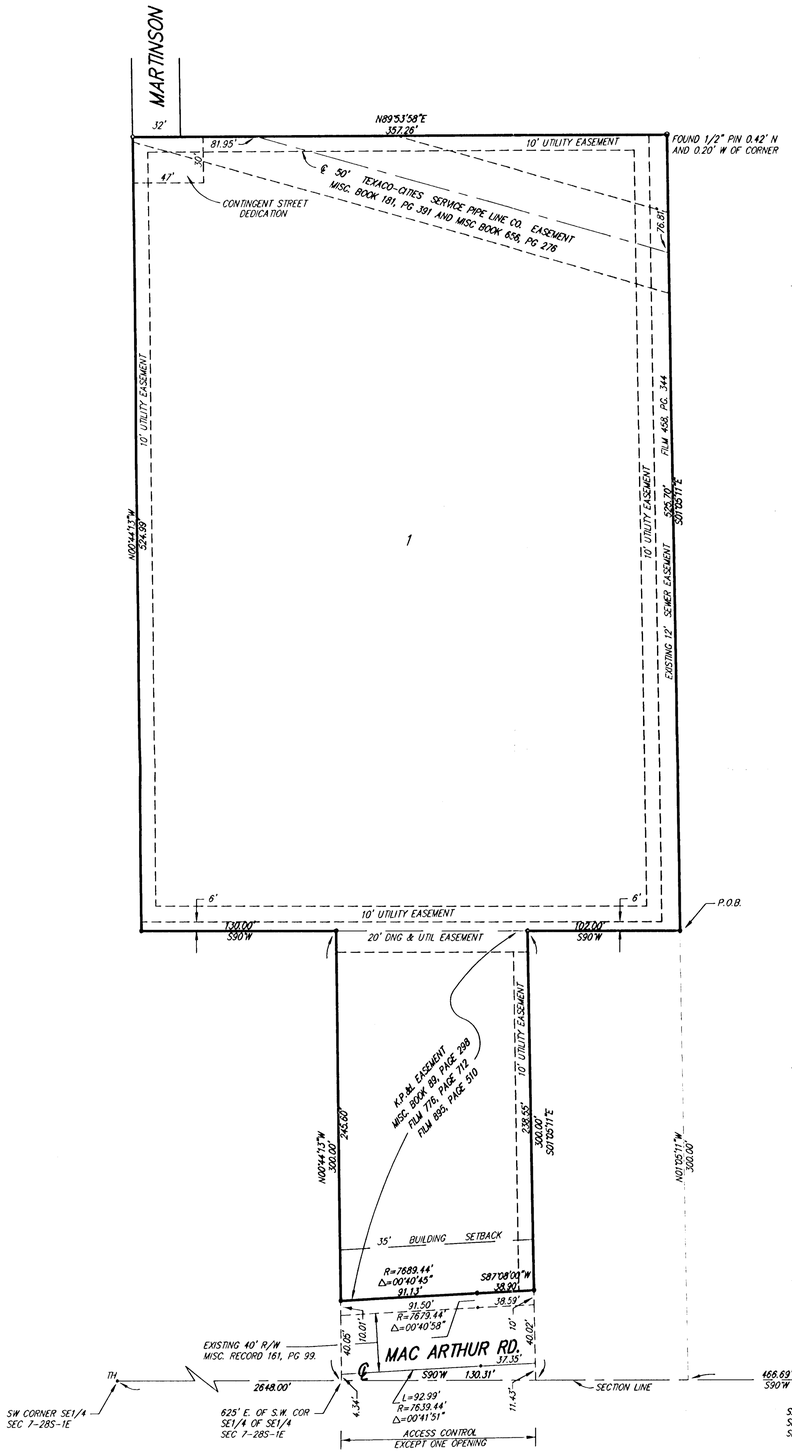
LEEDY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing received 3-4-02



1 inch = 50 ft.

● = 5/8" REBAR W/RB CAP (SE1)

TH = Thimble

State of Kansas)
Sedgwick County) SS

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 platted "LEEDY ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Commencing at the S.E. Corner of the SE1/4 of the SE1/4 of Sec. 7, T28S, R1E of the 6th P.M., Sedgwick County, Kansas; thence west along the south line of the SE1/4 of said SE1/4, 466.69 feet; thence north, parallel with the east line of the SE1/4 of said SE1/4, 300 feet for a place of beginning; thence west, parallel with the south line of the SE1/4 of said SE1/4, 102 feet; thence south, parallel with the east line of the SE1/4 of said SE1/4, 300 feet to the south line of the SE1/4 of said SE1/4; thence west along the south line of the SE1/4 of said SE1/4, 130 feet more or less to a point 625 feet east of the SW Corner of the SE1/4 of said SE1/4; thence north, parallel with the west line of the SE1/4 of said SE1/4, 300 feet; thence west, parallel with the south line of the SE1/4 of said SE1/4, 130 feet; thence north, parallel with the west line of the SE1/4 of said SE1/4, 523.99 feet, more or less, to a point 496.01 feet south of the north line of the SE1/4 of said SE1/4; thence east, parallel with the north line of the SE1/4 of said SE1/4, 360 feet more or less to a point 466.69 feet west of the east line of the SE1/4 of said SE1/4; thence south, parallel with the east line of the SE1/4 of said SE1/4, 523.99 feet more or less to the place of beginning, except that portion taken for Mac Arthur Road right-of-way and recorded in Misc. Book 161 at Page 99.

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

Ruggles & Bohm, P.A.

THOMAS C. RUGGLES REGISTERED LS-940 KANSAS LAND SURVEYOR

2-15-02

Thomas C. Ruggles — Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, to be known as "LEEDY 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 contingent street dedication is hereby dedicated to and for the use of the public contingent upon the dedication of the west half of Martinson. Access Control is hereby granted to the appropriate governing body as indicated on the face of the plat. A drainage plan has been developed for this plat and all drainage easements and rights-of-way shall remain at established grades or as modified with the approval of the City Engineer, and unobstructed to allow for the conveyance of stormwater.

Elvin E. Leedy
Elvin E. Leedy

Carolyn S. Leedy
Carolyn S. Leedy

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 25th day of February 2002, by Elvin E. Leedy and Carolyn S. Leedy.

Mildred E. Franz Notary Public

My Appointment expires 2/13/2003

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

This plat of "LEEDY 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

_____ Acting Chairman
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 Cherches

_____ City Clerk
Pat Burnett

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

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

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

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

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

FEB. 13, 2002
DWG FILE: 01102PF-R.C.
PROJECT NO. 98001102Z

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

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 15, 1999

Savoy Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-26 -- Final Plat of LEEDY ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1999, 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 April 9, 1999.

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 and residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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April 9, 1999

Savoy Ruggles and Bohm
924 N. Main
Wichita, KS 67203

RE: S/D 99-26 -- Final Plat of LEEDY ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees or easements are required. ***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.***

E. 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.

F. 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.

G. The lot exceeds the maximum lot width to lot depth ratio of 3 to 1 for commercial lots, and a modification will need to be approved.

H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

I. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Texaco-Cities Service Company pipeline.

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 316-729-0102) 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. ***Southwestern Bell has requested additional easements.***

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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

U. ***A vacation request shall be submitted for Martinson adjoining the plat to the north. In the alternative, a paving guarantee shall be submitted for a turnaround.***

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. Also, 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, April 15, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Elvin Leedy, 1419 Pinetree Road, Derby, KS 67037
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
April 15, 1999

STAFF REPORT
(One-Step Final Plat 4/8/99)

CASE NUMBER: S/D 99-26 - LEEDY ADDITION

OWNER/APPLICANT: Elvin Leedy, 1419 Pinetree Rd, Derby, KS 67037

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: West of Seneca, on the North side of MacArthur Road

SITE SIZE: 5.07 acres

NUMBER OF LOTS

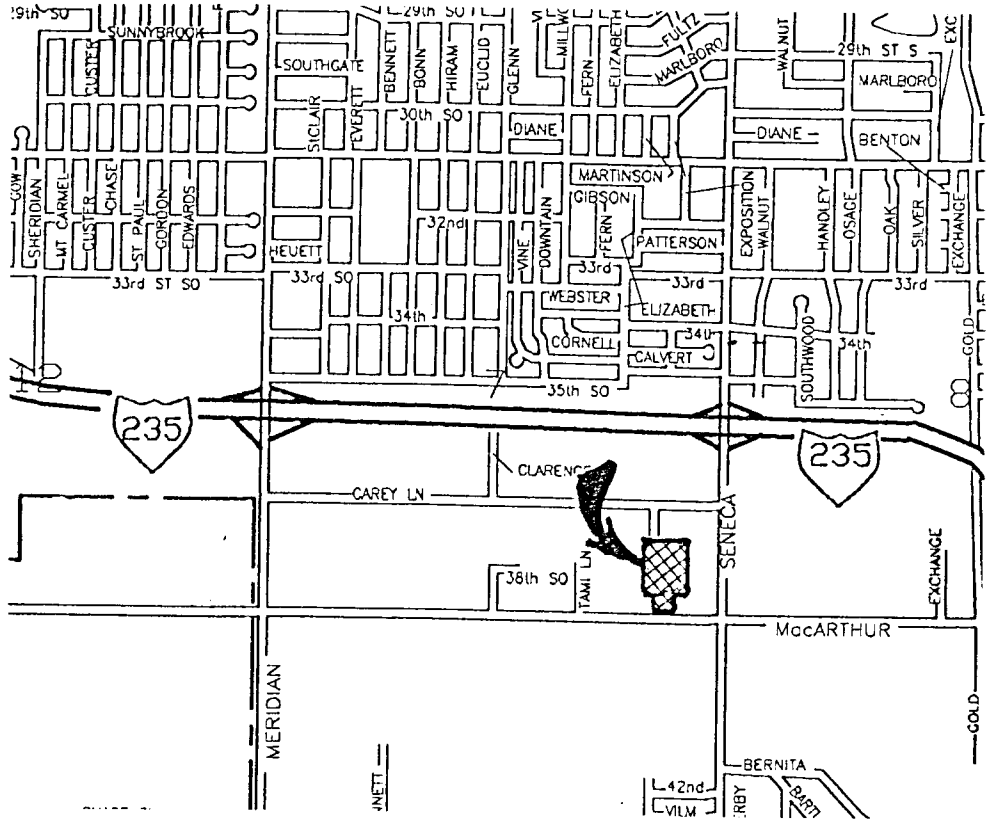
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.05 acres

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial
OW, Office Warehouse

VICINITY MAP



Note: This is an unplatted site located within the City. This site was approved for a zone change (Z-3293) from SF-6, Single-Family and LC, Limited Commercial to LC, Limited Commercial for the south panhandle portion of the plat, and for OW, Office Warehouse for the remainder of the site. The northern portion of the site appears to be located within the 100-year floodplain.

STAFF COMMENTS:

A. Existing municipal services are available to serve this site. **City Engineering** needs to verify if any guarantees or easements are required. ***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.***

E. 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.

F. 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.

G. The lot exceeds the maximum lot width to lot depth ratio of 3 to 1 for commercial lots, and a modification will need to be approved.

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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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