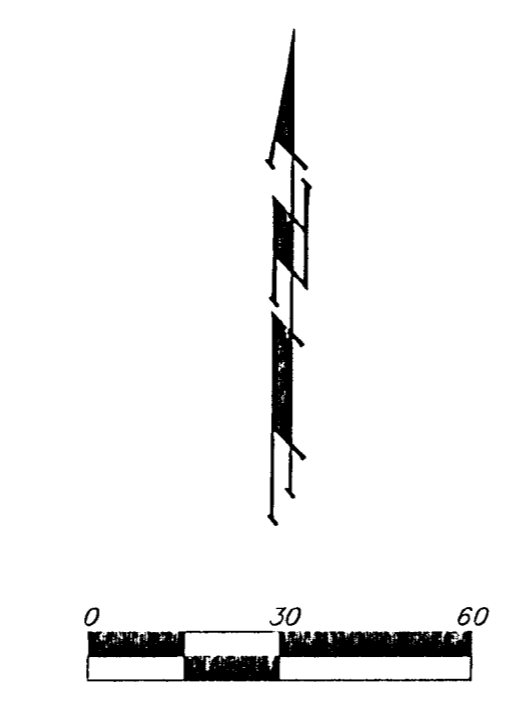
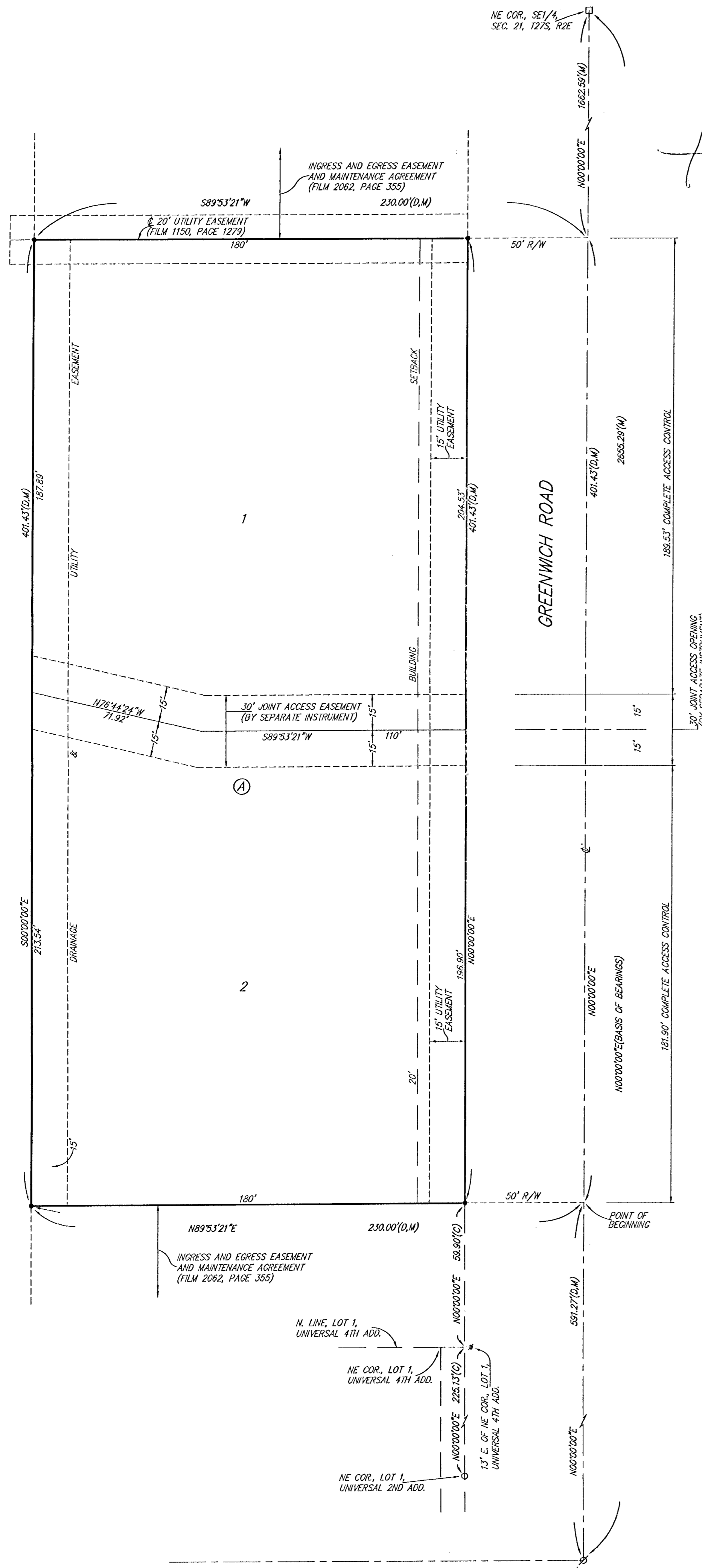


# PREMIER ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing  
received 2/28/01



- (D) = DESCRIBED
- (M) = MEASURED
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BARBER" CAP (FOUND)
- = #4 REBAR (FOUND)
- = 1/2" IRON (FOUND)

NOTE:  
ADDITIONAL REQUIREMENTS ON LOTS 1 AND 2,  
BLOCK A, ARE PER DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS ON FILM 2062,  
PAGE 362.

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) SS  
Sedgwick County) We, Baughman Company, P.A., Surveyors in  
aforesaid county and state do hereby certify that we have surveyed and  
platted "PREMIER ADDITION", Wichita, Sedgwick County, Kansas and that  
the accompanying plat is a true and correct exhibit of the property  
surveyed, described as a tract of land in the SE1/4 of Sec. 21, Twp. 27-S,  
R-2-E of the 6th P.M., Sedgwick County, Kansas, described as follows:  
Commencing at the SE corner of said SE1/4; thence bearing N00°00'00"E  
along the east line of said SE, 591.27 feet to the point of beginning;  
thence continuing N00°00'00"E along the east line of said SE1/4,  
401.43 feet; thence bearing S89°53'21"W, 230.00 feet; thence bearing  
S00°00'00"E, 401.43 feet; thence bearing N89°53'21"E, 230.00 feet to  
the point of beginning, EXCEPT the east 50.00 feet for road right-of-way.

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, L.S. 971, 3-2-2001 Surveyor

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots and a Block, to be known as "PREMIER ADDITION",  
Wichita, Sedgwick County, Kansas. The utility easement is hereby granted  
as indicated for the construction and maintenance of all public utilities.  
The drainage and utility easement is hereby granted as indicated  
for drainage purposes and for the construction and maintenance of all  
public utilities. All abutters rights of access to or from Greenwich Road  
Road over and across the east line of Lots 1 and 2, Block A, shall be  
as depicted on the face of the plat and are hereby granted to the City  
of Wichita, Kansas.

Equity Ventures/Bundy Joint Venture

*Philip A. Bundy*  
Philip A. Bundy, Joint Venturer

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before  
me, this 21<sup>st</sup> day of March, 2001, by Philip A. Bundy, a Joint  
Venturer of Equity Ventures/Bundy Joint Venture, on behalf of the joint  
venture.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App'l. Expires 11-7-2001

*Judith M. Terhune*  
JUDITH M. TERHUNE, Notary Public  
My App'l. Exp. 11-7-2001

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

Central National Bank

*Travis Boles*  
TRAVIS BOLES, Commercial Loan Officer  
(Title)

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged be-  
fore me, this 22<sup>nd</sup> day of March, 2001, by Travis Boles,  
Commercial Loan Officer of Central National Bank, on behalf of the bank.

SHELBY MINNIS  
NOTARY PUBLIC  
STATE OF KANSAS  
My App'l. Exp. 09/20/2004

*Shelby Minnis*  
SHELBY MINNIS, Notary Public  
My App'l. Exp. 09/20/2004

This plat of "PREMIER 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

\_\_\_\_\_  
Christopher S. Carraher, Chairman

\_\_\_\_\_  
Marvin S. Krout, Secretary

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

\_\_\_\_\_  
Bob Knight, Mayor

\_\_\_\_\_  
Pat Burnett, City Clerk

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

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

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Don Brace, County Clerk

State of Kansas) SS  
Sedgwick County) 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.

\_\_\_\_\_  
Bill Meek, Register of Deeds

\_\_\_\_\_  
Linda Kizzire, Deputy

KELLOGG AVE. (U.S. HIGHWAY 54)  
(CONDEMNATION CASE A-54089)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 18, 2001

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

RE: SUB 2000-120 -- One-Step Final Plat of PREMIER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 18, 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 January 12, 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 black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

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

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 12, 2001

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

RE: SUB 2000-120 -- One-Step Final Plat of PREMIER ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 11, 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 water is available to serve this site. City Engineering has required a guarantee for the extension of sanitary sewer. An off-site sewer easement is also 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 denotes a joint access opening between the two lots. Traffic Engineering has required the joint access opening to be in alignment with the opening across Greenwich Road. Distances should be shown for all segments of access control.
- E. 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.
- F. The joint access opening shall be established by separate instrument. Future maintenance of the driveway within the easement should be addressed by the text of the instrument.
- G. The signature line for the County Clerk needs to be revised to reference "Don Brace".

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- H. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- I. The year "2000" should be replaced with "2001".
- J. The plat'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 316-729-0102) 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 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.***
- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

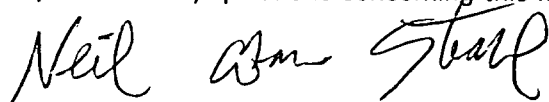
RE: SUB 2000-120 -- One-Step Final Plat of PREMIER ADDITION  
January 12, 2001  
Page 3

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 18, 2001, at 1:30 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

Copies to: Equity Ventures/Bundy, ATTN: Phil Bundy, 7701 E. Kellogg, Ste. 630, Wichita, KS  
67207  
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

**STAFF REPORT**

(One-Step Final Plat Approved 1/11/01)

**CASE NUMBER:** SUB 2000-120 -- PREMIER ADDITION

**OWNER/APPLICANT:** Equity Ventures/Bundy, Attn: Phil Bundy, 7701 E. Kellogg, Suite 630, Wichita, KS 67207

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

**LOCATION:** North of Kellogg, West side of Greenwich Road

**SITE SIZE:** 1.66 Acres

**NUMBER OF LOTS**

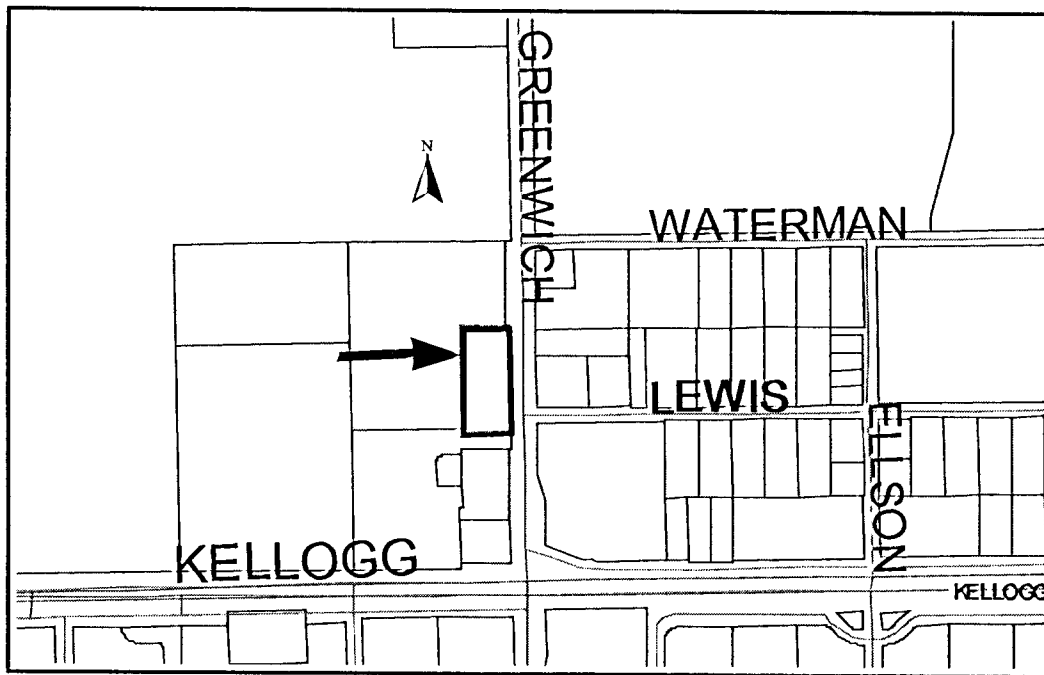
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 36,025 Sq. Ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



- A. Municipal water is available to serve this site. City Engineering has required a guarantee for the extension of sanitary sewer. An off-site sewer easement is also 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 denotes a joint access opening between the two lots. Traffic Engineering has required the joint access opening to be in alignment with the opening across Greenwich Road. Distances should be shown for all segments of access control.
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- G. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- H. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- I. The year "2000" should be replaced with "2001".
- J. 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.
- 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.
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**SUB 2000-120 -- One-Step Final Plat of PREMIER ADDITION**  
**January 18, 2001 - Page 3**

- 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.
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