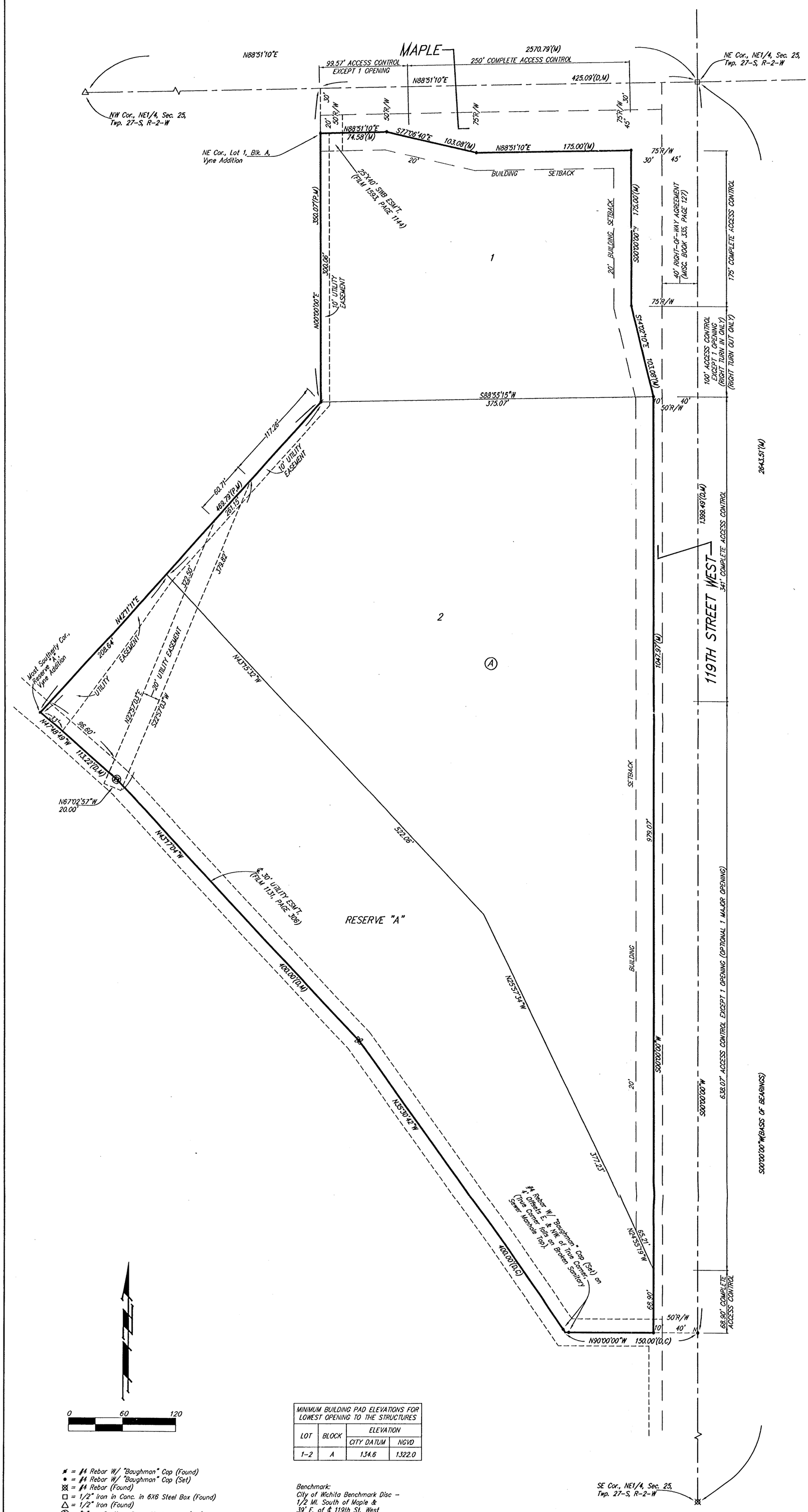
THUNDERBIRD OFFICE PARK
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
received 3-12-02



MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	NGVD
1-2	A	134.6	1322.0

Benchmark:
City of Wichita Benchmark Disc –
1/2 Mi. South of Maple &
39' E. of ℄ 119th St. West
Elev. = 130.36 City Datum

- ⊠ = #4 Rebar W/ "Baughman" Cap (Found)
- ● = #4 Rebar W/ "Baughman" Cap (Set)
- ⊠ = #4 Rebar (Found)
- □ = 1/2" Iron in Conc. in 6X6 Steel Box (Found)
- △ = 1/2" Iron (Found)
- ⊗ = "X" on Sanitary Sewer Manhole Lid (Set) (Alignment Notches on Manhole Rim (N,S,E,W))
- ⊕ = "X" cut on Concrete Sanitary Sewer Manhole Field Cap (Set)
- N● = "P-K" Nail (Set)

(M) = Measured
(D) = Described
(P) = Platted
(C) = Calculated

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.

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 "THUNDERBIRD 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 beginning at the NE corner of the NE1/4 of Sec. 25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence S00°00'00"W along the east line of said NE1/4, 1399.49 feet; thence N90°00'00"W, 150.00 feet; thence N35°30'42"W, 400.00 feet; thence N43°17'04"W, 400.00 feet; thence N47°48'49"W, 113.22 feet to the most southerly corner of Reserve "A" in Vyne Addition, Wichita, Sedgwick County, Kansas; thence N42°11'11"E along the southeast line of said Reserve "A" and along the southeast line of Lot 1, Block A, in said Vyne Addition, 469.79 feet to the most easterly SE corner of said Lot 1; thence N00°00'00"E along the east line of said Lot 1, and as extended north, 350.07 feet to a point on the north line of said NE1/4; thence N88°51'10"E along the north line of said NE1/4, 425.09 feet to the point of beginning, all being subject to road rights-of-way of record.

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

Baughman Company, P.A.

Michael G. Conrey 2-4-2002, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED LS-871 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, Streets, and a Reserve to be known as "THUNDERBIRD 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. Reserve "A" is hereby reserved for floodway, drainage purposes, and open space. No buildings or other obstructions shall be constructed or placed on or within said Reserve "A", nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the City Engineer of the City of Wichita, Kansas. Reserve "A" shall be owned and maintained by the owner of Lot 2, 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.

Spring Creek Resources, LLC

Charles W. Aikins III, Member
Charles W. Aikins III

William Owen Brenda Owen
William Owen Brenda Owen

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 28TH day of FEBRUARY, 2002, by Charles W. Aikins III, Member of Spring Creek Resources, LLC, on behalf of the limited liability company.

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

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 11TH day of MARCH, 2002, by J. William Owen and Brenda Owen, husband and wife.

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

This plat of "THUNDERBIRD OFFICE PARK", an 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

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\THUNDERBIRD ADD\DWG\TBIRDF.DWG-MGC

FILE COPY

CITY OF WICHITA

December 20, 2001

Wichita-Sedgwick County Metropolitan Area Planning Department

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

RE: SUB 2001-109 -- Final Plat of Thunderbird Office Park Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 2001, 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 December 13, 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Copies to: Springcreek Resources LLC, c/o J. William Owen & Charles W. Aiken, 14310 E. Spring Creek Drive, Andover KS 67230
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

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2001

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

RE: SUB 2001-109 -- Final Plat of Thunderbird Office Park Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 13, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. City Engineering needs to comment on the need for guarantees or easements. ***A guarantee needs to be provided for extension of sanitary sewer and City water.***

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 drainage guarantee is required.***

D. County Surveying has advised that the sanitary sewer easement needs to be located.

E. A dimension is needed along the south line of Reserve A.

F. The plat proposes two access openings along 119th St. West and one opening along Maple. ***The northerly opening may be retained subject to right turns only and construction of a median extension. A cross-lot access agreement shall be provided between Lots 1 and 2.***

G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

I. 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.

J. 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.

K. 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.)

L. 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.

M. 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.

N. 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.

O. 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.

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

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

R. The representatives from the <u>utility companies</u> should be prepared to comment on the need for any additional utility easements to be platted on this property.

S. 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, December 20, 2001, at 12:00 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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Springcreek Resources LLC, c/o J. William Owen & Charles W. Aiken, 14310 E. Spring Creek Drive, Andover KS 67230
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. 4-2
December 20, 2001

STAFF REPORT

(Final Plat 12/13/01, Preliminary Plat Approved 11/1/01)

CASE NUMBER: SUB 2001-109 – THUNDERBIRD OFFICE PARK ADDITION

OWNER/APPLICANT: Springcreek Resources LLC, Attn: J. William Owen & Charles W. Aiken, 14310 E. Spring Creek Drive, Andover, KS 67230

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

LOCATION: SW corner of 119th St. West & Maple

SITE SIZE: 12.48 Acres

NUMBER OF LOTS

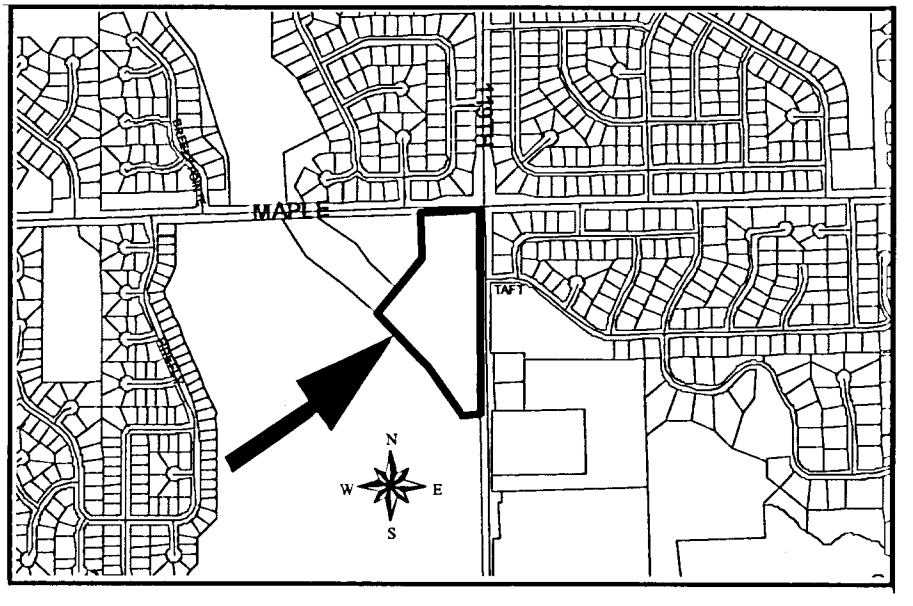
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 2.31 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



NOTE: Lots 1 and 2 have been approved for a zone change (ZON 2001-36) from SF-5, Single-Family Residential to GO, General Office. A Protective Overlay (P-O #99) was also approved for this site addressing permitted uses, density, signage, lighting, landscape buffers and architectural controls. The site is located within the 100-year floodplain.

STAFF COMMENTS:

A. **City Engineering** needs to comment on the need for guarantees or easements. ***A guarantee needs to be provided for extension of sanitary sewer and City water.***

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 drainage guarantee is required.***

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