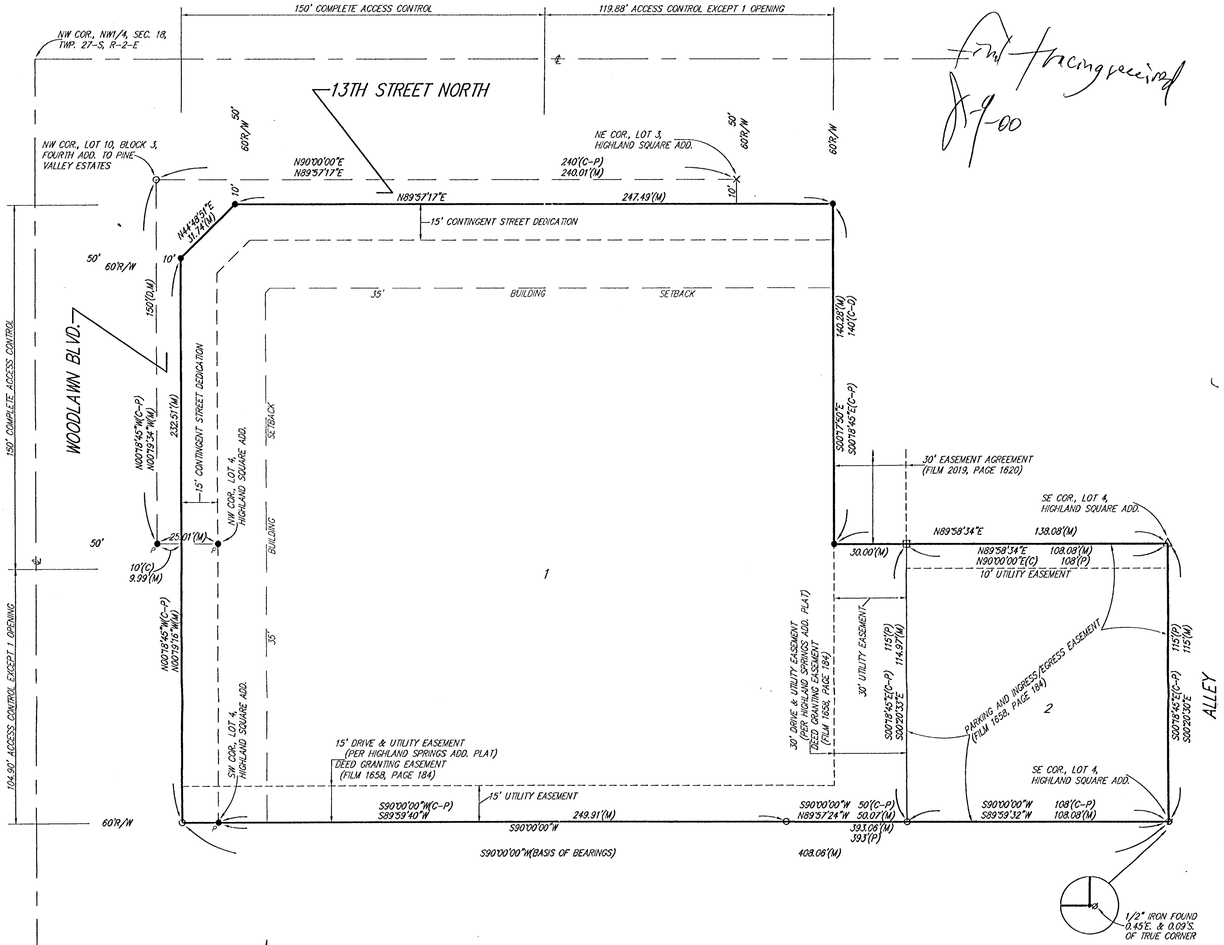
BENCOR ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



- ● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ○ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- □ = #4 REBAR (FOUND)
- △ = CHISELED "V" NOTCH (FOUND)
- ╳ = CHISELED CROSS (FOUND)
- Ø = 1/2" IRON (FOUND)
- ⊠ = CHISELED CROSS (SET)
- P = P-K NAIL (FOUND)

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

NOTE:
THE FOLLOWING INSTRUMENTS AFFECT LOT 1 AND ARE IN THE PROCESS OF BEING RELEASED AS OF THIS 2ND DAY OF AUGUST, 2000.
1. K.G.&E. AFFIDAVIT, (MISC. BOOK 65, PAGE 689)
2. K.G.&E. URBAN EASEMENT GRANT, (MISC. BOOK 495, PAGE 371)
3. K.G.&E. URBAN EASEMENT GRANT, (MISC. BOOK 671, PAGE 257)

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 "BENCOR 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 3 and 4, Highland Square Addition, Wichita, Kansas, Sedgwick County, Kansas; together with Lot 2 EXCEPT the east 30 feet thereof, in said Highland Square Addition; together with the north 150 feet of the west 150 feet of Lot 10, Block 3, Fourth Addition to Pine Valley Estates, Sedgwick County, Kansas, together with the south 15 feet of 13th Street right-of-way adjacent to the north line of Lot 2, EXCEPT the east 20 feet thereof, in said Highland Square Addition; and together with the east 15 feet of Woodlawn Blvd. right-of-way adjacent to the west line of Lot 4 in said Highland Square Addition.

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

All being situated in the NW1/4 of Sec. 18, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey, 8-7-2000, Surveyor

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 Lots, and Streets, to be known as "BENCOR ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The 15 foot contingent street dedication along 13th Street North and along Woodlawn Blvd. shall become effective in the event that the City of Wichita, Kansas determines a need for the right-of-way for any street related purposes. This contingent dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication. All abutters rights of access to or from 13th Street North over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said 13th Street North at one location over all except the west 150 feet of the north line of said Lot 1. All abutters rights of access to or from Woodlawn Blvd. over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to said Woodlawn Blvd. at one location over all except the north 150 feet of the west line of said Lot 1. All permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bencor/Woodlawn13, LLC

Benjamin T. Horton, Manager

State of Colorado)
El Paso County) SS

The foregoing instrument acknowledged before me, this 4th day of August, 2000, by Benjamin T. Horton, Manager of Bencor/Woodlawn13, LLC, on behalf of the limited liability company.

B. PAULETTE BEARD NOTARY PUBLIC STATE OF COLORADO

B. Paulette Beard Notary Public

My App't. Exp. MY COMMISSION EXPIRES 6/15/2004

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

Fidelity Bank

Vice President (Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 8 day of August, 2000, by Jim Nelson, Vice President (Title) of Fidelity Bank, on behalf of the bank.

RITA IGO NOTARY PUBLIC STATE OF KANSAS My Appt. Exp.

Rita Igo, Notary Public

My App't. Exp. 5/22/04

This plat of "BENCOR ADDITION", to 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_____, 2000.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Carofalo, 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_____, 2000.

Bob Knight, Mayor

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this____ day of_____, 2000.

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

Entered on transfer record this____ day of_____, 2000.

James Alford, County Clerk

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_____, 2000 at____ o'clock___ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\BENCOR ADDITION\BENCORP.DWG-MGC

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

March 30, 2000

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

RE: S/D 00-12 -- Final Plat of BENCOR FIRST ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 30, 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 March 24, 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

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

March 29, 2000

REVISED

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

RE: S/D 00-12 -- Final Plat of BENCOR FIRST ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 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. Existing municipal services are available to serve the site. City Engineering needs to comment on 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.*

D. The alley adjoining Lot 2 shall be denoted on the final plat tracing.

E. The plat proposes one access opening along each perimeter street. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

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. Traffic Engineering should comment on the need for additional right-of-way. In lieu of the standard 75-ft half street right-of-way, the Applicant has dedicated an additional 10 foot of right-of-way in conjunction with a "corner clip". *The Applicant shall dedicate a 15-ft contingent right-of-way.*

The final plat has included this requested dedication of right-of-way.

H. The private drive shall be established by separate instrument.

I. Traffic Engineering needs to indicate the need for improvements to perimeter streets. *No improvements are required.*

J. 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.

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.

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 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, March 30, 2000, 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

Copies to: Bencor Properties, LLC, 90 Cascade Avenue, Suite 330, Colorado Springs, CO 80903
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. 3-2
March 30, 2000

STAFF REPORT
(Final Plat Approved 3/23/00; Preliminary Plat Approved 2/3/00)

CASE NUMBER: S/D 00-12 -- BENCOR ADDITION

APPLICANT: Bencor Properties, LLC, 90 S. Cascade Ave., Suite 330, Colorado Springs, CO 80903

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

LOCATION: Southeast corner of 13th and Woodlawn

SITE SIZE: 2.03 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.03 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of Highland Square Addition and Pine Valley Estates Addition. This final plat involves an additional commercial lot (Lot 2).

STAFF COMMENTS:

A. Existing municipal services are available to serve the site. **City Engineering** needs to comment on 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.***

D. The alley adjoining Lot 2 shall be denoted on the final plat tracing.

E. The plat proposes one access opening along each perimeter street. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.

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. **Traffic Engineering** should comment on the need for additional right-of-way. In lieu of the standard 75-ft half street right-of-way, the Applicant has dedicated an additional 10 foot of right-of-way in conjunction with a "corner clip". ***The Applicant shall dedicate a 15-ft contingent right-of-way.***

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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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