

K&N MOTORCYCLE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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 "K&N MOTOR-CYCLE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

*This plat of "K&N MOTORCYCLE 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


Leann G. Scrivner, Notary Public
 LEANN G. SCRIVNER
 My App't. Exp. Sept 9, 2003

_____, Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 7 day of June, 2002, by Ross N. Reed and Janet L.
Reed, husband and wife.

*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

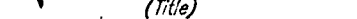
We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "K&N MOTORCYCLE ADDITION", Wichita, Sedgewick County, Kansas.

Southwest National Bank of Wichita

Robert E. Hoopes, Pass.
ROBERT E. HOOPS (Title)

State of Kansas)
Sedgewick County) SS The foregoing instrument acknowledged be-
fore me, this 1 day of June, 2002, by Robert E. Hoopes,
President of Southwest National Bank of Wichita, on behalf of

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

(Title)

 JANET M. SHELTON
 Notary Public - State of Kansas
 My Appl. Expires 6-12-04
 My App't. Exp. 6-12-04
 _____, Notary Public
 JANET M. SHELTON

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

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "K&N MOTORCYCLE ADDITION". Wichita, Sedgewick County, Kansas.

INTRUST Bank, N.A.

Randy Williams Vice Pres.
RANDY WILLIAMS (Title)

Entered on transfer record this _____ day
of _____, 2002

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 14th day of June, 2002, by Kandy Williams,
Vice President of INTRUST Bank, N.A., on behalf of the bank.

_____, County Clerk
Don Brace

My App't. Exp. 8/22/04

I, the undersigned holder of a mortgage on the above described property, do hereby consent to this plat of "K&N MOTORCYCLE ADDITION," Wichita, Sedawick County, Kansas.

State of Kansas)
Sedgewick 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.

F. O. Buckman, Jr.

_____, Register of Deeds
Bill Meek

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this 7 day of June, 2002, by F. O. Buckman, Jr.,
a single person.

_____, Deputy
Linda Kizzire

LEANN G. SCRIVNER, Notary Public
My App't. Exp. Sept 9, 2003

LEANN G. SCRIVNER
Notary Public - State of Kansas
My Appt. Exp. 9-9-03

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
C/O LITKIN, HOTOBYCIE, AND COMPANY

- = #4 Rebar w/ "Boughman" Cap (Set)
- ⊙ = #4 Rebar w/ "TISI" Cap (Found)
- = 1/2" Iron (Found)
- ∅ = 3/4" Iron (Found)
- = "P-K" Nail & Shiner in Asph. Curb (Found)
- △ = 1/2" Iron in Thimble (Found)
- × = Cross (Found)
- ◇ = "P-K" Nail (Found)
- ▽ = 1/2" Iron w/ Elbow (Found)

(M) = Measured
(P) = Plotted
(D) = Described
(PRO) = Prorated Measurement
(C-D) = Calculated per Described Info.
(C-P) = Calculated per Plotted Info.

Michael G. Conrev
Michael G. Conrev

3RD ST.

662.57(C-P)
662.71(N)

589.59'04"E

680.34(C-P)
680.88(M)

SW Cor. Lot 4, Masterbül Add.

28.94(N)
30.00(P)

N89°58'21"E(P,M)

220.00(D)
221.26(PRO,M)

N89°58'21"E(BASIS OF BEARINGS)

583.14(P)
583.45(M)

36.314(C-D)
382.19(PRO,M)

N89°58'21"E(P,M)

115.00(C-D)
114.88(M)

SE Cor. Lot 5, Masterbül Add.

49.74(N)
50.00(P)

122.07(M)
122.01(P)

500.94.55(M)
500.01.00(M-P)

49.92(N)
50.00(P)

50.00(P)

500.00.29"E

49.98(W)
50.00(P)

155.88(N)
155.82(C-P)

52.02(M)
52.00(D)

20(C)

30(P)

WEST ST.

115.08' COMPLETE ACCESS CONTROL

40' ACCESS CONTROL

20'

BUILDING

SETBACK

95'

EASEMENT

UTILITY EASEMENT

20' UTILITY EASEMENT

10'

DRAINAGE

UTILITY

EASEMENT

10'

0.77' W. & 0.54' S. of Corner

1.23' W. of Prop. Line

217.80(C-P)
217.28(M)

1.08' W. of Prop. Line

N89°57'51"(C-D)
N89°58'22"(PRO,M)

212.44(N)

589.57.51(M)
589.58.22(M-C-P)

223.93(C-P,M)

SW Cor. Lot 1, & Highway Add.

589.53.50(M-C-P,M)

149.82(N)
150.00(P)

95'

EASEMENT

10'

DRAINAGE

UTILITY

EASEMENT

10'

589.57.51(M)
589.58.22(M-C-P)

212.44(N)

223.93(C-P,M)

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212.44(N)

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SW Cor. Lot 1, & Highway Add

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.



Wichita-Sedgwick County Metropolitan Area Planning Department

February 21, 2002

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

RE: SUB 2002-07-- One-Step Final Plat of K & N Motorcycle Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 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 February 15, 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.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

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

February 15, 2002

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

RE: SUB 2002-07-- One-Step Final Plat of K & N Motorcycle Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 2002, 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 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. A storm sewer extension is needed at time of site development.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the south property line. The access controls are approved.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along West Street. Said covenant shall reference that costs of constructing said cross-lot access are to be borne by the person(s) or agency that owns said adjacent property.
- F. 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.

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

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More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

- G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- 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. Southwestern Bell has requested that the drainage easement along the west and south property lines be labeled as a drainage and utility easement.

SUB 2002-07 -- One-Step Final Plat of K & N Motorcycle Addition
February 15, 2002
Page 3

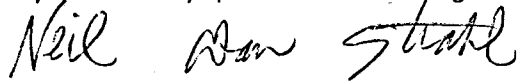
R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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, February 21, 2002, at 1:00 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.

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Keith N. Harris, 339 N. West Street, Wichita, KS 67203
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

STAFF REPORT
(One-Step Final Plat Approved 2/14/02)

CASE NUMBER: SUB 2002-07 -- K & N MOTORCYCLE ADDITION

OWNER/APPLICANT: Keith N. Harris, 339 N. West St., Wichita, KS 67203

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

LOCATION: West side of West St., North of 2nd Street

SITE SIZE: 1.65 Acres

NUMBER OF LOTS

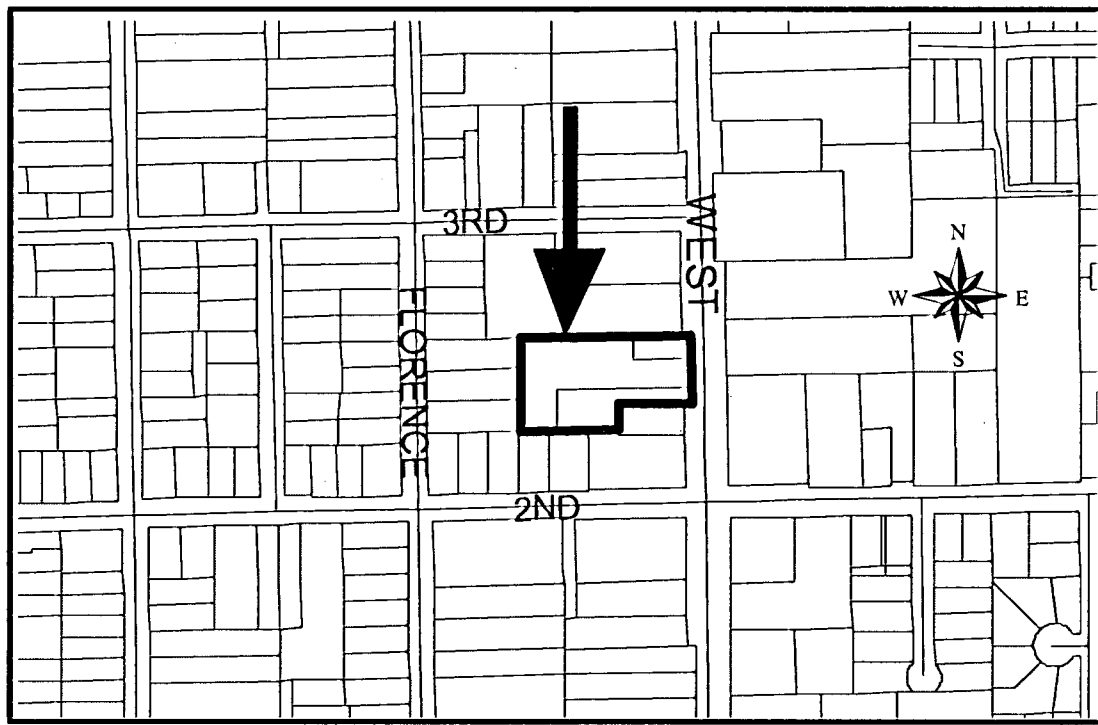
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.58 Acres

CURRENT ZONING: SF-5, Single-Family Residential, B, Multi-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2002-07 -- One-Step Final Plat of K & N MOTORCYCLE ADDITION
February 21, 2002 - Page 2

NOTE: This is a replat of a portion of the Parkwilde Addition. The applicant has submitted a request for a zone change (ZON 2001-76) from SF-5, Single-Family Residential and B, Multi-Family Residential to LC, Limited Commercial. A conditional use request is also proposed for a vehicle and equipment sales.

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 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. A storm sewer extension is needed at time of site development.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the south property line. The access controls are approved.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north and south along West Street. Said covenant shall reference that costs of constructing said cross-lot access are to be borne by the person(s) or agency that owns said adjacent property.
- F. 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.
- G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- 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.
- 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.)

SUB 2002-07 -- One-Step Final Plat of K & N MOTORCYCLE ADDITION
February 21, 2002 - Page 3

- 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.
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- 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. *Southwestern Bell has requested that the drainage easement along the west and south property lines be labeled as a drainage and utility easement.*
- 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.