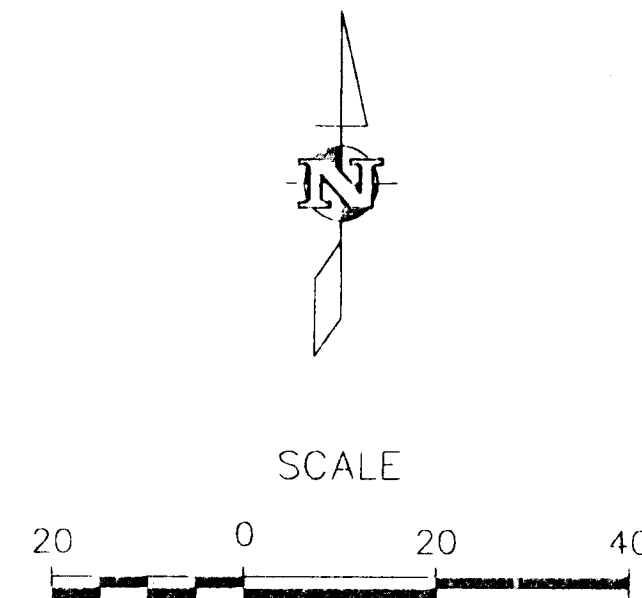
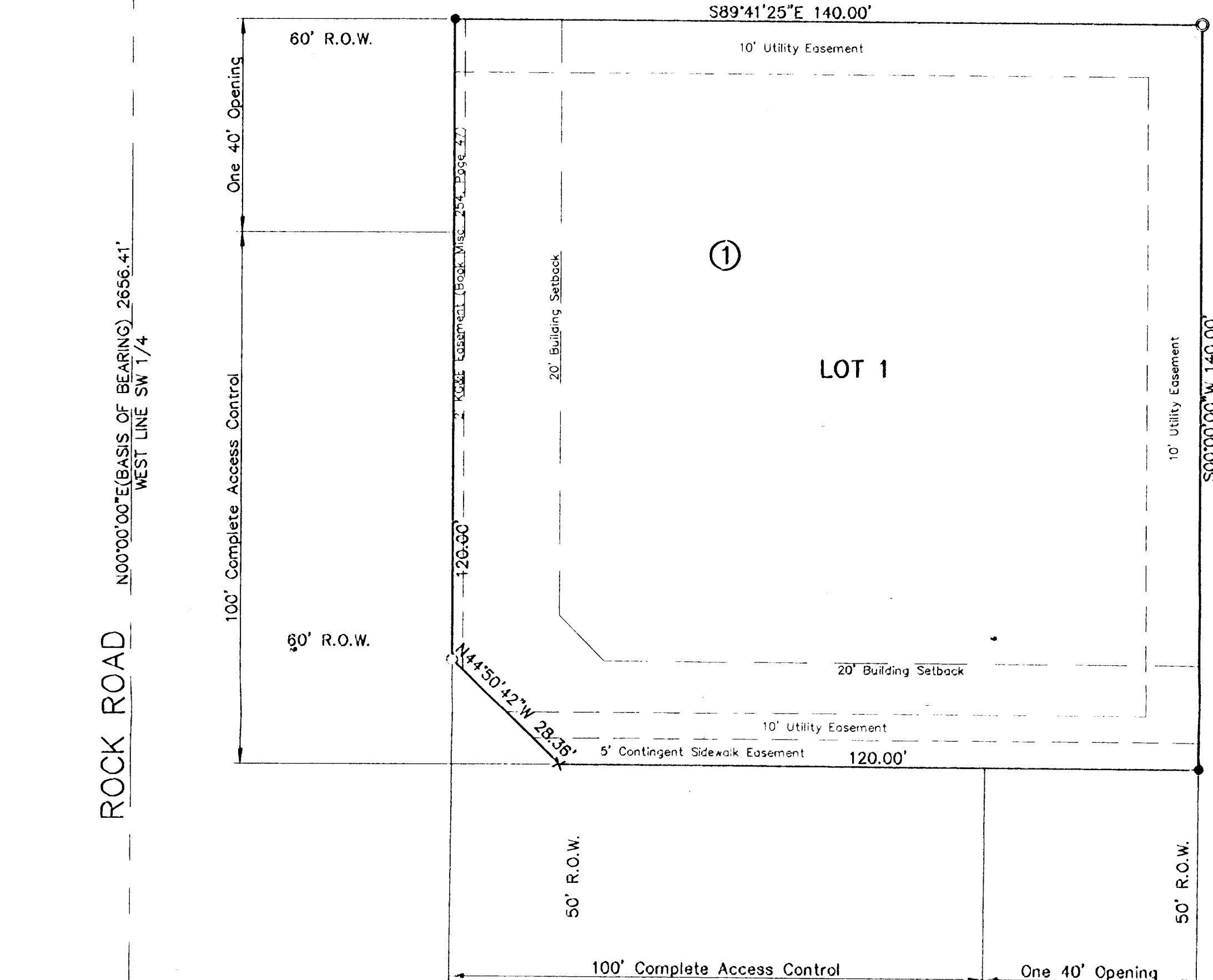


received *final tracing*
6-19-02

CENTRAL AND ROCK ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

NW COR. SW 1/4
SEC.17, T27S, R2E



LEGEND

- = 1/2" Iron Pipe (found)
- = 1/2" Rebar (found)
- = PK Nail (found)
- + = "T" Cut (found)
- ⊙ = Thimble

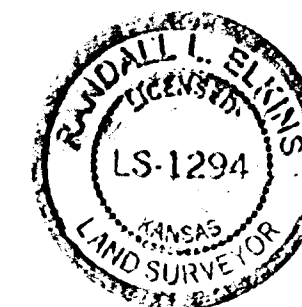
State of Kansas } ss
Sedgwick County }

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we, Austin Miller, Inc. have surveyed and platted "CENTRAL AND ROCK ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

An unplatted tract of land in the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as BEGINNING at the Southwest corner of said Quarter Section; thence North 190 feet along the West line of said Quarter Section; thence East parallel to the South line of said Quarter Section 200 feet; thence south, parallel to the West line of said Quarter Section, 190 feet; thence west along the South line of said Quarter Section, 200 feet to the POINT OF BEGINNING; EXCEPT the West 30 feet and the South 40 feet thereof for road AND EXCEPT that part for permanent street right-of-way established on Film 2182, Page 1, described as BEGINNING at a point 50 feet East of the West line and 50 feet North of the South line of the Southwest Quarter of Section 17, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas. Said Point also being at the intersection of the East right-of-way easement line of Rock Road and the North right-of-way easement line of Central Avenue, as recorded on Film 571, Page 1297; thence on an assumed bearing of N 0° E 140 feet along said East right-of-way easement line; thence S 89°41'25" E 10 feet; thence S 0° E 120 feet; thence S 44°50'42" E 28.36 feet to a point on the North right-of-way easement line; thence N 89°41'25" W 30 feet to the POINT OF BEGINNING.

Basis of bearing: N 0° E along the West line of said Southwest Quarter.

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



Randall L. Elkins, L.S. # 1294, Surveyor

State of Kansas } ss
Sedgwick County }

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block, to be known as "CENTRAL AND ROCK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for constructing, maintaining, operating, and repairing utilities. The access controls are hereby granted to the appropriate governing body as shown hereon. Right of Way as shown is hereby dedicated to the public for streets. The 5' Contingent Sidewalk Easement to the public for pedestrian traffic at such time as Central Avenue is widened.

A drainage plan has been developed for the plat. All drainage easements and/or right-of-ways shall remain at established grades, or as modified with the approval of the applicable public agency, and unobstructed to allow for the conveyance of stormwater.

Date _____

Eltex Investment Corp.

By: _____

Title: _____

State of Kansas } ss
Sedgwick County }

This plat of "CENTRAL AND ROCK 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 _____, 2002.
Wichita/Sedgwick County Metropolitan Area Planning Commission.

_____, Chairman
Jerry D. Michaelis

_____, Secretary
Marvin S. Krout

State of Kansas } ss
City of Wichita }

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 Cherches

_____, City Clerk
Pat Burnett

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

_____, County Clerk
Don Brace

State of Kansas } ss
Sedgwick County }

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ m., on the _____ day of _____, 2002, and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas } ss
Sedgwick County }

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

SW COR. SW 1/4
SEC.17, T27S, R2E

CENTRAL AVE.
SOUTH LINE SW 1/4
N89°41'25"W 2659.96'

SE COR. SW 1/4
SEC.17, T27S, R2E

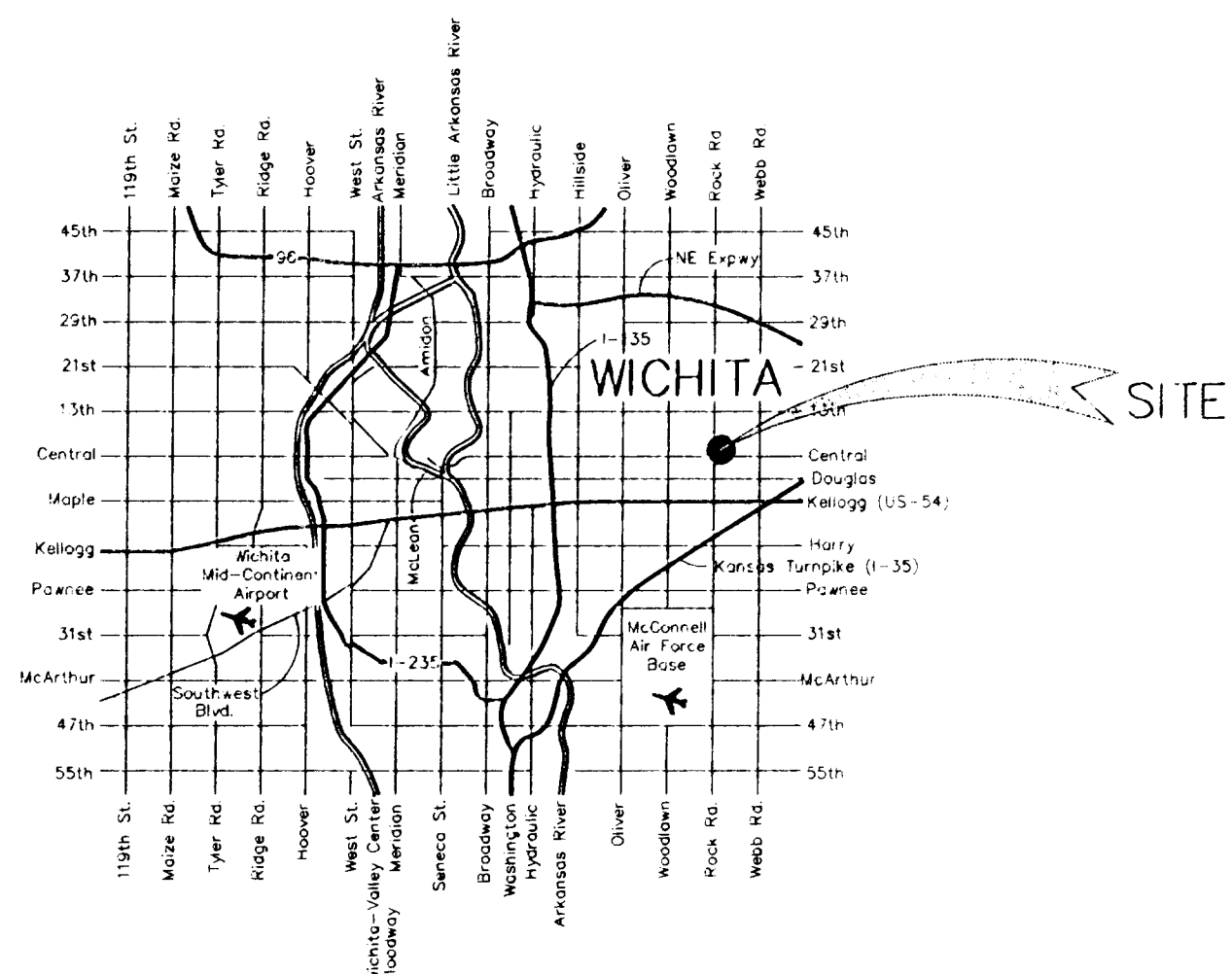
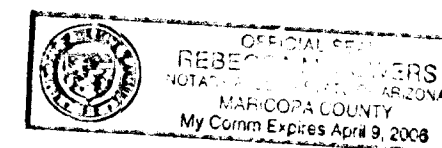
State of Kansas } ss
Sedgwick County }

BE IT REMEMBERED that on this _____ day of _____, 2002, before me, the undersigned, a notary public in and for the County and State aforesaid came _____ of Eltex Investment Corp., to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

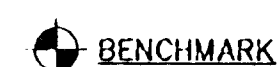
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My appointment expires: _____

Notary Public *Rebecca M. Powers*



VICINITY MAP



"□" cut on top NE cor. of
inlet East side of Rock Rd.
80'± North of Central Ave.
Elev. 166.50 (City Datum)

DATE PLAT PREPARED 02/20/02



AUSTIN MILLER, INC.
ENGINEERING SERVICES

355 N. Waco, Suite 200 Wichita, KS 67202
316/262-1281 fax 316/262-6773



Wichita-Sedgwick County Metropolitan Area Planning Department

April 4, 2002

Tim Austin
Austin Miller, Inc.
355 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2002-21 -- One-Step Final Plat of Central and Rock Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 4, 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 March 29, 2002, with the following with the following addition:

"A 5-foot contingent sidewalk dedication along Central is required, to be located within the required 10-ft utility easement."

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, Senior Planner
Current Plans Division

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

March 28, 2002

Tim Austin
Austin Miller, Inc.
355 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2002-21 -- One-Step Final Plat of Central and Rock Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 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. No guarantees or easements 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.
- D. The plat proposes one access opening along both Central and Rock Road. Distances should be shown for all segments of access control. The proposed access openings have been approved. If a cross-lot access agreement can be obtained with the abutting properties to the east and north, then both driveways shall be closed. Traffic Engineering has requested that the opening along Central be limited to right turns only.

The Subdivision Committee approved full turning movements for the opening along Central.
- E. The applicant has platted a triangular corner clip with a 50-ft right-of-way along Central and a 60-ft right-of-way along Rock Road. Traffic Engineering has requested a 10-ft contingent street dedication.

In lieu of the contingent street dedication, the Subdivision Committee has required a 10-foot utility easement along Central.

- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The owners noted in the platting binder need to be signatories to the plat.
- H. The platator'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 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.
- 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. **Southwestern Bell has requested additional easements.**

SUB 2002-21 -- One-Step Final Plat of Central and Rock Addition
March 29, 2002
Page 3

Q. 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.

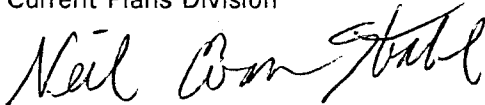
If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available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

This case will be forwarded to the Planning Commission on Thursday, March 21, 2002, at 12:30 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: David Mollhagen, Eltex, C/O Clear Channel, 3405 N. Hydraulic, Wichita, KS 67219
Mike Boyd, Team Players, LLC, 128 S. Dellrose, Wichita, KS 67208
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA ITEM NO. 3-1
APRIL 4, 2002**

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 3/28/02; DEFERRED 3/14/02)

CASE NUMBER: SUB 2002-21 -- CENTRAL AND ROCK ADDITION

OWNER/APPLICANT: Eltex, c/o Clear Channel, Attn: David Mollhagen, 3405 N. Hydraulic, Wichita, KS 67219

AGENT: Team Players, LLC, Attn: Mike Boyd, 128 S. Dellrose, Wichita, KS 67208

SURVEYOR/ENGINEER: Tim Austin, Austin-Miller, Inc., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Northeast corner of Central and Rock Road

SITE SIZE: .54 Acres

NUMBER OF LOTS

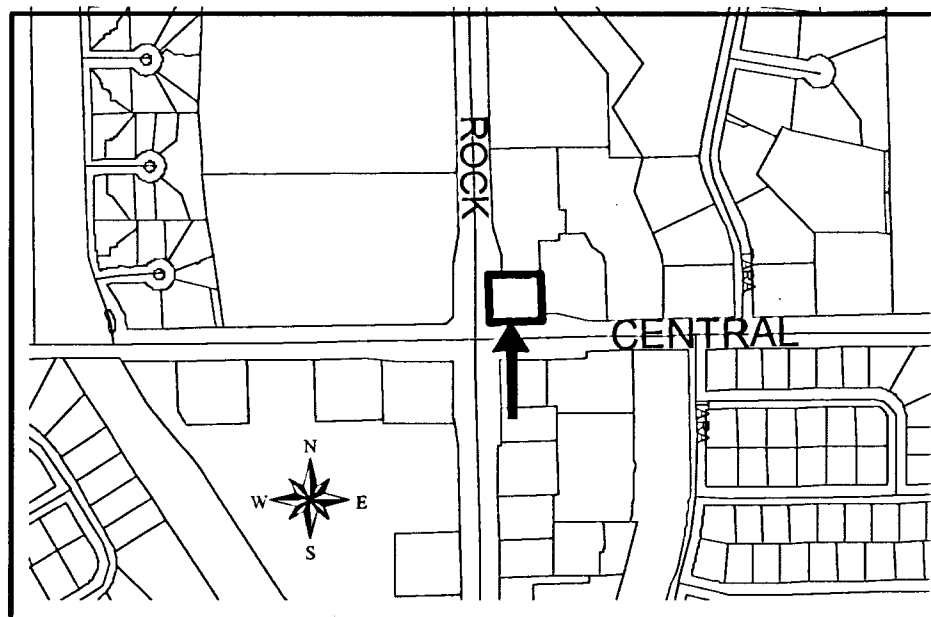
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 23,522 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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

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. **No guarantees or easements 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.**
- D. The plat proposes one access opening along both Central and Rock Road. Distances should be shown for all segments of access control. **The proposed access openings have been approved. If a cross-lot access agreement can be obtained with the abutting properties to the east and north, then both driveways shall be closed. Traffic Engineering has requested that the opening along Central be limited to right turns only.**

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- 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.)
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SUB 2002-21 -- One-Step Final Plat of CENTRAL AND ROCK ADDITION

April 4, 2002 - Page 3

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