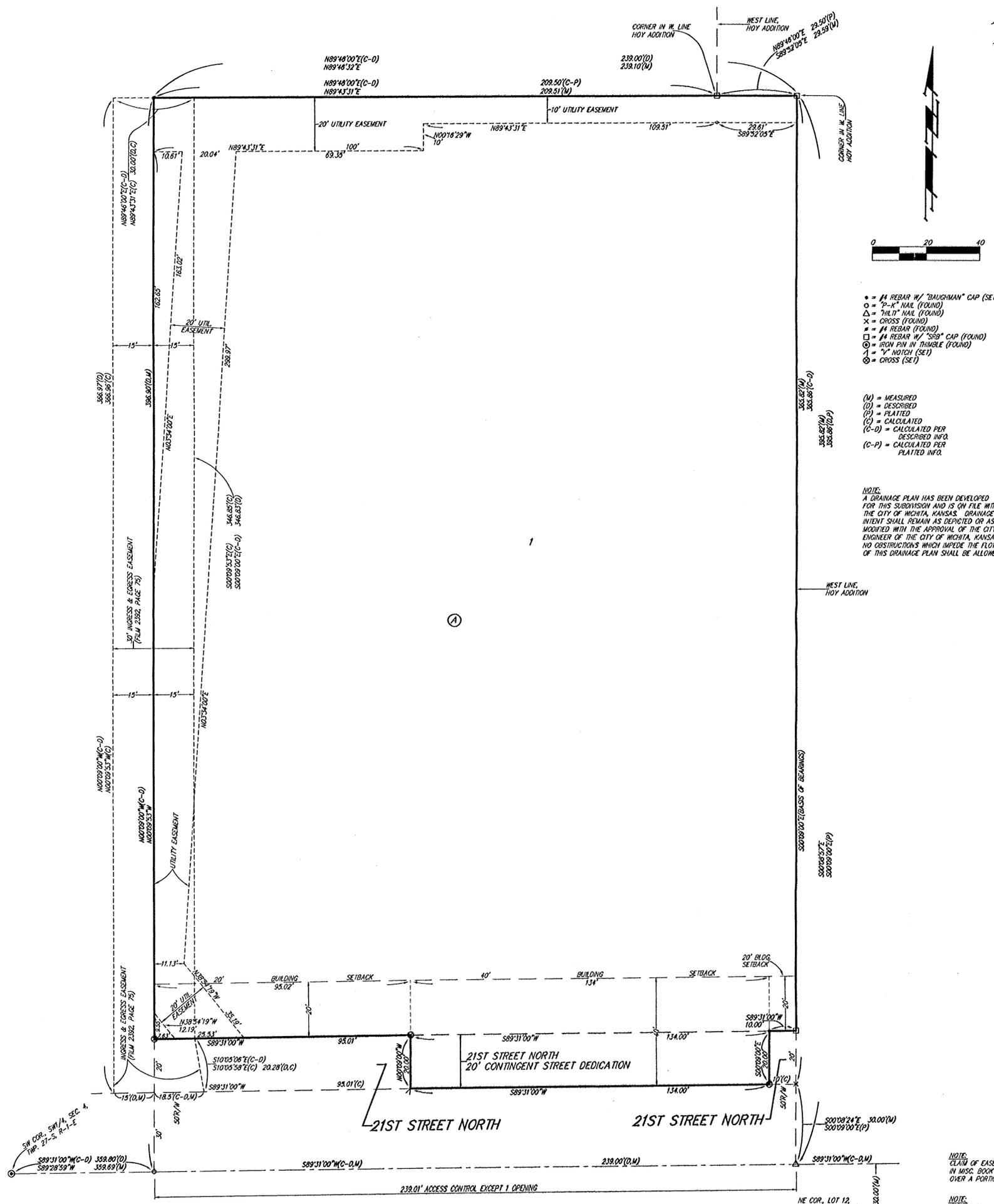


# BEST SUPPLY ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

4-16-02  
Final tracing received



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - = "2" x "4" NAIL (FOUND)
  - △ = "1/2" x "1" NAIL (FOUND)
  - x = CROSS (FOUND)
  - = #4 REBAR (FOUND)
  - = #4 REBAR W/ "S&B" CAP (FOUND)
  - ⊙ = IRON PIN IN THUMB (FOUND)
  - ∩ = "Y" NOTCH (SET)
  - ⊗ = CROSS (SET)
- (M) = MEASURED  
(D) = DESCRIBED  
(P) = PLATTED  
(C) = CALCULATED  
(C-D) = CALCULATED PER DESCRIBED INFO  
(C-P) = CALCULATED PER PLATTED INFO.

**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 We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "BEST SUPPLY ADDITION", Wichita, Sedgwick County, Kansas and  
that the accompanying plat is a true and correct exhibit of the property  
surveyed, described as a tract in the S1/2 of the SW1/4 of the SW1/4  
of Sec. 4, Twp. 27-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas,  
further described as commencing at the SW corner thereof; thence east  
along the south line of the S1/2 of the SW1/4 of said SW1/4, 359.8 feet  
for a place of beginning; thence north with a deflection angle to the left  
of 89°40', 396.9 feet; thence east with a deflection angle to the right of  
89°55', 239 feet; thence south with a deflection angle to the right of  
90°05', 395.86 feet to a point on the south line of the S1/2 of the  
SW1/4 of said SW1/4; thence west, 239 feet to the place of beginning.

Existing 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  
WICHITA, KANSAS  
REGISTERED  
18-973  
3/12/2002  
LAND SURVEYOR

This plat of "BEST SUPPLY 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  
Marvin S. Krout

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

\_\_\_\_\_, City Manager  
Chris Charches

\_\_\_\_\_, City Clerk  
Pat Burnett

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 "BEST SUPPLY  
ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are  
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. The 21st Street North contingent street dedication shall  
become effective in the event that the City of Wichita determines a  
need for the right-of-way for any street related purposes. This  
contingent dedication shall be a covenant running with the land and shall  
be binding on all heirs and subsequent owners of all parts of said property  
covered by said dedication. All abutters rights of access to or from  
21st Street North over and across the south 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 21st Street North at one location as  
shall be determined by the City Engineer of the City of Wichita, Kansas.  
Best Supply Company, Inc.

*Paul Suhr*  
Paul Suhr, President

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

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2002.

\_\_\_\_\_, County Clerk  
Don Brace

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by Paul Suhr, President, of  
Best Supply Company, Inc., on behalf of the corporation.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2002 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

**NOTE:**  
CLAIM OF EASEMENT BY ARKANSAS LOUISIANA GAS COMPANY, INC., FILED  
IN MISC. BOOK 552, PAGE 144 AND DESIGNATED THEREIN AS R/W NO. 21710,  
OVER A PORTION OF THE SW1/4 OF SEC. 4, TWP. 27-S, R-1-E.

**NOTE:**  
R.O.B.E. GUY AND ANCHOR EASEMENT, (MISC. BOOK 454, PAGE 161).



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 22, 2001

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

RE: SUB 2000-124 -- Final Plat of BEST SUPPLY ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 22, 2001, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 16, 2001.

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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 16, 2001

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

RE: SUB 2000-124 -- Final Plat of BEST SUPPLY ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 15, 2001, 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 any guarantees or easements. No guarantees are required.
- 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 subject to the applicant submitting a petition for future extension of stormwater sewer.
- D. Traffic Engineering has approved access control except for one opening.
- E. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- F. The contingent street dedication shall be referenced in the plattor's text.
- G. 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.

- H. 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.)
- I. 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.
- J. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 22, 2001, at 12:00 p.m.

**STAFF REPORT**

(Final Plat Approved 2/15/01; Preliminary Plat Approved 1/11/01)

**CASE NUMBER:** SUB 2000-124 -- BEST SUPPLY ADDITION

**OWNER/APPLICANT:** Best Supply Co., Inc., 414 E. 21<sup>st</sup>, Wichita, KS 67214

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

**LOCATION:** East of Broadway, North side of 21<sup>st</sup> St. North

**SITE SIZE:** 2.01 Acres

**NUMBER OF LOTS**

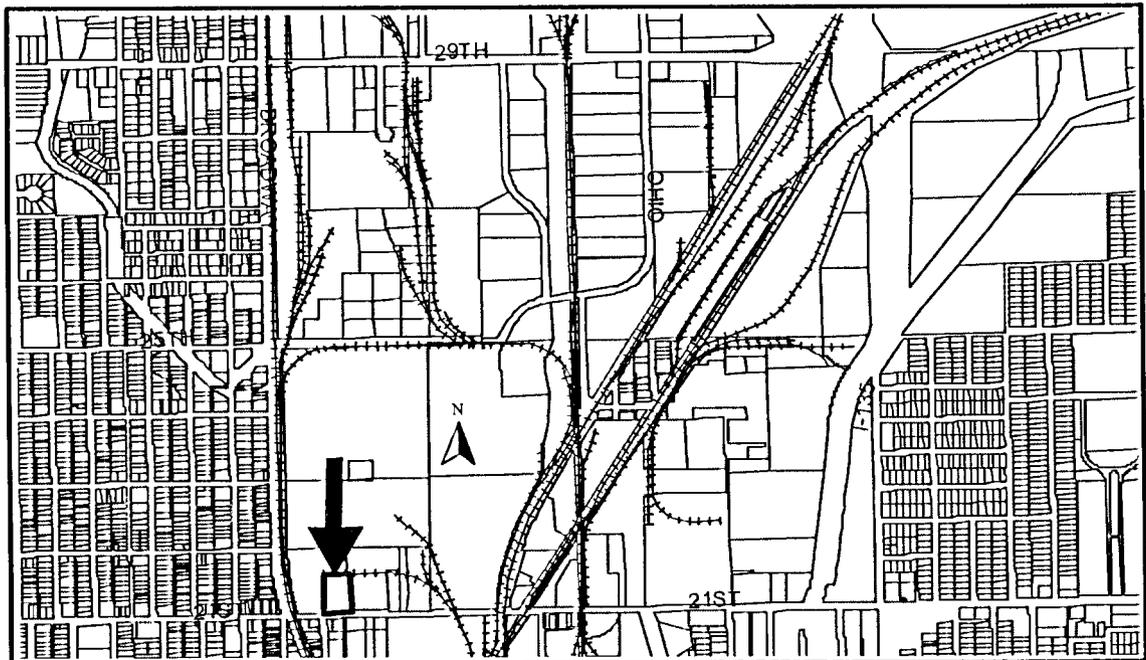
Residential:	.
Office:	.
Commercial:	.
Industrial:	$\frac{1}{1}$
Total:	1

**MINIMUM LOT AREA:** 87,564 Sq. Ft.

**CURRENT ZONING:** GI, General Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This is an unplatted site located within the City of Wichita.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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**SUB 2000-124 -- Final Plat of BEST SUPPLY ADDITION**  
**February 22, 2001 - Page 3**

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