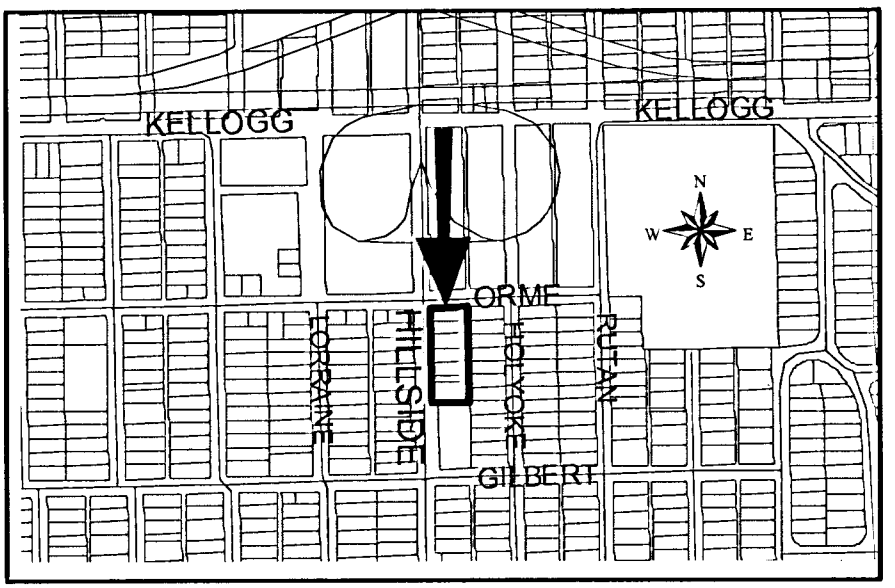
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 36,978 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



NOTE: This is the final plat of a portion of the overall preliminary plat of Chang & Arensberg Addition, which was approved for this site on January 6, 2000. The final plat for the first phase consisted of the south portion of the site adjoining the south line of this plat and was approved by City Council February 27, 2001. A zone change (ZON 2002-12) was approved for this site subject to platting.

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. ***Fees in lieu of assessment regarding water connection is required; or in the alternative a petition may be provided for extension of water main.***

B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.

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 applicant proposes one opening along Hillside limited to rights-in/rights-out along the south line of the plat. ***The access controls are approved.***

F. A cross-lot access agreement shall be provided with the property to the south in accordance with the zone change approval.

G. As a commercial plat adjacent to a non-arterial street, the Subdivision regulations require a sidewalk along Orme. ***A sidewalk certificate is needed.***

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. **County Surveying** has advised that the benchmark needs an elevation denoted.

J. All owners that are denoted on the application have not been included as signatories to the plat. These owners need to be added to the final tracing or documentation provided that such interests are no longer involved with this site.

K. 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.

L. 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.)

M. 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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Q. Perimeter closure computations shall be submitted with the final plat tracing.

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