SECURITY STORAGE HILLSIDE ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

final / tracing received 11-27-00 pl of 2

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

I, JAMES R. BECKETT, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS 7TH DAY OF NOVEMBER, 2000. I HAVE CAUSED TO BE SURVEYED AND PLATTED SECURITY STORAGE HILLSIDE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT AND A BLOCK, THE SAME BEING DESCRIBED AS:

PART OF LOTS 1, 3, 5, 7, 9, 11 AND 13 ON HILLSIDE AVE., TOGETHER WITH THE E 1/2 OF VACATED ALLEY ADJACENT ON THE WEST AND LOT 12 AND PART OF LOTS 14, 16, AND 18 ON LORRAINE AVE., TOGETHER WITH THE W 1/2 OF VACATED ALLEY ADJACENT ON THE EAST AND LOTS 11, 13, 15, 17, AND PART OF LOTS 19 AND 21 ON LORRAINE AVE., TOGETHER WITH THE E 1/2 OF VACATED ALLEY ADJACENT ON THE WEST AND LOTS 16, 18, 20 AND 22 ON CHAUTAUQUA AVE., TOGETHER WITH THE W 1/2 OF VACATED ALLEY ADJACENT ON THE EAST AND PART OF LORRAINE AVE., ALL IN SCHUMACHER'S SUBDIVISION OF LOTS 1 AND 2, BLOCK 4, IN IMBODEN AND OLIVERS ADDITION TO THE CITY OF WICHITA, KANSAS, AND PART OF LOTS 20 AND 22 ON CHAUTAUQUA AVE., TOGETHER WITH PART OF VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 22, ALL IN CONLAN'S SUBDIVISION OF LOTS 3 AND 4, IN IMBODEN AND OLIVERS ADDITION TO WICHITA, KANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 20 ON CHAUTAUQUA AVE. IN SAID CONLAN'S SUBDIVISION, SAID POINT BEING 21.85 FEET SOUTH OF THE NW CORNER THEREOF; THENCE NORTH, ALONG THE EAST LINE OF SAID CHAUTAUQUA AVE., 146.85 FEET TO THE NW CORNER OF LOT 18 ON CHAUTAUQUA AVE., IN SAID SCHUMACHER'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LAST DESCRIBED LOT 18 AND EXTENDED, 137.02 FEET TO THE CENTER-LINE OF THE VACATED ALLEY ADJACENT TO SAID LOT 16; THENCE NORTH ALONG THE CENTER-LINE OF SAID VACATED ALLEY, 50 FEET TO A POINT ON THE NORTH LINE OF LOT 11 ON LORRAINE AVE., IN SAID SCHUMACHER'S SUBDIVISION, EXTENDED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LAST DESCRIBED LOT 11, AND THE EXTENSIONS OF THE SAME, 163.52 FEET TO THE CENTER-LINE OF SAID LORRAINE AVE., THENCE EAST ALONG THE NORTH LINE OF LOT 12 ON LORRAINE AVE., IN SAID SCHUMACKER'S SUBDIVISION AND THE EXTENSIONS OF THE SAME, 163.5 FEET TO THE CENTER-LINE OF THE VACATED ALLEY ADJACENT TO SAID LOT 12; THENCE NORTH ALONG THE CENTER-LINE OF SAID VACATED ALLEY, 143 FEET TO A POINT ON THE NORTH LINE OF LOT 1 ON HILLSIDE AVE., IN SAID SCHUMACHER'S SUBDIVISION, EXTENDED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LAST DESCRIBED LOT 1, AND SAID EXTENSION, 117.88 FEET TO A POINT 110.38 FEET EAST OF THE NW CORNER OF SAID LOT 1; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOTS 1, 3, AND 5 ON HILLSIDE AVE., IN SAID SCHUMACHER'S SUBDIVISION, 83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 173 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND THROUGH A CENTRAL ANGLE OF 19°09'25" AN ARC DISTANCE OF 57.84 FEET; THENCE SOUTHWESTERLY, 606.95 FEET TO THE POINT OF BEGINNING; TOGETHER WITH LOT 1, 400 LORRAINE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF THE ABOVE REFERENCED SUBDIVISIONS, STREET, LOTS AND ALLEYS, TOGETHER WITH THE CONTINGENT DEDICATION AS SHOWN IN BOOK 1535, PAGE 269 WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT
REGISTERED
LS-832
KANSAS
LAND SURVEYOR

11-7-00

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK, THE SAME TO BE KNOWN AS SECURITY STORAGE HILLSIDE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM LEWIS, HILLSIDE, CHAUTAUQUA AND KELLOGG OVER AND ACROSS THE NORTH, EAST, WEST AND SOUTH LINES OF BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO LEWIS AT ONE LOCATION AS SHOWN.

FOR ADDITIONAL INFORMATION AND ADDITIONAL BUILDING SETBACKS, SEE PLANNED UNIT DEVELOPMENT P.U.D. 2000-00002 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNERS:

H. STAN CHILTON

JOYCE E. CHILTON

THE CITY OF WICHITA, A MUNICIPAL CORPORATION

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF November 2000, BY H. STAN CHILTON AND JOYCE E. CHILTON, HUSBAND AND WIFE.

_____, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: 1/15/01

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1/15/01

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2000, BY BOB KNIGHT, MAYOR AND PAT BURNETT, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

WE, BANK OF AMERICA, HOLDER OF A MORTGAGE ON A PORTION OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF SECURITY STORAGE HILLSIDE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

Lisa M. Sheffield
LISA M. SHEFFIELD, OFFICER

STATE OF KANSAS } SS
COUNTY OF SEDGWICK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF November 2000, BY LISA M. SHEFFIELD, AN OFFICER OF BANK OF AMERICA.

_____, NOTARY PUBLIC
GARY L. WILEY

MY APPOINTMENT EXPIRES: 1/15/01

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1/15/01

THIS PLAT OF SECURITY STORAGE HILLSIDE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
CHRISTOPHER S. CARRAHER

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE _____ DAY OF _____, 2000.

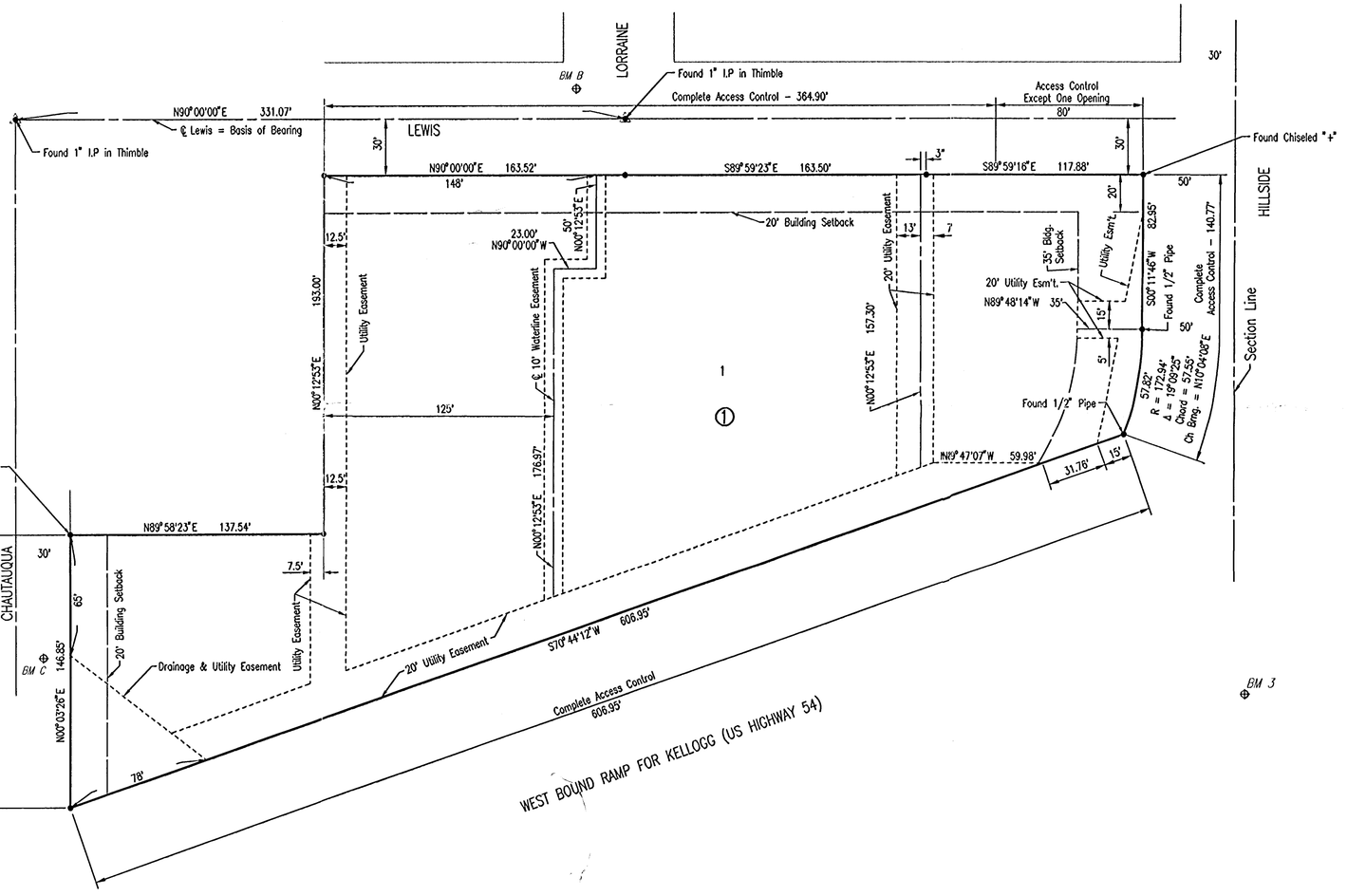
_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE

SECURITY STORAGE HILLSIDE ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

final tracing
received
11-27-00
p.2 of 2



SCALE: 1"= 40'

● = 3/4" IRON PIPE W/PEC CAP UNLESS NOTED OTHERWISE

FOR ADDITIONAL INFORMATION AND ADDITIONAL BUILDING SETBACKS, SEE PLANNED UNIT DEVELOPMENT P.U.D. 2000-00002 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

Datum BM: City of Wichita BM, NE corner intersection (South of Kellogg) Concrete Base for School Crossing Light.
Elev. = 110.80 City Datum
Elev. = 1298.20 N.G.V.D.

BM #3: Chiseled "d" on Top of Curb at North end median in ℄ Hillside, North side of Kellogg at West bound on ramp.
Elev. = 117.05 City Datum
Elev. = 1304.45 N.G.V.D.

BM #11: Chiseled "+" on sidewalk, West side Hillside, approx. 90' South of centerline Lewis.
Elev. = 118.12 City Datum
Elev. = 1305.52 N.G.V.D.

BM B: Chiseled "d" on West curb return, NW corner Lewis and Lorraine.
Elev. = 113.43 City Datum
Elev. = 1300.83 N.G.V.D.

BM C: Chiseled "d" at SW Corner Curb Inlet (South of 2), East side Chautauqua, approx. 285' south of Lewis.
Elev. = 110.90 City Datum
Elev. = 1298.30 N.G.V.D.

P:\2000\00-0002 Hillside Storage (PW)\PLAT\2-2000-00002.dwg, 11/17/2000 4:47:17 PM, Jeff

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 9, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-89 -- One-Step Final Plat of SECURITY STORAGE HILLSIDE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 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 November 3, 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 3, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2000-89 -- One-Step Final Plat of SECURITY STORAGE HILLSIDE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 2, 2000, 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 services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. *A temporary utility easement is needed to cover a water line proposed to be relocated.*

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. *Due to drainage onto Kellogg, a letter shall be provided from KDOT indicating their agreement to accept such drainage.*

D. As indicated on the P.U.D. site plan, the plat proposes complete access control along Chautauqua, Hillside and Kellogg. One access opening is proposed for Lewis near the Hillside intersection. 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 P.U.D. Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P.U.D. (referenced as P.U.D. 2000-00002) and its special conditions for development on this property.

G. The width of Chautauqua from the centerline to the property should be labeled.

H. 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.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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.

Q. 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, November 9, 2000, at 1:00 p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4
NOVEMBER 9, 2000

STAFF REPORT
(One-Step Final Plat Approved 11/2/00)

CASE NUMBER: SUB 2000-89 -- SECURITY STORAGE HILLSIDE ADDITION

OWNER/APPLICANT: H. Stan Chilton, 300 S. Topeka, Wichita, KS 67202; City of Wichita, 455 N. Main, Wichita, KS 67202

AGENT: Gary Snyder, 7701 E. Kellogg, Suite 200, Wichita, KS 67206; Allen Eichacker, 13th Floor, City Hall, 455 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest corner of Hillside and Kellogg

SITE SIZE: 2.85 Acres

NUMBER OF LOTS

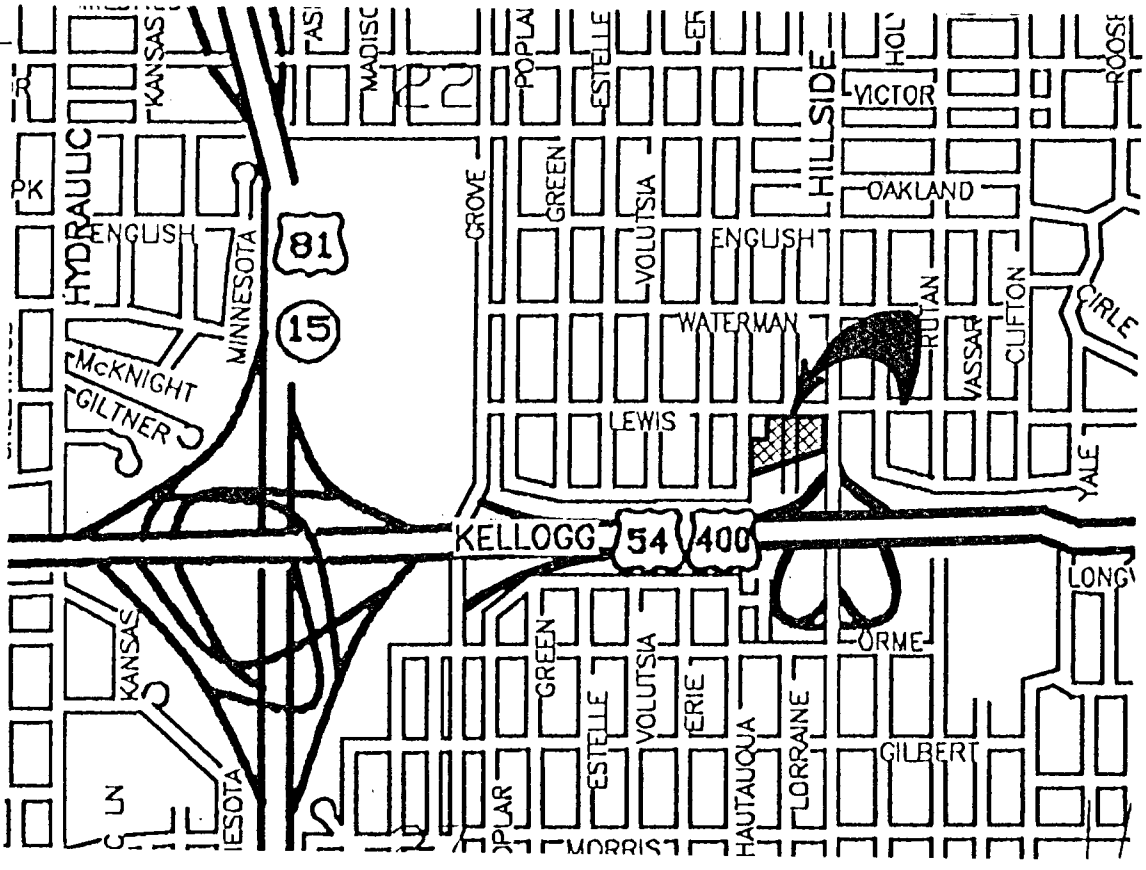
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.85 Acres

CURRENT ZONING: GO, General Office; SF-6, Single-Family Residential

PROPOSED ZONING: PUD (Planned Unit Development)

VICINITY MAP



Note: This is a replat of the 400 Lorraine Addition in addition to right-of-way for the Kellogg/Hillside Interchange. The site was approved for a PUD, Planned Unit Development District for a self-service storage warehouse subject to platting.

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. ***A temporary utility easement is needed to cover a water line proposed to be relocated.***

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. ***Due to drainage onto Kellogg, a letter shall be provided from KDOT indicating their agreement to accept such drainage.***

D. As indicated on the P.U.D. site plan, the plat proposes complete access control along Chautauqua, Hillside and Kellogg. One access opening is proposed for Lewis near the Hillside intersection. Distances should be shown for all segments of access control.

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F. A P.U.D. Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P.U.D. (referenced as P.U.D. 2000-00002) and its special conditions for development on this property.

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J. 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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L. 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.

M. 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.

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

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

P. 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.

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