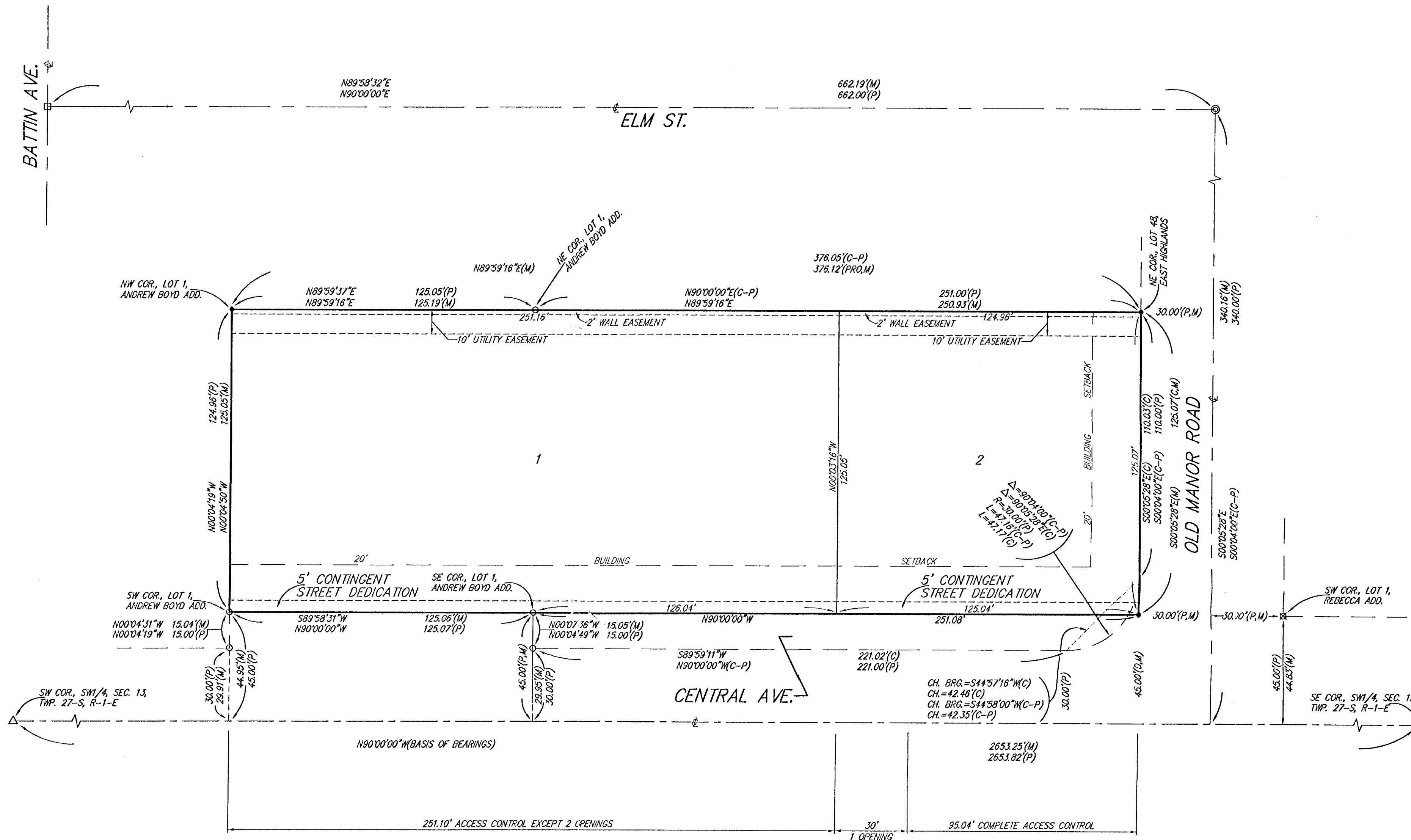


# FIVE STAR ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS



- = 3/4" IRON IN THIMBLE (FOUND)  
△ = 1" IRON IN THIMBLE (FOUND)  
○ = 1/2" IRON (FOUND)  
× = 3/4" IRON (FOUND)  
□ = EASTERLY 5/4" IRON IN THIMBLE (FOUND)  
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
⊗ = 1/2" IRON IN THIMBLE (FOUND)

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

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 "FIVE STAR ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following: Lot 1, Andrew Boyd Addition, Wichita, Kansas, TOGETHER with Lots 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48, Block 13, East Highlands, Sedgwick County, Kansas, TOGETHER with that part of Old Manor Road as dedicated in said East Highlands described as follows: Beginning at the most easterly P.C. of a curve in Lot 48 in said Block 13; thence south along the east line of said Lot 48, as extended southerly, 15.05 feet, more or less, to a point 45.00 feet normally distant north of the south line of the SW1/4 of Sec. 13, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence west parallel with the south line of said SW1/4, 4.04 feet to a point on the curve in said Lot 48, said curve being a curve to the left; thence northerly along said curve, having a radius of 30.00 feet, an arc distance of 15.76 feet, more or less, to the point of beginning.

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

All being situated in the SW1/4 of Sec. 13, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael G. Conrey  
Michael G. Conrey, Surveyor  
13-976-16-2000

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 Street to be known as "FIVE STAR ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The wall easement is 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 this easement. The street is hereby dedicated to and for the use of the public. The Central Ave. contingent street dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. This contingent street 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 Central Ave. over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Central Ave. at two locations over all of the south line of said Lot 1, all as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Central Ave. over and across the south line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Central Ave. at one location over the west 30 feet of the south line of said Lot 2, as shall be determined by the City Engineer of the City of Wichita, Kansas.

Crown Heights Investors, L.L.C.,  
a Kansas Limited Liability Company

J. Douglas Malone, Member

David A. Farha, Member

R. A. King, Patricia A. King

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 7<sup>th</sup> day of JUNE, 2000, by J. Douglas Malone and David A. Farha as Members of Crown Heights Investors, L.L.C., a Kansas Limited Liability Company, on behalf of the company.

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

My App't. Exp. 11-7-2001

State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 7<sup>th</sup> day of JUNE, 2000, by R. A. King and Patricia A. King, husband and wife.

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

My App't. Exp. 11-7-2001

This plat of "FIVE STAR 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 \_\_\_\_\_, 2000.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Francis S. Garofalo, 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) 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 \_\_\_\_\_, 2000 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

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

Fidelity Bank

TIMOTHY B. NELSON, Vice President

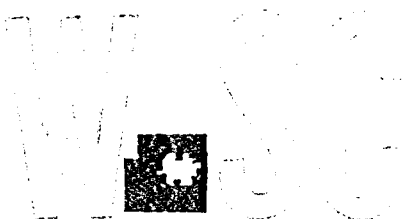
State of Kansas) SS  
Sedgwick County) The foregoing instrument acknowledged before me, this 28<sup>th</sup> day of JUNE, 2000, by TIMOTHY B. NELSON, VICE-PRESIDENT of Fidelity Bank, on behalf of the bank.

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

My App't. Exp. 11-7-2001

JUDITH M. TERHUNE, Notary Public

# 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

February 25, 2000

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

RE: S/D 00-14 -- One-Step Final Plat of FIVE STAR ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 24, 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 February 18, 2000. Please note the following clarifications:

- a. In regards to Item D, Traffic Engineering has approved the proposed access controls.
- b. Item E shall be revised to read, "A Restrictive Covenant shall be provided which permits the openings within Lot 2 to be retained until the site is developed with a non-residential use; at which time, one access opening shall be closed."

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.

# 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

February 18, 2000

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

RE: S/D 00-14 -- One-Step Final Plat of FIVE STAR ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 17, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

### STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. 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. Improvements will be required at the time of site development.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Central. The Conditional Use approval for the car wash (Lot 1) permitted two openings. Distances should be shown for all segments of access control.
- E. 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. A restrictive covenant shall be provided which permits the openings within Lot 2 to be retained until the site is developed with a nonresidential use.
- F. The land being platted includes additional land that is not referenced in the legal description in the platting binder. The platting binder must include information on the entire property being platted.
- G. As required by the Sidewalk ordinance, a sidewalk shall be provided along Old Manor Road.

- H. The platlor'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. 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.

RE: S/D 00-14 -- One-Step Final Plat of FIVE STAR ADDITION  
February 18, 2000  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 24, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Chad Michael Brehm, 1308 E. 31<sup>st</sup> Street So., Wichita, KS 67216  
R.A. King, 3125 E. Harry Wichita, KS 67211  
David Farha and Doug Malone, Five Star Investment, P.O. Box 780626,  
Wichita, KS 67278-0626  
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 2/17/2000)

**CASE NUMBER:** S/D 00-14 -- FIVE STAR ADDITION

**OWNER/APPLICANT:** Chad Michael Brehm, 1308 E. 31<sup>st</sup> St. South, Wichita, KS 67216;  
R.A. King, 3125 E. Harry, Wichita, KS 67211

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

**LOCATION:** North side of Central, East of Oliver

**SITE SIZE:** 1.08 Acres

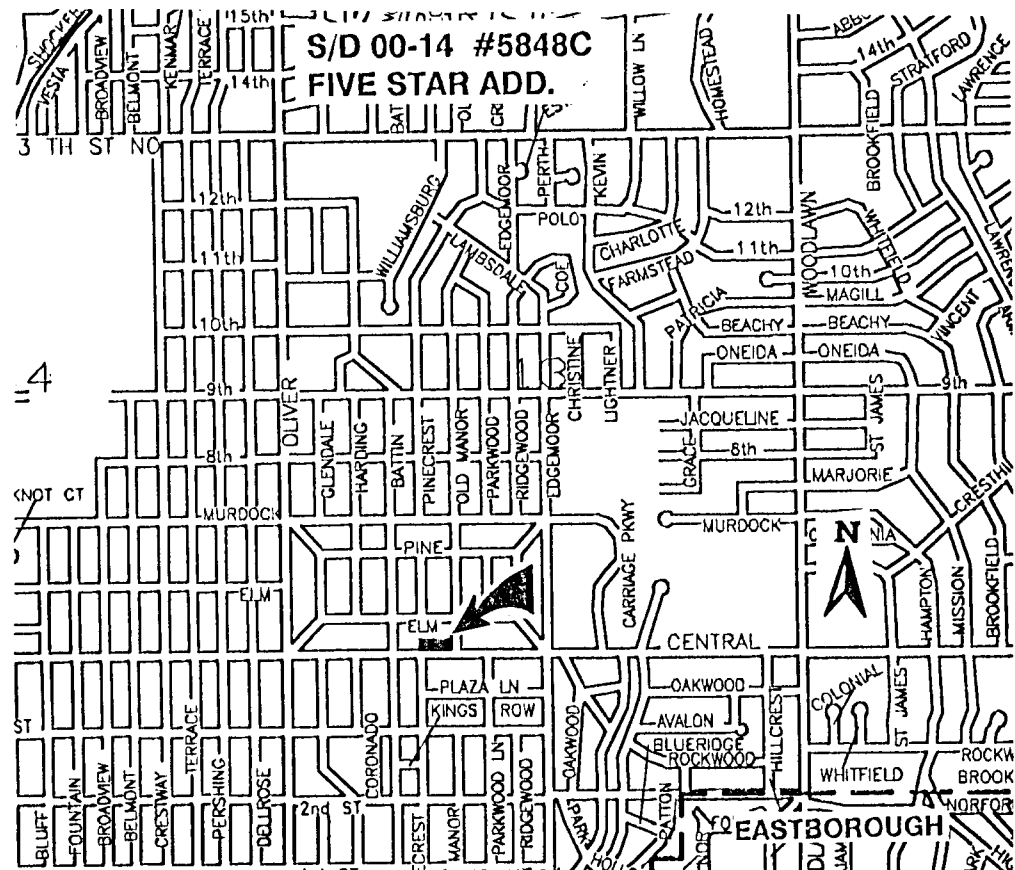
**NUMBER OF LOTS**

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 2 |
| Industrial:  |   |
| Total:       | 2 |

**MINIMUM LOT AREA:** 15,632 Sq. Ft.

**CURRENT ZONING:** GO. General Office; B, Multi-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**

**Note:** This site has been approved for a zone change (Z-3352) from GO, General Office and B, Multi-Family to LC, Limited Commercial. Lot 1 was approved for a Conditional Use (CU-563) to allow a car wash. This is a replat of lots in the Andrew Boyd Addition and the East Highlands Addition.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. 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. Improvements will be required at the time of site development.
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- 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.)
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**S/D 00-14 -- One-Step Final Plat of FIVE STAR ADDITION**  
**February 24, 2000 - Page 3**

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