SHAVER 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

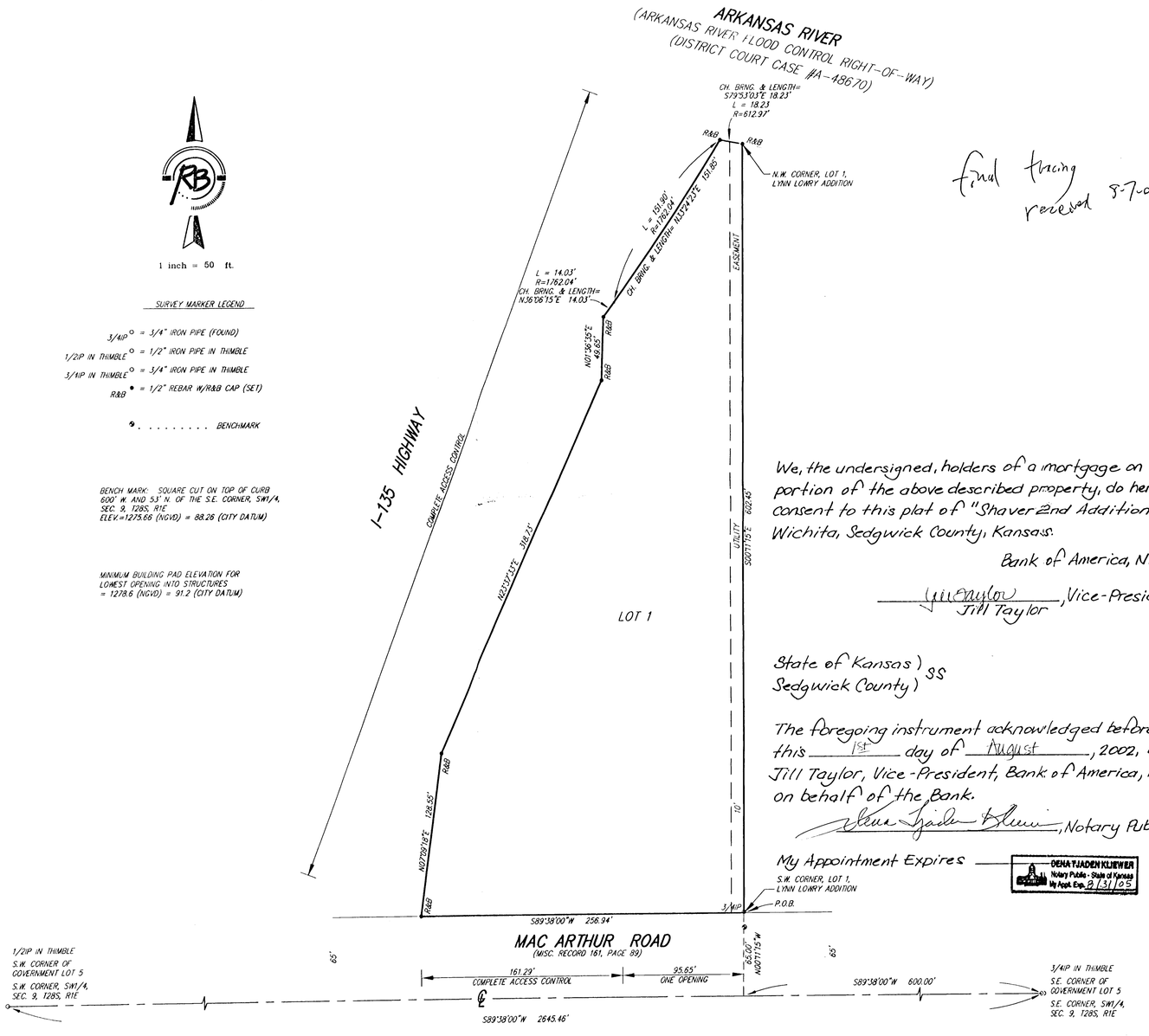
1 inch = 50 ft.

SURVEY MARKER LEGEND

3/4IP ○ = 3/4" IRON PIPE (FOUND)
1/2IP IN THIMBLE ○ = 1/2" IRON PIPE IN THIMBLE
3/4IP IN THIMBLE ○ = 3/4" IRON PIPE IN THIMBLE
R&B ● = 1/2" REBAR W/R&B CAP (SE1)
▲ ..... BENCHMARK

BENCH MARK: SQUARE CUT ON TOP OF CURB 600' W. AND 53' N. OF THE S.E. CORNER, SW1/4, SEC. 9, T28S, R1E
ELEV.=1275.68 (NGVD) = 88.26 (CITY DATUM)

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES
= 1278.6 (NGVD) = 91.2 (CITY DATUM)



final tracing received 8-7-02

We, the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "Shaver 2nd Addition", Wichita, Sedgwick County, Kansas.

Bank of America, N.A.

Jill Taylor, Vice-President

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 1st day of August, 2002, by Jill Taylor, Vice-President, Bank of America, N.A., on behalf of the Bank.

Dena T. Jaden Kliewer, Notary Public

My Appointment Expires

DENA T. JADEN KLIEWER
Notary Public - State of Kansas
My Appt. Exp. 8/31/05

State of Kansas) SS
Sedgwick County)

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 "SHAVER 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Parcel 1:
A tract of land in Government Lot 5, of Section 9, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Commencing at the Southeast corner of said Lot; thence on an assumed bearing of S89°38'00"W, 727.00 feet along the South line of said Lot; thence N02°26'36"E, 65.08 feet to the point of beginning; thence N02°26'36"E, 436.96 feet; thence S23°37'33"W, 338.21 feet; thence S07°09'18"W, 128.55 feet to the North right of way line of existing MacArthur Road; thence N89°38'00"E, 132.93 feet along said right of way line to the place of beginning.

Parcel 2:
A tract in Government Lot 5, in the Southwest Quarter of Section 9, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as beginning at a point 600 feet west of the Southeast corner of said Government Lot 5; thence west 722.65 feet to the Southwest corner of said Lot 5; thence north along the West line of said Lot 5, 1320 feet; thence east to the right bank of the Arkansas River; thence southeasterly along said right bank to a point due north of beginning; thence south 866 feet to the point of beginning; EXCEPT that part condemned for flood control in District Court Case #A-48670; AND EXCEPT that part deeded for highway in Deed Book 1236, Page 31 and in Deed Book 1236, Page 33; AND EXCEPT beginning at a point 600 feet west of the Southeast corner of said Lot 5; thence west along the South line of said Lot 5, for a distance of 102 feet to a point; thence north parallel with the East line of said Lot 5 to a point on the right bank (South bank) of the Arkansas River; thence southeasterly along the right bank of the Arkansas River to a point due north of the point of beginning; thence south approximately 866 feet to the point of beginning; AND EXCEPT the south 65 feet thereof for road.

Parcel 3:
That part of Lot 5, Section 9, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows: Commencing at a point 600 feet west of the Southeast corner of said Lot 5; thence west along the South line of said Lot 5, for a distance of 102 feet to a point; thence north parallel with the East line of said Lot 5, to a point on the right bank (South Bank) of the Arkansas River; thence southeagasterly along the right bank of the Arkansas River to a point due north of the point of beginning; thence south approximately 866 feet to point of beginning; EXCEPT that part condemned for flood control in District Court Case #A-48670; AND EXCEPT that part deeded for highway in Deed Book 1228, Page 213 and in Deed Book 1235, Page 17; AND EXCEPT the south 65 feet thereof for road.

More particularly described as:
A tract of land in Government Lot 5 of Sec. 9, T28S, R1E of the 6th P.M., Sedgwick County, Kansas, described as: Commencing at the S.E. Corner of said Lot 5; thence S89°38'00"W, along the south line of said Lot 5, 600.00 feet; thence N00°11'15"W, 65.00 feet for a place of beginning; thence S89°38'00"W, 256.94 feet; thence N07°09'18"E, 128.55 feet; thence N23°37'33"E, 318.73 feet to the east line of the Highway deed description as found in Book 1236, Page 31; thence N01°36'35"E, along said east line, 49.65 feet; thence northeasterly along a curve to the left, said curve having a radius of 1762.04 feet, an arc length of 14.03 feet, a chord bearing of N36°06'15"E, and a chord length of 14.03 feet, to a point on a line that is 702.00 feet West of the S.E. Corner of said Lot 5 and parallel to the east line of said Lot 5; thence northeasterly along a curve to the left, said curve having a radius of 1762.04 feet, an arc length of 151.90 feet, a chord bearing of N33°24'23"E and a chord length of 151.85 feet, to a point on the south line of the Arkansas River Flood Control right-of-way, District Court Case #A-48670, said curve being described in the Highway deed recorded in Book 1228, Page 213; thence southeasterly along a curve to the left, said curve being on the south line of the Arkansas River Flood Control right-of-way, District Court Case #A-48670, and having a radius of 612.97 feet, an arc length of 18.23 feet, a chord bearing of S79°53'03"E and a chord length of 18.23 feet; thence S00°11'15"E along the west line of Lynn Lowry Addition, 602.45 feet to the place of beginning.

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

Ruggles & Bohm, P.A.

Thomas C. Ruggles, Land Surveyor

THOMAS C. RUGGLES REGISTERED LS-940 7-19-02 KANSAS LAND SURVEYOR

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, to be known as "SHAVER 2ND ADDITION", Wichita, Sedgwick County, Kansas. Access Control is hereby granted to the City of Wichita as indicated on the face of the plat. A drainage plan has been developed for this plat and 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.

Ralph M. Shaver

Cheryl M. Shaver

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 24th day of July, 2002, by Ralph M. Shaver and Cheryl M. Shaver.

Mildred E. Franz, Notary Public

My appointment expires February 13, 2003

MILDRED E. FRANZ
NOTARY PUBLIC
STATE OF KANSAS

This plat of "SHAVER 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 11th day of July, 2002.

Wichita-Sedgwick County Metropolitan Area Planning Commission

J.D. Michaelis, Chairman

Marvin S. Krout, Secretary

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

Chris Cherches, City Manager

Pat Burnett, City Clerk

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

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

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

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County)

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.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

DWG FILE: 2182P
PROJECT NO. 02002182P
JULY 18, 2002

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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 11, 2002

Ruggles & Bohm, P.A.
924 N. Main Street
Wichita KS 67203

RE: SUB 2002-48 -- One-Step Final Plat of Shaver Addition.

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 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 June 28, 2002, with the following addition to Item B:

A Restrictive Covenant shall be provided requiring connection to sanitary sewer service upon any new building construction.

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.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

June 28, 2002

Ruggles & Bohm, P.A.
924 N. Main Street
Wichita KS 67203

RE: SUB 2002-48 -- One-Step Final Plat of Shaver Addition.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 27, 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. Public water is available to serve the site. City Engineering needs to comment on the need for guarantees or easements. ***A 10-ft utility easement is needed along the east line of the plat.***

B. ***The site is currently served by on-site sewerage facilities and applicant intends to continue this service. City Environmental Health needs to comment on approval of the site for on-site sewerage facilities.***

C. City Engineering requests a petition for extension of City sewer services.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. City Engineering needs to comment on the status of the applicant's drainage plan and on any need for the platting of floodway or drainage easements, or minimum building pads. ***Minimum building pads need to be platted.***

F. Traffic Engineering needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along MacArthur Road. ***Traffic Engineering has approved the access controls.***

G. 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.

H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #107) and its special conditions for development on this property.

I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

J. The final plat shall be submitted with a revised name as an Addition now within Wichita exists with the name "Shaver Addition".

K. **County Surveying** has noted that in the legend the property corner symbols need to be differentiated.

L. **County Surveying** has noted that the benchmark needs city datum.

M. **County Surveying** has noted that the Wichita Valley Center Flood Control language needs to be removed from the face of plat and plattor's text. Arkansas River Flood Control right-of-way language needs to be added with recording data.

N. **County Surveying** has noted that the legal description needs to reflect the owner's deeds and then can be more particularly described as the legal shown.

O. **County Surveying** has noted that MacArthur Road needs recording data.

P. 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.

Q. 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.

R. 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.)

S. 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.

T. 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.

U. 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.

V. 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.

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

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

Y. 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.

Z. 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, July 11, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2
JULY 11, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT APPROVED 6/27/02)

CASE NUMBER: SUB 2002-48 -- SHAVER ADDITION

OWNER/APPLICANT: Ralph and Cheryl Shaver, 1002 East MacArthur, Wichita, KS 67216

SURVEYOR/ENGINEER: Ruggles and Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: North side of MacArthur Road, East of I-135

SITE SIZE: 2.23 Acres

NUMBER OF LOTS

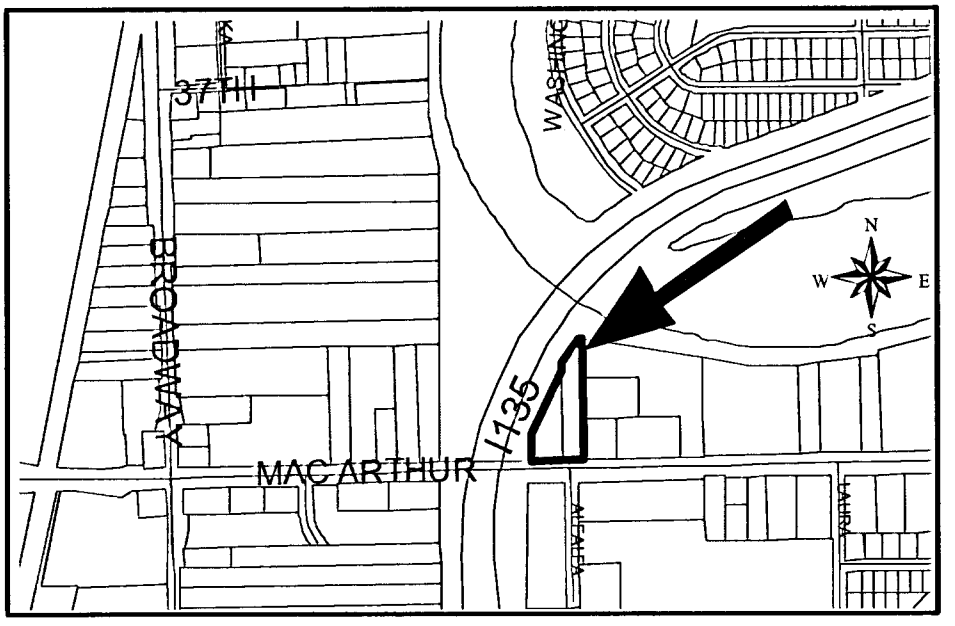
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.23 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: General Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2001-66) from SF-5, Single-Family Residential to GC, General Commercial subject to platting. A Protective Overlay (P-O #107) was also approved for this site addressing screening.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Public water is available to serve the site. City Engineering needs to comment on the need for guarantees or easements. ***A 10-ft utility easement is needed along the east line of the plat.***

B. ***The site is currently served by on-site sewerage facilities and applicant intends to continue this service. City Environmental Health needs to comment on approval of the site for on-site sewerage facilities.***

C. City Engineering requests a petition for extension of City sewer services.

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F. Traffic Engineering needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along MacArthur Road. ***Traffic Engineering has approved the access controls.***

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