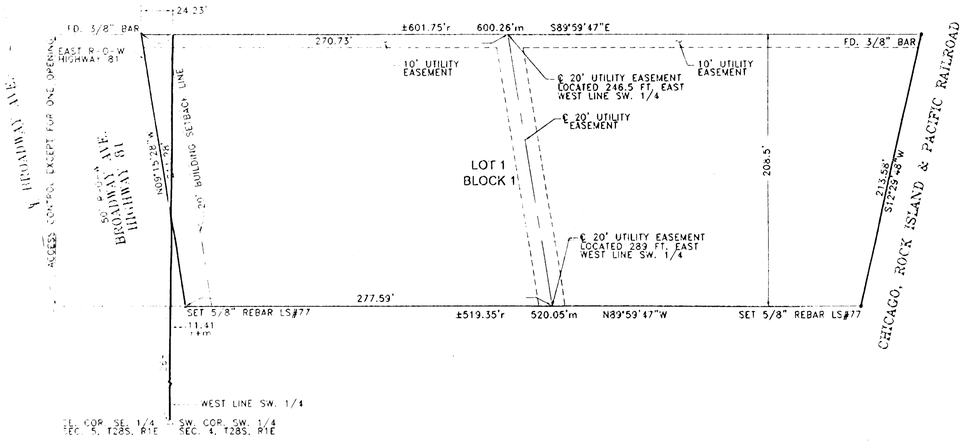
final tracing received 12-20-01

N

1" = 60'

LEGEND
• = MONUMENT
r = RECORD DISTANCE
m = MEASURED DISTANCE



FINAL PLAT
REGAL MOTORS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
2001

LEGAL DESCRIPTION

Parcel 1:

The South 104 feet of the tract of land described as follows: Beginning at a point 268 feet North and 11.41 feet East of the Southeast Corner of Section 5, Township 28 South, Range 1 East of the 6th P.M.; thence East along the South side of the John Millar Tract 519.35 feet more or less to the West side of the right-of-way of Chicago, Kansas and Nebraska Railroad, also known as C. R. I. & P.; thence in a Northeasterly direction along the West side of said right-of-way to a point on a line 208.5 feet North and parallel to said South line of John Millar Tract; thence West 601.75 feet more or less to a point on the East side of the right-of-way of New Highway #81; thence in a Southeasterly direction along the East side of New Highway #81 to the place of beginning.

Parcel 2:

The North 104.5 feet of the following described tract: A tract beginning at a point 268 feet North and 11.41 feet East of the Southeast Corner of Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East along the South side of the John Millar Tract 519.35 feet, more or less, to the West side of right-of-way of Colorado, Kansas, Nebraska Railroad, also known as C. R. I. & P. Railway; thence in a Northeasterly direction along said West side of said right-of-way to a point on a line running parallel with the South line of said John Millar Tract, said line being 208.5 feet North of said South line; thence West 601.75 feet, more or less, to a point on the East side of right-of-way of New Highway #81; thence in a Southeasterly direction along the East side of Highway #81 to point of beginning.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS REGISTERED L.S. 77 KANSAS LAND SURVEYOR

ADOLF E. REISS — LS #77 — DATE 3-22-01

Know all man by these presents that Regal Motors, Inc. has caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a block to be known as Regal Motors Addition, Wichita, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat known as Regal Motors Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the City Engineer and unobstructed to allow for the conveyance of stormwater.

REGAL MOTORS, INC.

ROBERT MULKEY, PRESIDENT

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss

The foregoing instrument was acknowledged before me this 11th day of May, 2001 by Robert Mulkey, President of Regal Motors, Inc., an Oklahoma corporation, on behalf of the corporation.

Notary Public

Beth A. Jorishe

My Appointment Expires: 4-11-04

We, the First National Bank and Trust Company of Okmulgee, holders of a mortgage on the above described property, do hereby consent to the plat of Regal Motors Addition, Wichita, Sedgwick County, Kansas.

Kyle Powell, Executive Vice President
KYLE POWELL

STATE OF OKLAHOMA)
COUNTY OF OKMULGEE) ss

The foregoing instrument was acknowledged before me this 11th day of May, 2001 by Kyle Powell, Executive Vice President, on behalf of the First National Bank and Trust Company of Okmulgee.

Terry Clay, Notary Public

Terry Clay

My Appointment Expires: 4-11-04

TERRY CLAY NOTARY PUBLIC OKLAHOMA OKMULGEE COUNTY

This plat of Regal Motors 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 _____, 2001.

_____, Chair
JERRY MICHAELIS

_____, Secretary
MARVIN S. KROUT

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

_____
TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 2001.

_____, Mayor
BOB KNIGHT

_____, City Clerk
PAT BURNETT

Entered on transfer record this _____ day of _____, 2001.

_____, County Clerk
DON BRACE

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

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 _____, 2001.

_____, Register of Deeds
BILL MEEK

_____, Deputy
LINDA KIZZIRE

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 23, 2001

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-23 -- One-Step Final Plat of Regal Motors Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 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 March 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2001

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, KS 67203

RE: SUB 2001-23 -- One-Step Final Plat of Regal Motors Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 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 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 two access openings along Broadway. Traffic Engineering needs to comment on the access controls. *Traffic Engineering has approved one opening.*

E. The centerline of Broadway needs to be denoted on the final plat tracing.

F. The right-of-way width from the centerline of Broadway needs to be denoted on the final plat tracing. The Subdivision Regulations require a 50-ft half-street right-of-way for plats along arterials.

G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

H. The signature line for the County Clerk needs to be revised to reference "Don Brace".

I. The signature line for the MAPC Chairman needs to be revised to reference "Jerry Michaelis, Acting Chair".

J. 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.

K. The current ownership of the railroad needs to be included on the plat.

L. 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.

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

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

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

U. 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.

V. 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, March 22, 2001, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Robert Mulkey, Regal Motors, Inc., 5801 E. 41st Street, Ste. 804, Tulsa, OK 74135
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. 2-5
MARCH 22, 2001

STAFF REPORT
(One-Step Final Plat Approved 3/15/01)

CASE NUMBER: SUB 2001-23 -- REGAL MOTORS ADDITION

OWNER/APPLICANT: Regal Motors, Inc., Attn: Robert Mulkey, 5801 E. 41st St., Suite 804, Tulsa, OK 74135

SURVEYOR/ENGINEER: Air Capitol Land Surveyors, 2160 W. 21st Street, Wichita, KS 67203

LOCATION: East side of Broadway, North of 31st St. South

SITE SIZE: 2.68 Acres

NUMBER OF LOTS

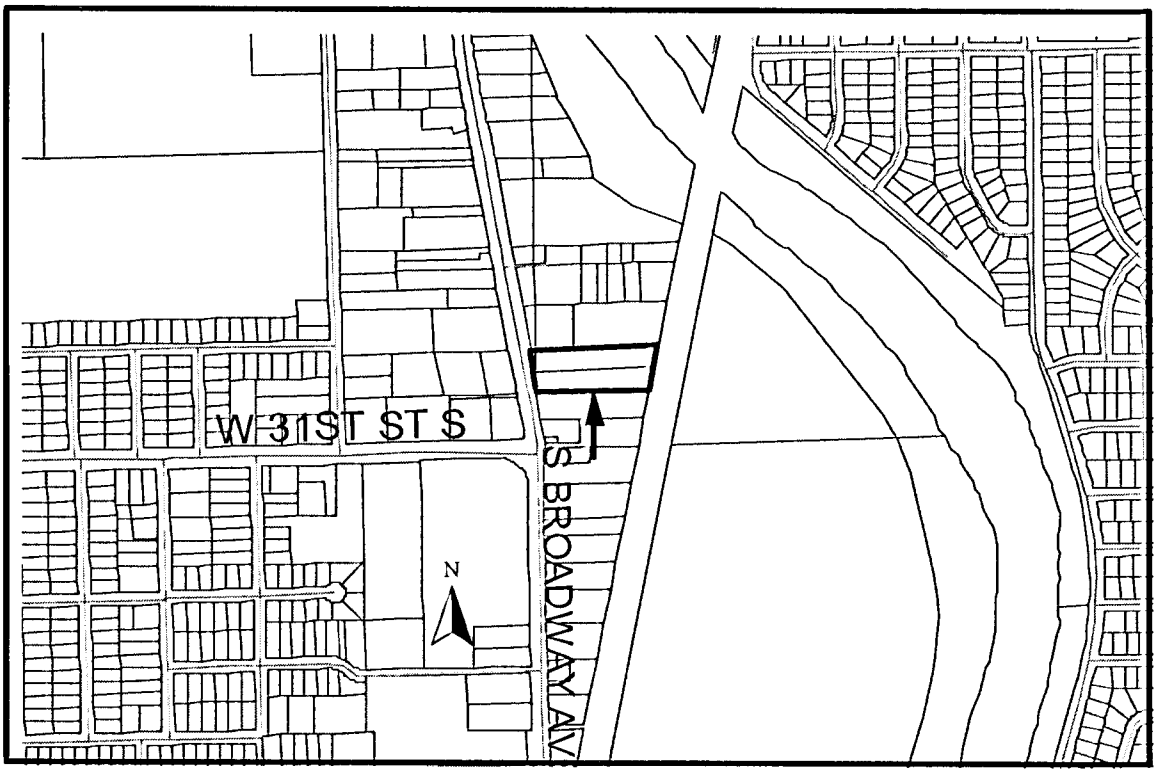
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.68 Acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This unplatted site is located in 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 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 two access openings along Broadway. **Traffic Engineering** needs to comment on the access controls. ***Traffic Engineering has approved one opening.***

E. The centerline of Broadway needs to be denoted on the final plat tracing.

F. The right-of-way width from the centerline of Broadway needs to be denoted on the final plat tracing. The Subdivision Regulations require a 50-ft half-street right-of-way for plats along arterials.

G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

H. The signature line for the County Clerk needs to be revised to reference "Don Brace".

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J. 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.

K. The current ownership of the railroad needs to be included on the plat.

L. 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.

M. 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.

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O. 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.

P. 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.

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

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