ONE KELLOGG PLACE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final fracmy
Locator
3/20/01
p1 of 2

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 "ONE KELLOGG PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as All of Lots 1 through 5, inclusive, Block 1, together with all of Lots 1 through 8, inclusive, Block 2, together with all of Lots 1 through 7, inclusive, Block 3, together with all of Lots 1 through 3, inclusive, Block 4, together with all of Reserves "A", "B", "C", "D", "E", and "F", all as platted in One Kellogg Place Addition, Wichita, Sedgwick County, Kansas, together with all of Gilbert, Dowell, Ellson, Zelta, and Kellogg Drive as dedicated in said One Kellogg Place Addition, TOGETHER with that part of Dowell as dedicated in Lesline Addition to Wichita, Sedgwick County, Kansas lying east of the west line of Lot 1, Block 1, in said One Kellogg Place Addition, as extended north, and TOGETHER with that part of the NW 1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at a point 342.00 feet north of the SW corner of the N1/2 of said NW1/4; thence east, 217.80 feet; thence north, 200.00 feet; thence west, 217.80 feet; thence south along the west line of said NW1/4, 200.00 feet to the point of beginning.

All being situated in the NW1/4 and the NE1/4 of Sec. 27, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey 3-13-2001 Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 1-8-97 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 Reserves to be known as "ONE KELLOGG PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. 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 wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for private streets, landscaping, open space, entry monuments, sidewalks, drainage purposes, and utilities as confined to easements. Reserves "C" and "D" are hereby reserved for drainage purposes, landscaping, screening walls, open space, lakes, berms, and utilities as confined to easements. Reserves "A", "B", "C", and "D" shall be owned and maintained by the lot owners association for the addition. All abutters rights of access to or from Greenwich Road and to or from Kellogg (U.S. Highway 54) 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.

Kellogg-Greenwich Road Associates,
a Kansas partnership

Calvin McMillan, Partner
Calvin McMillan

Robert W. Kaplan, Partner
Robert W. Kaplan

Vernon W. Holzman Toinette D. Holzman
Vernon W. Holzman Toinette D. Holzman

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "ONE KELLOGG PLACE 2ND ADDITION", Wichita, Sedgwick County, Kansas.

The Mission Bank

By Glen W. Foster, SR V.P.
(Title)

State of Kansas) SS
Johnson County)

The foregoing instrument acknowledged before me, this 16th day of March, 2001, by Glen W. Foster, SVP (Title) of The Mission Bank, on behalf of the bank.

TERESA L. SAPPENFIELD
NOTARY PUBLIC
STATE OF KANSAS
My Appointment Expires 8/5/04

Teresa L Sappenfield Notary Public
My App't. Exp. August 5, 2004

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of March, 2001, by Calvin McMillan, Partner of Kellogg-Greenwich Road Associates, a Kansas partnership, on behalf of the partnership.

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

Judith M. Terhune, Notary Public
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of March, 2001, by Robert W. Kaplan, Partner of Kellogg-Greenwich Road Associates, a Kansas partnership, on behalf of the partnership.

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

Judith M. Terhune, Notary Public
My App't. Exp. 11-7-2001

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 15th day of March, 2001, by Vernon W. Holzman and Toinette D. Holzman, husband and wife.

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

Judith M. Terhune, Notary Public
My App't. Exp. 11-7-2001

This plat of "ONE KELLOGG PLACE 2ND 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

_____, Chairman
Christopher S. Carraher

_____, 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_____, 2001.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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.

_____, County Clerk
Don Brace

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

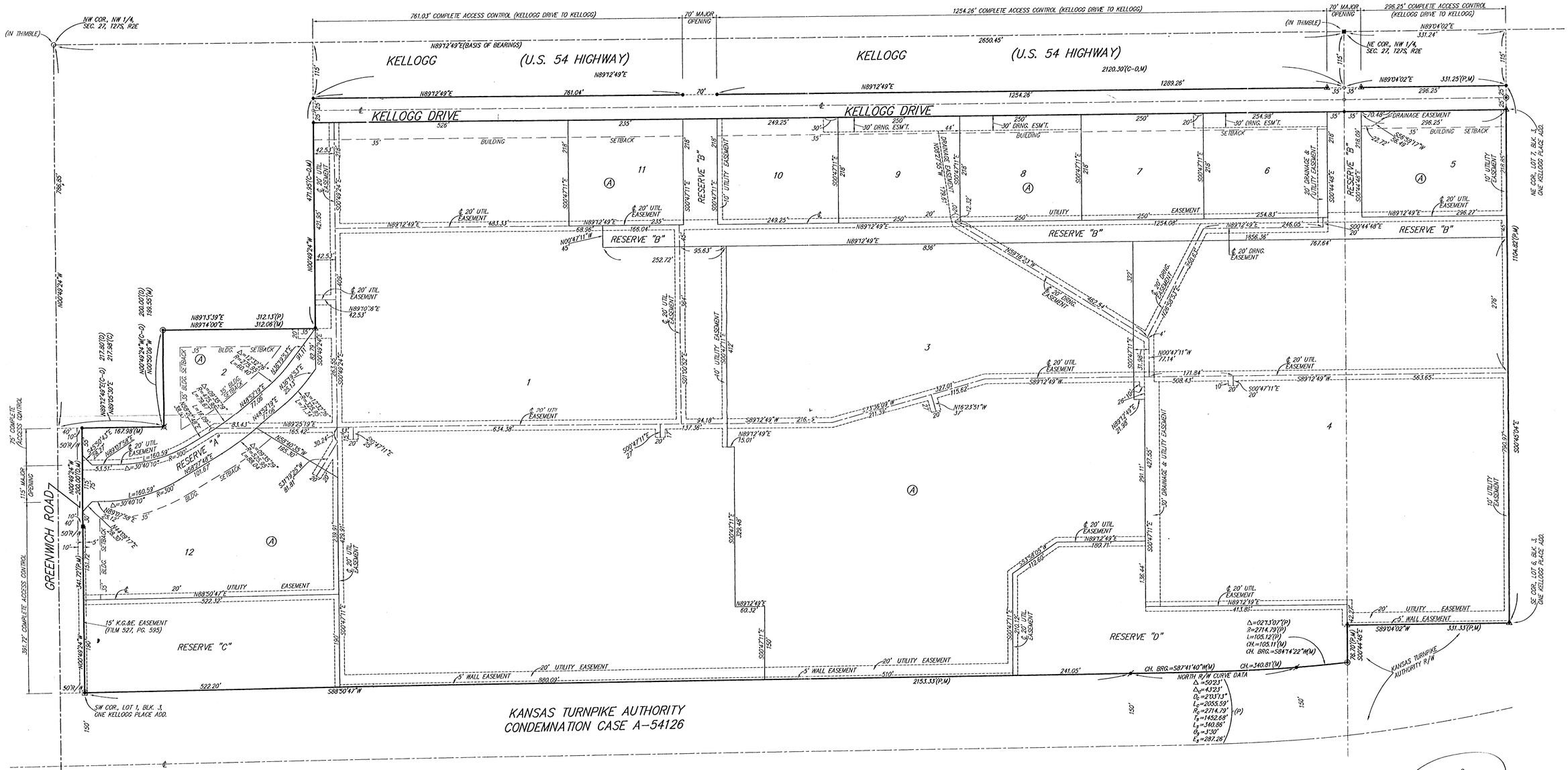
BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-2271 • 315 ELLIS • WICHITA, KANSAS 67211

F:\PLAT\ONE KELLOGG PLACE 2ND ADD\DWG\KELPLOF2.DWG-MGC

final tracing
received 3/20/01
p2 of 2

ONE KELLOGG PLACE 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊙ = 3/4" IRON (FOUND)
○ = #4 REBAR (FOUND)
▲ = #6 REBAR (FOUND)
■ = #5 REBAR (FOUND)
⊕ = #5 REBAR W/ "GOEDECKE" CAP (FOUND)
⊗ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
⊠ = 1" IRON (FOUND)

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

0 100 200

ADDITIONAL BUILDING SETBACKS & OTHER REQUIREMENTS PER C.U.P. DP-196, AMENDMENT #1.

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
1	A	173.0
3	A	172.0
4	A	172.0
12	A	168.0

BENCHMARK:
CITY OF WICHITA BENCHMARK – SE. CORNER OF INTERSECTION OF GREENWICH AND KELLOGG, NW. CORNER OF LIGHT POLE BASE.
48.60' NNW. OF ℄ OF SS MANHOLE
48.70' S. OF ℄ OF TRAFFIC SIGNAL MANHOLE IN KELLOGG MEDIAN
70.50' E. OF BACK OF E. CURB ON E. SIDE OF MEDIAN IN GREENWICH ROAD
ELEV. = 164.78 CITY DATUM (1352.18 NGVD)

A PORTION OF LOTS 2 AND 12, BLOCK A, ARE COVERED BY K.G.&E. RIGHT-OF-WAY EASEMENT (FILM 518, PAGE 789), WHICH IS IN THE PROCESS OF BEING CONFINED THIS 13TH DAY OF MARCH, 2001.

recorded 5-15-2001 PC 125-10

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\ONE KELLOGG PLACE 2ND ADD\DWG\KELPLC2F.DWG-MSC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 22, 2001

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

RE: SUB 2001-10 -- One-Step Final Plat of ONE KELLOGG PLACE SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 22, 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 February 16, 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, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 16, 2001

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

RE: SUB 2001-10 -- One-Step Final Plat of ONE KELLOGG PLACE SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 15, 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. City Engineering needs to comment on the need for any guarantees or easements. *A petition shall be provided for the extension of City water and sanitary sewer.*

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 subject to the Applicant submitting revisions. A drainage guarantee is required. A drainage easement is also needed. A letter shall be provided from ther Kansas Turnpike Commission indiciating their willingness to accept the drainage directed toward the Turnpike.*

D. In conformance with the CUP, the plat proposes one opening along Greenwich and two openings along Kellogg Drive. Distances should be shown for all segments of access control.

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. A cross-lot circulation agreement is required to assure internal vehicular movement between the lots.

G. The wall easements need to be referenced in the plattor's text.

H. City Fire Department needs to comment on the need for turnarounds within Reserve A and Reserve B. *Turnarounds will not be required as the Applicant shall submit a site circulation plan indicating an internal loop system.*

I. 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.

J. 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.

K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-196 Amendment #1) and its special conditions for development on this property.

L. Traffic improvements along Greenwich Road and Kellogg Drive are needed as required in the associated CUP.

M. 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.

N. 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.

O. 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.)

P. 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.

Q. 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.

R. 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.

S. 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.

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

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

V. 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. A temporary easement will need to be established by separate instrument for any facilities in need of relocation, along with the dedication of a permanent easement.***

W. 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 22, 2001, at 12:00 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

Copies to: Kellogg Greenwich Road Associates, 430 N. Market, Wichita, KS 67202
Vernon W. and Toinette D. Holzman, 624 S. Greenwich Road, Wichita, KS 67207
Owen Buckley, The R.H. Johnson Company, 801 W. 47th Street, Ste. 219, Kansas City, MO 64112
Cecil Masters, 7711 S. Greenwich Road, Wichita, KS 67037

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5
FEBRUARY 15, 2001

STAFF REPORT
(One-Step Final Plat Approved 2/15/01)

CASE NUMBER: **SUB 2001-10 -- ONE KELLOGG PLACE SECOND ADDITION**

OWNER/APPLICANT: Kellogg Greenwich Road Associates, 430 N. Market, Wichita, KS 67202; Vernon W. and Toinette D. Holzman, 624 S. Greenwich Road, Wichita, KS 67207; (contract purchaser) The R.H. Johnson Co., Attn: Owen Buckley, 801 W. 47th St., Suite 219, Kansas City, MO 64112

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

LOCATION: Southeast corner of Greenwich Road and Kellogg

SITE SIZE: 74.31 Acres

NUMBER OF LOTS

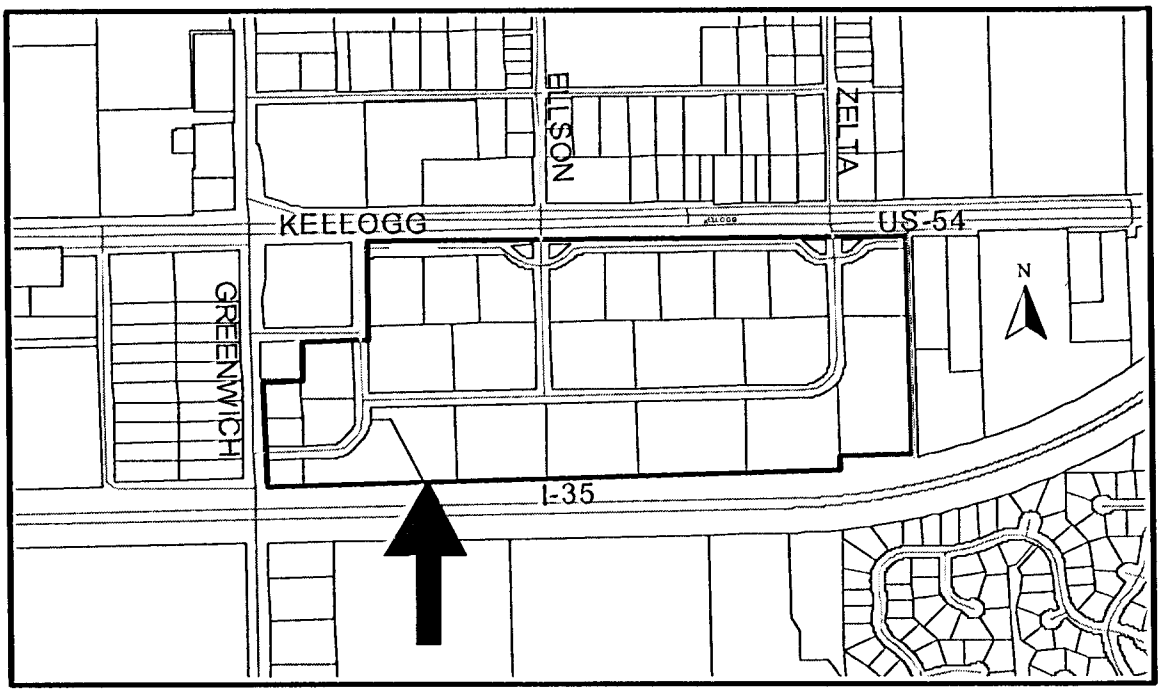
Residential:	
Office:	
Commercial:	12
Industrial:	
Total:	12

MINIMUM LOT AREA: 1.18 Acres

CURRENT ZONING: GC, General Commercial (Lots 1-11); LC, Limited Commercial (Lot 12) per CUP (DP-196 Amendment #1)

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of One Kellogg Place Addition which vacates Gilbert, Dowell, Ellson and Zeta Streets and includes additional unplatted land. A CUP (DP-196 Amendment #1) has been approved for this site subject to replatting. The CUP permits GC, General Commercial on Lots 1-11 and LC, Limited Commercial on Lot 12.

STAFF COMMENTS:

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

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 subject to the Applicant submitting revisions. A drainage guarantee is required. A drainage easement is also needed. A letter shall be provided from ther Kansas Turnpike Commission indiciating their willingness to accept the drainage directed toward the Turnpike.***

D. In conformance with the CUP, the plat proposes one opening along Greenwich and two openings along Kellogg Drive. Distances should be shown for all segments of access control.

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H. City Fire Department needs to comment on the need for turnarounds within Reserve A and Reserve B. ***Turnarounds will not be required as the Applicant shall submit a site circulation plan indicating an internal loop system.***

I. 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.

J. 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.

K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-196 Amendment #1) and its special conditions for development on this property.

L. Traffic improvements along Greenwich Road and Kellogg Drive are needed as required in the associated CUP.

M. 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.

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O. 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.)

P. 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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