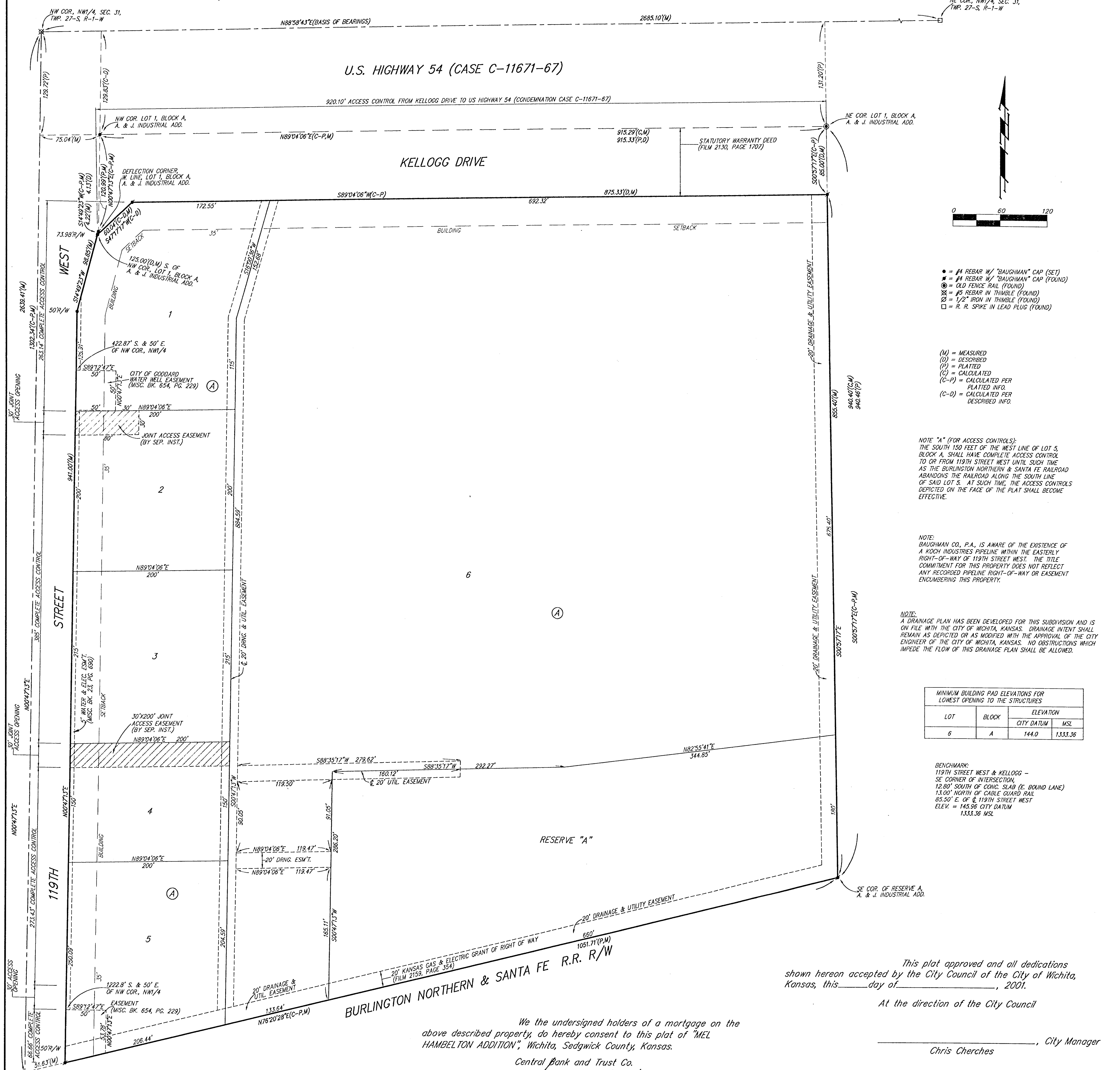


MEL HAMBELTON ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
5-7-01



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = OLD FENCE RAIL (FOUND)
- = #4 REBAR IN THIMBLE (FOUND)
- = 1/2" IRON IN THIMBLE (FOUND)
- = R. R. SPIKE IN LEAD PLUG (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATTED
- (C) = CALCULATED
- (C-P) = CALCULATED PER PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

NOTE "A" (FOR ACCESS CONTROLS):
THE SOUTH 150 FEET OF THE WEST LINE OF LOT 5, BLOCK A, SHALL HAVE COMPLETE ACCESS CONTROL TO OR FROM 119TH STREET WEST UNTIL SUCH TIME AS THE BURLINGTON NORTHERN & SANTA FE RAILROAD ABANDONS THE RAILROAD ALONG THE SOUTH LINE OF SAID LOT 5. AT SUCH TIME, THE ACCESS CONTROLS DEPICTED ON THE FACE OF THE PLAT SHALL BECOME EFFECTIVE.

NOTE:
BAUGHMAN CO., P.A., IS AWARE OF THE EXISTENCE OF A KOCH INDUSTRIES PIPELINE WITHIN THE EASTERLY RIGHT-OF-WAY OF 119TH STREET WEST. THE TITLE COMMITMENT FOR THIS PROPERTY DOES NOT REFLECT ANY RECORDED PIPELINE RIGHT-OF-WAY OR EASEMENT ENDANGERING THIS PROPERTY.

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.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	MSL
5	A	144.0	1333.36

BENCHMARK:
119TH STREET WEST & KELLOGG -
SE CORNER OF INTERSECTION,
12.80' SOUTH OF CONC. SLAB (E BOUND LANE)
13.00' NORTH OF CABLE GUARD RAIL
85.50' E. OF 119TH STREET WEST
ELEV. = 145.36 CITY DATUM
1333.36 MSL

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2001.

At the direction of the City Council

_____, City Manager

_____, City Clerk

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas.

Central Bank and Trust Co.

Brice Malloy
BRICE MALLOY, Notary Public

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of APRIL, 2001, by BRICE MALLOY, President of Central Bank and Trust Co., on behalf of the bank.

Fred T. Petersen
FRED T. PETERSEN, Notary Public
My App't. Exp. 7/22/2003

This plat of "MEL HAMBELTON 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.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chair

_____, Secretary

State of Kansas) SS The foregoing instrument acknowledged before me, this 21st day of APRIL, 2001, by Mel Hamblerton, Managing Member of Mel Hamblerton Real Estate, L.L.C., on behalf of the limited liability company.

Judith M. Terhune
JUDITH M. TERHUNE, Notary Public
My App't. Exp. 7-7-2001

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2001 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds

_____, Deputy

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lot 1, Block A, and Reserve A, A. & J. Industrial Addition, Sedgwick County, Kansas, EXCEPT that part of said Lot 1 described as follows: Beginning at the NE corner of said Lot 1; thence southerly along the east line of said Lot 1, 85.00 feet; thence westerly parallel with the north line of said Lot 1, 875.33 feet; thence southwesterly to a point on the west line of said Lot 1, said point being 125.00 feet south of the north line of said Lot 1, as measured perpendicularly; thence northeasterly along the west line of said Lot 1, 4.13 feet to a deflection corner in said west line; thence northerly along the west line of said Lot 1, 120.99 feet to the NW corner of said Lot 1; thence easterly along the north line of said Lot 1, 915.33 feet to the 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
MICHAEL G. CONREY, Registered Professional Surveyor
18-971
4-27-2001

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, and a Reserve, to be known as "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, open space, landscaping, parking lot, access road, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 6, Block A. All abutters rights of access shall be as depicted on the face of the plat and hereby granted to the City of Wichita, Kansas, (see Note "A"). 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.

Mel Hamblerton Real Estate, L.L.C.
Mel Hamblerton
Mel Hamblerton, Managing Member



Wichita-Sedgwick County Metropolitan Area Planning Department

April 19, 2001

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

RE: SUB 2001-25 -- Final Plat of Mel Hamblen Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 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 April 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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2001

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

RE: SUB 2001-25 -- Final Plat of Mel Hambelton Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 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. The applicant shall guarantee the extension of sanitary sewer and City water services.
- 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. A drainage guarantee is required. A letter from KDOT is required regarding their acceptance of drainage directed onto US-54.
- D. For lots adjacent to railroad tracks, the Subdivision Regulations requires the dedication of 150 feet of complete access control along the street frontage. City Engineering has approved three access openings. A cross-lot circulation agreement is required to assure internal access between the lots. The southernmost opening is approved contingent upon the abandonment of the railroad. Prior to its abandonment, 150 feet of complete access control is required from the railroad tracks.
- E. Traffic Engineering and KDOT need to comment on the need for additional right-of-way for the future Kellogg freeway/interchange, in addition to the medial opening from Kellogg Drive. Traffic Engineering has required complete access control from Kellogg Drive to U.S. 54 Highway.
- F. County Engineering requests petitions for left and right turn lane improvements to 119th St. West.

- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The joint access easement in Lot 2 needs to be labelled as 30 feet.
- I. The bench mark needs a better described location.
- J. The easement in Misc. Bk. 654, Pg. 229 needs to be located on Lots 1 and 5.
- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- M. 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.
- N. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- O. The platting 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.

- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. *KGE has requested additional easements.*
- X. 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 2001, at 1:00 p.m.

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

STAFF REPORT

(Final Plat Approved 4/12/01; Preliminary Plat Approved 3/15/01)

CASE NUMBER: SUB 2001-25 -- MEL HAMBELTON ADDITION

OWNER/APPLICANT: Mel Hambelton Real Estate, L.L.C., 3901 N. Broadway, Wichita, KS 67219-3202

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

LOCATION: Southeast corner of 119th St. West and Kellogg

SITE SIZE: 21.15 Acres

NUMBER OF LOTS

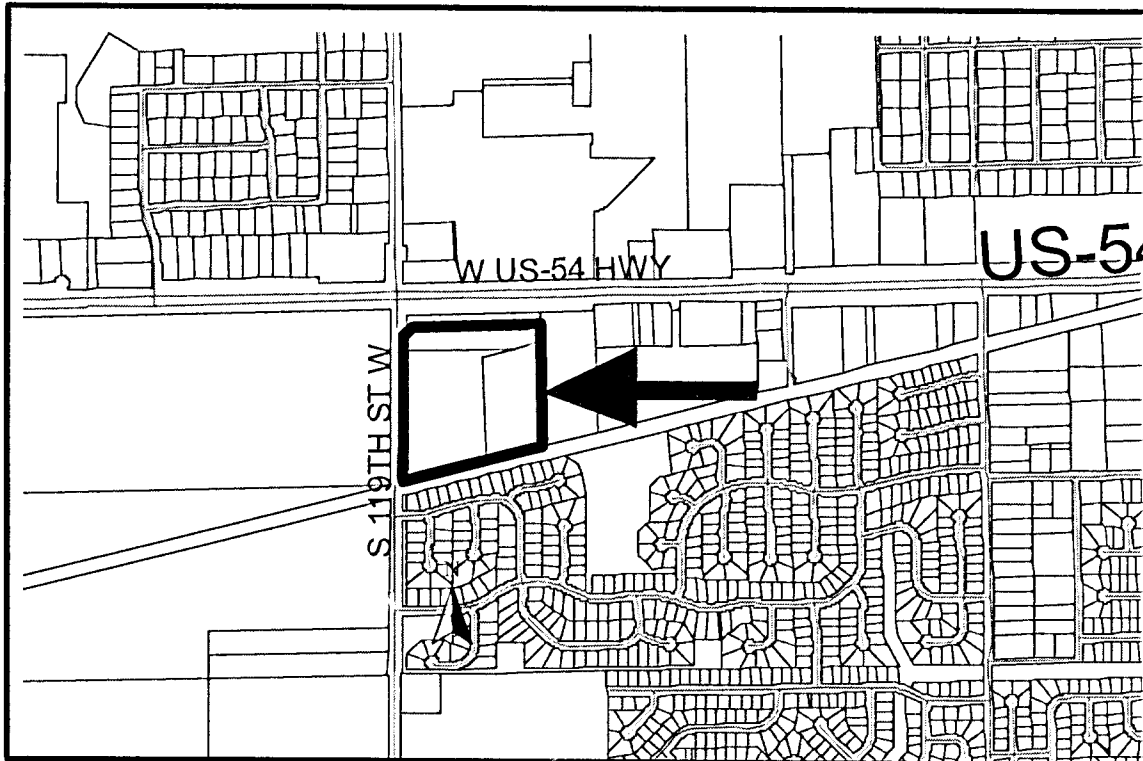
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 20,000 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of the A & J Industrial Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water services.
- 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. A drainage guarantee is required. A letter from KDOT is required regarding their acceptance of drainage directed onto US-54.*
- D. For lots adjacent to railroad tracks, the Subdivision Regulations requires the dedication of 150 feet of complete access control along the street frontage. *City Engineering has approved three access openings. A cross-lot circulation agreement is required to assure internal access between the lots. The southernmost opening is approved contingent upon the abandonment of the railroad. Prior to its abandonment, 150 feet of complete access control is required from the railroad tracks.*
- E. **Traffic Engineering** and **KDOT** need to comment on the need for additional right-of-way for the future Kellogg freeway/interchange, in addition to the medial opening from Kellogg Drive. *Traffic Engineering has required complete access control from Kellogg Drive to U.S. 54 Highway.*
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