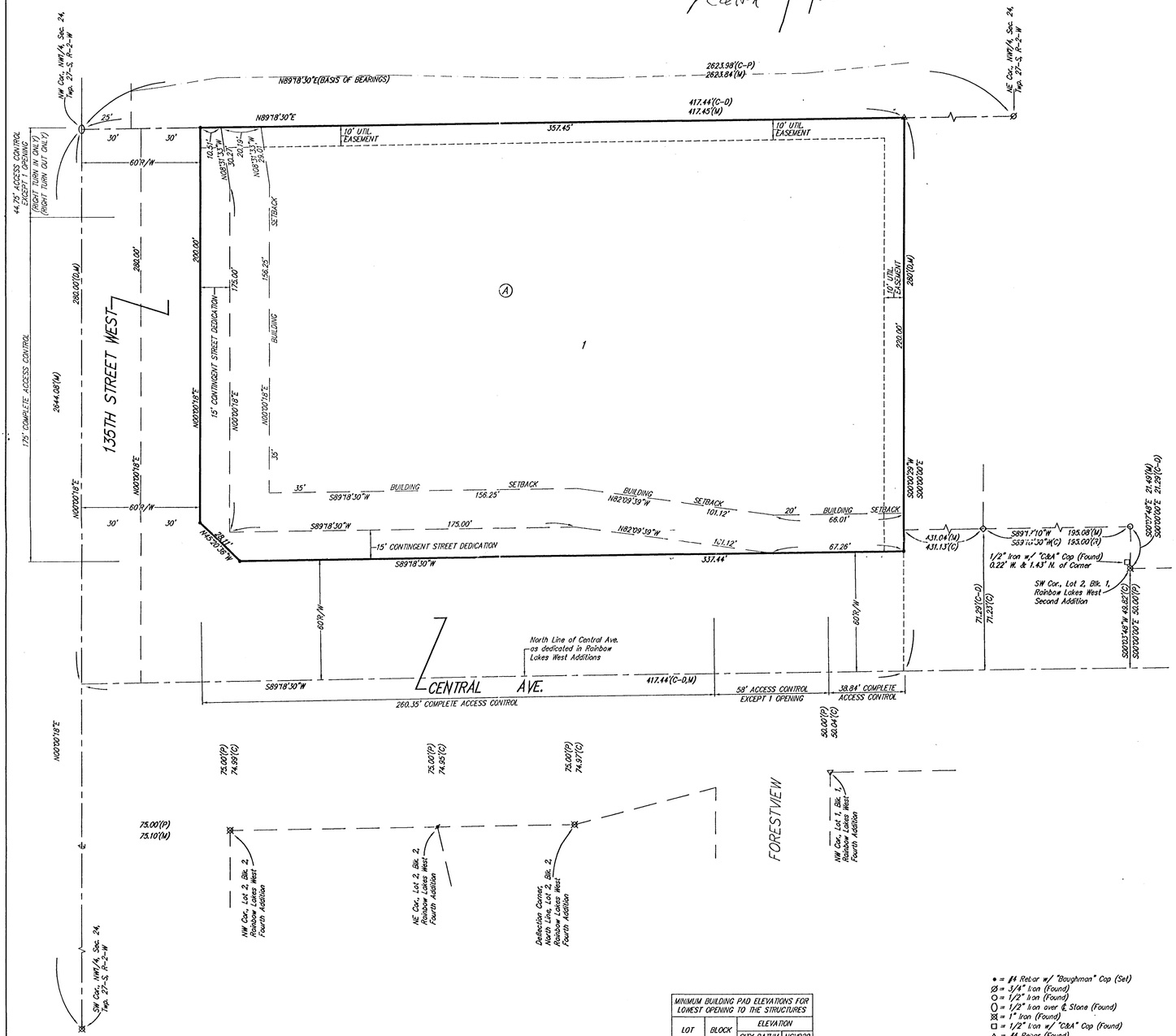
ZEIGLER OFFICE PARK
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final Terry
Received 8/23/02



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD29
1	A	161.6	1349.0

Benchmark:
City of Wichita Benchmark Disc,
NE Corner of Intersection
32.60' N. of ℄ Central Ave. (East)
24.50' E. of ℄ 135th St. W.
Elev. = 159.50 City Datum
(1346.90 NGVD29)

● = ¼ Rebar w/ "Baughman" Cap (Set)
Ø = 3/4" Iron (Found)
○ = 1/2" Iron (Found)
◯ = 1/2" Iron over ℄ Stone (Found)
⊠ = 1" Iron (Found)
□ = 1/2" Iron w/ "C&A" Cap (Found)
△ = ¼ Rebar (Found)
▲ = ¼ Rebar w/ "SRB" Cap (Found)
▽ = ⅝ Rebar (Found)
◇ = ¼ Rebar w/ "TILSI" Cap (Found)

(M) = Measured
(P) = Platted
(D) = Described
(C) = Calculated
(R) = of Record
(C-P) = Calculated per Platted Info.
(C-D) = Calculated per Described Info.

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.

Note:
Blanket Easement granted to Kansas Gas & Electric Company (Misc. Book 128, Page 544) and Partial Release (Misc. Book 418, Page 170).

Blanket Easement granted to Kansas Gas & Electric Company (Misc. Book 638, Page 33).

Blanket Easement granted to Southwestern Bell Telephone Company (Misc. Book 670, Page 56).

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ZEIGLER OFFICE PARK", an Addition to Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the north 280 feet of the west 208.71 feet of the NW1/4 of Sec. 24, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, together with a tract described as follows: Beginning 208.71 feet east of the NW corner of said NW1/4: thence south parallel with the west line of said NW1/4, 280 feet; thence east parallel with the north line of said NW1/4, 208.71 feet; thence north to a point on the north line of said NW1/4, 208.71 feet east of the point of beginning; thence west to point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey — 12-971 — 8-19-2002 — Surveyor
Michael G. Conrey

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 Streets, to be known as "ZEIGLER OFFICE PARK", an Addition to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The contingent street dedication shall become effective at such time as Lot 1, Block A, shall cease to be used for single family residential purposes based upon issuance of a building permit for another use and the need for the additional street right-of-way by the City of Wichita, Kansas. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of Lot 1, Block A. All abutters rights of access 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. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Roxann Zeigler
Roxann Zeigler

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 10TH day of JUNE, 2002, by Roxann Zeigler, a single person.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ZEIGLER OFFICE PARK", an Addition to Wichita, Sedgwick County, Kansas.

Chase Mortgage Company
on behalf of Fannie Mae

Tamara M. Aziz, Asst. Vice President
(Title)

State of FLORIDA)
Hillsborough County) SS The foregoing instrument acknowledged before me, this 13th day of August, 2002, by Tamara M. Aziz, Asst. Vice President (Title) of Chase Mortgage Company, on behalf of Fannie Mae, on behalf of the corporation.

CHARITA A. RAGANAS MY COMMISSION # CC 949298 EXPIRES: June 26, 2004 Bonded Thru Notary Public Underwriters

Charita A. Raganas, Notary Public
CHARITA A. RAGANAS

My App't. Exp. June 26, 2004

This plat of "ZEIGLER OFFICE PARK", on Addition to 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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
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.

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

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

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ZEIGLER OFFICE PARK", an Addition to Wichita, Sedgwick County, Kansas.

CitiFinancial, Inc., successor to
Associates Financial Services Company, Inc.

Harry E. Silverwood Jr., Vice Pres
HARRY E. SILVERWOOD, JR. (Title)

State of Maryland)
Baltimore ~~County~~ City) SS The foregoing instrument acknowledged before me, this 11 day of JULY, 2002, by Harry E Silverwood, Jr, Vice President (Title) of CitiFinancial, Inc., successor to Associates Financial Services Company, Inc. on behalf of the corporation.

SCOTT D. CHENEY NOTARY PUBLIC STATE OF MARYLAND My Comm. Exp. BALTIMORE CITY 12/29/04

Scott D. Cheney, Notary Public
SCOTT D. CHENEY

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

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FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

January 10, 2002

Baughman Company PA
315 Ellis
Wichita KS 67211

RE: SUB2001-00114 ZEIGLER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 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 January 3, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Roxann Zeigler, 13510 W. Central, Wichita KS 67235-9931
Betty McDaniel, 540 N. Rainbow Lake Court, Wichita, KS 67235
David T. Dennis, 615 N. Rainbow Lakes Road, Wichita KS 67235
Ed Sumovich or Current Resident, 605 N. Forrestview Court, Wichita KS 67235
Atha, Spencer G. Trust, 605N Forestview Ct, Wichita KS 67235-8101
Bert Overfield, 601 N Forrestview Court, Wichita KS 67235
Linda and Lee League, 13314 W. Central, Wichita KS 67235
Lawrence Albert, 916 N. Robin, Wichita, KS 67212
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

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 30, 2001

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

RE: SUB 2001-114 -- Preliminary Plat of Zeigler Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 29, 2001, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.

B. The applicant shall guarantee the extension of City water to serve the lot being platted.

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

D. City/County Engineering needs to comment on the status of the applicant's drainage concept. *City Engineering has confirmed that on-site detention is proposed to limit stormwater runoff to existing conditions. The neighboring residents have requested a meeting with City Engineering to review the drainage plan prior to the final plat review.*

E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both 135th St. West and Central. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135th St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the dedication of access controls in the plattor's text. *Traffic Engineering has required the access point along Central to be aligned with Forestview. A restrictive covenant shall be submitted that requires the closure of the existing openings along Central and 135th St West upon the establishment of a new use.*

F. Traffic Engineering needs to comment on the need for additional right-of-way. The applicant has platted a triangular corner clip with a 60-ft right-of-way. *Traffic Engineering has required a contingent dedication for the standard 75-ft right-of-way for the arterial intersection which shall become effective upon issuance of a building permit for another use.*

G. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.

H. On the final plat, the plattor's text shall note the dedication of the streets to and for the use of the public.

I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #48) and its special conditions for development on this property.

J. The final plat shall be submitted with a revised name as an Addition within Wichita exists with the name "Ziegler Addition". It is recommended that a greater name distinction be created by adding a first initial.

K. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the final plat or else documentation provided indicating that such mortgage has been released.

L. 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.

M. 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.)

N. 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.

O. 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.

P. 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.

Q. 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.

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

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

T. 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.

U. 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.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the owner(s) name; if the title report or attorney's opinion has not already been submitted.

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: Roxann Zeigler, 13510 W. Central, Wichita, KS 67235-9931
Betty McDaniel, 540 N. Rainbow Lake Court, Wichita, KS 67235
David T. Dennis, 615 N. Rainbow Lakes Road, Wichita, KS 67235
Ed Sumovich, 605 N. Forrestview, Court, Wichita, KS 67235
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Linda and Lee League, 13314 W. Central, Wichita, KS 67235
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. 5-1
January 10, 2002

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/29/01)

CASE NUMBER: SUB 2001-114 -- ZEIGLER ADDITION

OWNER/APPLICANT: Roxann Zeigler, 13510 W. Central, Wichita, KS 67235-9331

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

LOCATION: Northeast corner of 135th St. West and Central Avenue.

SITE SIZE: 2.68 Acres

NUMBER OF LOTS

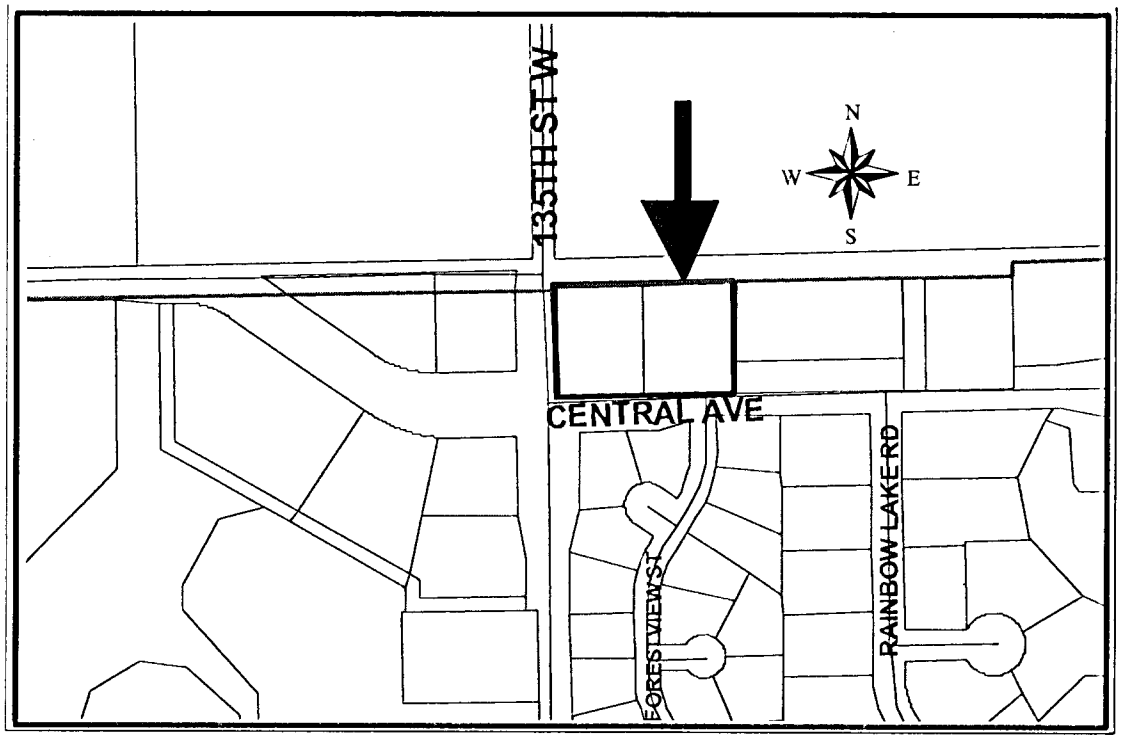
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.8 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: NO, Neighborhood Office

VICINITY MAP



Note: This unplatted site is located in the City. The site has been approved for a zone change (Z-3304) from SF-5, Single-Family Residential to NO, Neighborhood Office. A Protective Overlay (P-O #48) was also approved for this site addressing signs, lighting, landscaping, building height and architectural design.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.

B. The applicant shall guarantee the extension of City water to serve the lot being platted.

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

D. ***The drainage plan is approved. Improvements will be required at time of site development. The minimum pad elevation denoted on the plat needs to be increased to 161.6.***

E. The plat proposes one access opening along both 135th St. West and Central. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135th St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. ***Traffic Engineering has required the access point along Central to be aligned with Forestview. A restrictive covenant shall be submitted that requires the closure of the existing openings along Central and 135th St West upon the establishment of a new use.***

F. The applicant has platted a triangular corner clip with a 60-ft right-of-way. ***Traffic Engineering has required a contingent dedication for the standard 75-ft right-of-way for the arterial intersection which shall become effective upon issuance of a building permit for another use.***

G. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.

H. The year "2002" needs to replace "2001" within the signature blocks.

I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #48) and its special conditions for development on this property.

J. The final plat shall be submitted with a revised name as an Addition within Wichita exists with the name "Zeigler Addition". It is recommended that a greater name distinction be created by adding a first initial.

K. 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.

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 316-946-4556) 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.

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 AutoCAD. This will be used by the City and County GIS Departm.