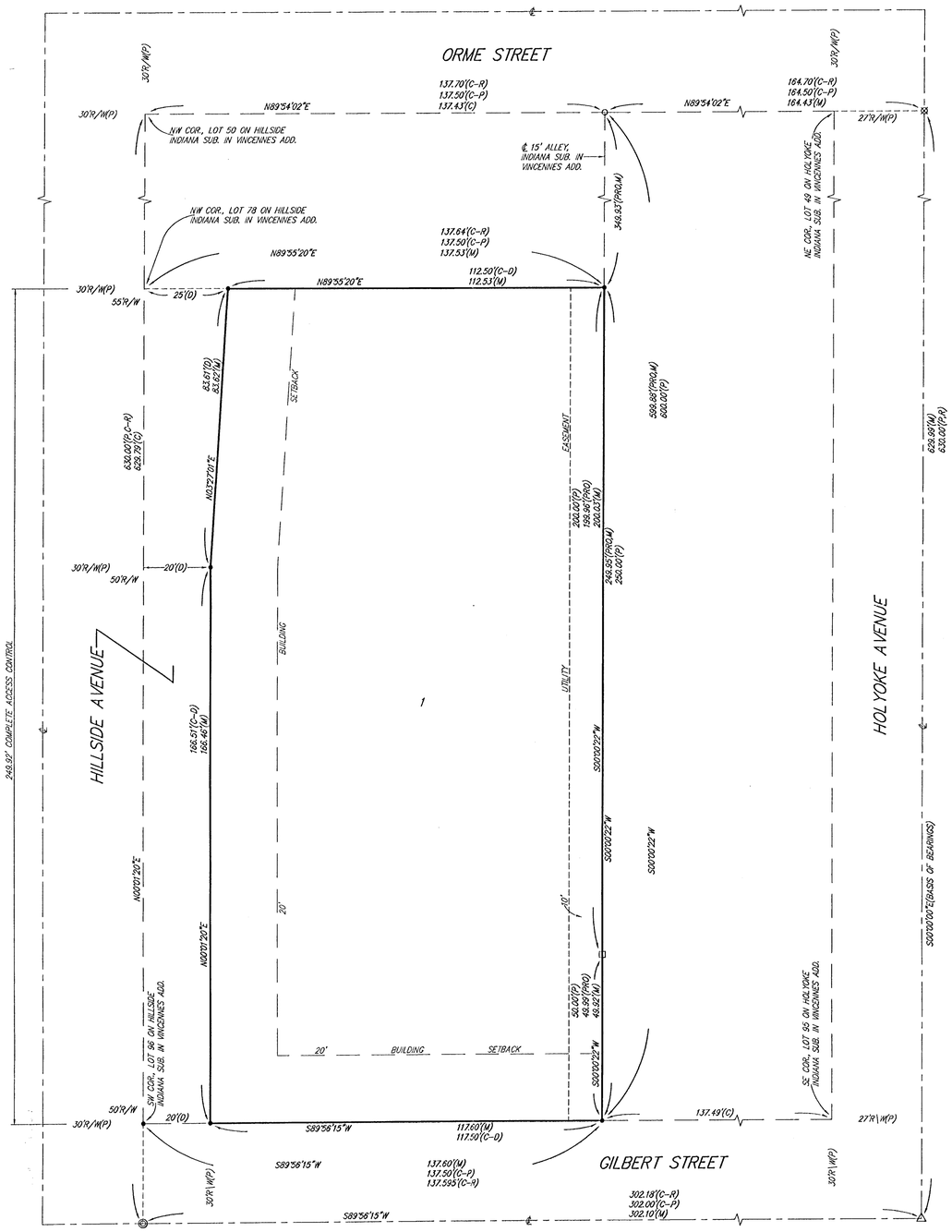
final tracing received 12-5-00

CHANG & ARENSBERG ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



0 20 40

● = ½ REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
□ = 1" IRON (FOUND)
⊛ = 1/2" IRON IN TRIANGLE (FOUND)
⊠ = 1" IRON IN THIMBLE (FOUND)
△ = 1-1/2" IRON IN THIMBLE (FOUND)

(P) = PLATTED
(M) = MEASURED
(C) = CALCULATED
(R) = RESURVEY
(D) = DESCRIBED
(PRO) = PRORATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-R) = CALCULATED PER RESURVEY 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.

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 "CHANG & ARENSBERG ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Lots 86 through 96, even inclusive, on Hillside Ave., Indiana Sub-Division in Vincennes Addition to Wichita, Kansas, EXCEPT the west 20.00 feet thereof, together with Lots 78 through 84, even inclusive, on said Hillside Ave., EXCEPT therefrom the following described tract: Beginning at the SW corner of said Lot 84; thence east along the south line of said Lot 84, 20.00 feet; thence north parallel with the west line of said Lot 84, 16.51 feet; thence northeasterly, 83.61 feet to a point on the north line of said Lot 78, said point being 25.00 feet east of the NW corner of said Lot 78; thence west along the north line of said Lot 78, 25.00 feet to the NW corner of said Lot 78; thence south along the west line of said Lots 78 through 84, even inclusive, 100.00 feet to the point of beginning, TOGETHER with the west half of the alley lying east of and adjacent to said Lots 78 through 96, even inclusive.

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

All being situated in the NW1/4 of Sec. 26, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey — 8-97 11-9-2000 — Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 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 a Lot, and a Street, to be known as "CHANG & ARENSBERG ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Hillside Avenue over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas.

Arensberg and Chang, L.L.C.

Joseph Chang, Member
Joseph Chang

Deanne Strong Chang, Member
Deanne Strong Chang

Chris Arensberg, Member
Chris Arensberg

Sheila Arensberg, Member
Sheila Arensberg

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 9TH day of NOVEMBER, 2000, by Joseph Chang and Deanne Strong Chang, Members of Arensberg and Chang, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 30TH day of NOVEMBER, 2000, by Chris Arensberg and Sheila Arensberg, Members of Arensberg and Chang, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "CHANG & ARENSBERG 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_____, ____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Francis S. Garofalo

_____, 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_____, ____.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this____day of_____, ____.

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

Entered on transfer record this____day of_____, ____.

_____, County Clerk
James Alford

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_____, ____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 "CHANG & ARENSBERG ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, N.A.

Mark A. Koch, Vice President (Title)
MARK A. KOCH

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 4th day of December, 2000, by Mark A. Koch, Vice President (Title) of Intrust Bank, N.A., on behalf of the bank.

Deborah A. Wood, Notary Public
DEBORAH A. WOOD

My App't. Exp. 10-9-2001

DEBORAH A. WOOD
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 10-9-2001

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
P:\PLAT\CHANG & ARENSBERG\DWG\CHANG DWG-MOD

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 25, 2000

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

RE: S/D 99-90 -- Final Plat of CHANG AND ARENSBERG ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 2000, 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 February 18, 2000.

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.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 18, 2000

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

RE: S/D 99-90 -- Final Plat of CHANG AND ARENSBERG ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. Existing sanitary sewer and municipal water are available to serve this site. City Engineering needs to indicate the need for any guarantees. *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. *The drainage plan is approved. Parking lot detention will be required as part of site development.*

D. In accordance with the zone change, a cross-lot circulation agreement is required with the adjoining property to the north.

E. Traffic Engineering needs to comment on the access controls. In accordance with the zone change, the final plat has denoted complete access control along Hillside.

E. It is requested that the final plat tracing reference tie points to a section corner.

F. 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.

G. 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.

H. 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.)

I. 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.

J. 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.

K. 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.

L. 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.

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

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

O. 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 and KGE request additional easements which have been denoted on the final plat.***

P. 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 Release 13 version of 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. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Property Management, City Hall, 455 N. Main - 13th Floor, Wichita, KS 67202
Dr. Joseph Chang, 2016 S. Washington, Wichita, KS 67211
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. 4-4
February 24, 2000

STAFF REPORT
(Final Plat Approved 2/17/2000; Preliminary Plat Approved 1-6-00)

CASE NUMBER: S/D 99-90 -- CHANG & ARENSBERG ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Property Management , 455 N. Main, Wichita, KS 67202; Dr. Joseph Chang, 2016 S. Washington, Wichita, KS 67211 (contract purchaser)

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

LOCATION: South of Kellogg, East side of Hillside

SITE SIZE: .67 Acres

NUMBER OF LOTS

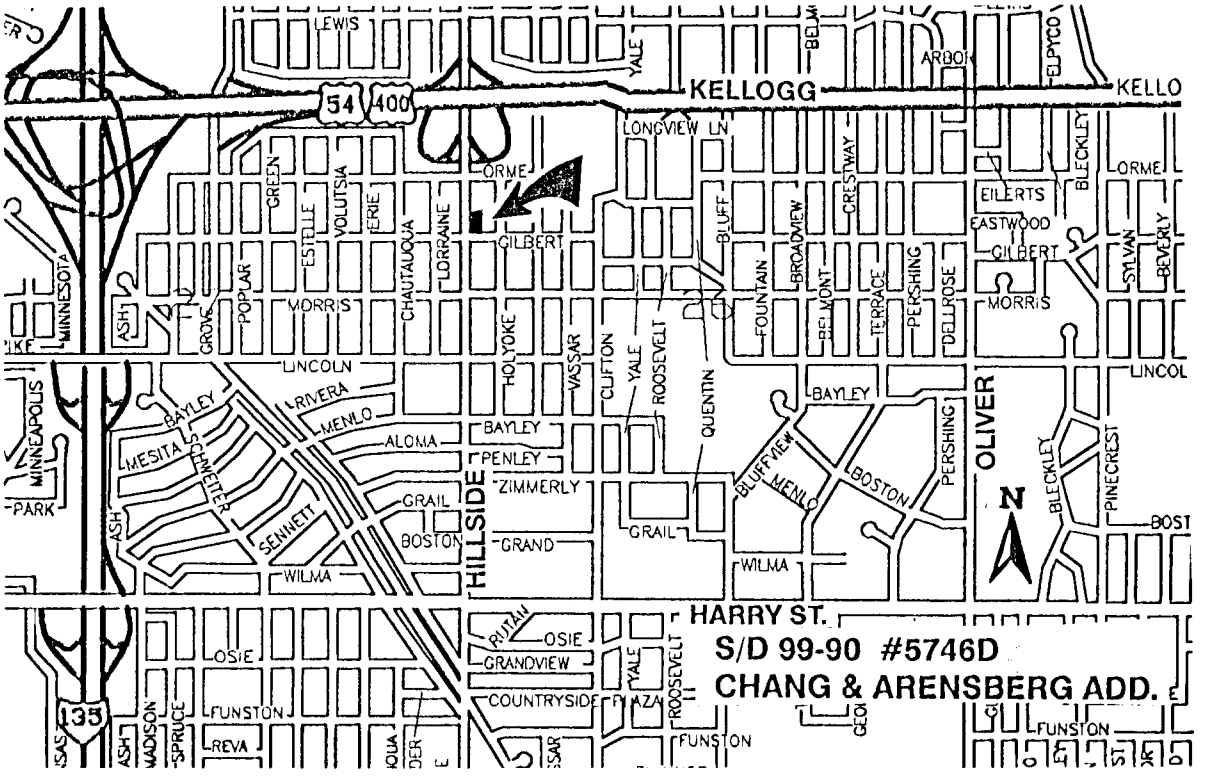
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 29,174 Sq. Ft.

CURRENT ZONING: SF-6, Single Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



Note: This site is currently owned by the City of Wichita as street right-of-way. The site has been approved for a zone change (Z-3338) to GO, General Office.

STAFF COMMENTS:

A. Existing sanitary sewer and municipal water are available to serve this site. **City Engineering** needs to indicate the need for any guarantees. ***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. ***The drainage plan is approved. Parking lot detention will be required as part of site development.***

D. In accordance with the zone change, a cross-lot circulation agreement is required with the adjoining property to the north.

E. **Traffic Engineering** needs to comment on the access controls. In accordance with the zone change, the final plat has denoted complete access control along Hillside.

E. It is requested that the final plat tracing reference tie points to a section corner.

F. 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.

G. 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.

H. 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.)

I. 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.

J. 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.

K. 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.

L. 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.

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

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

O. 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 and KGE request additional easements which have been denoted on the final plat.***

P. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.