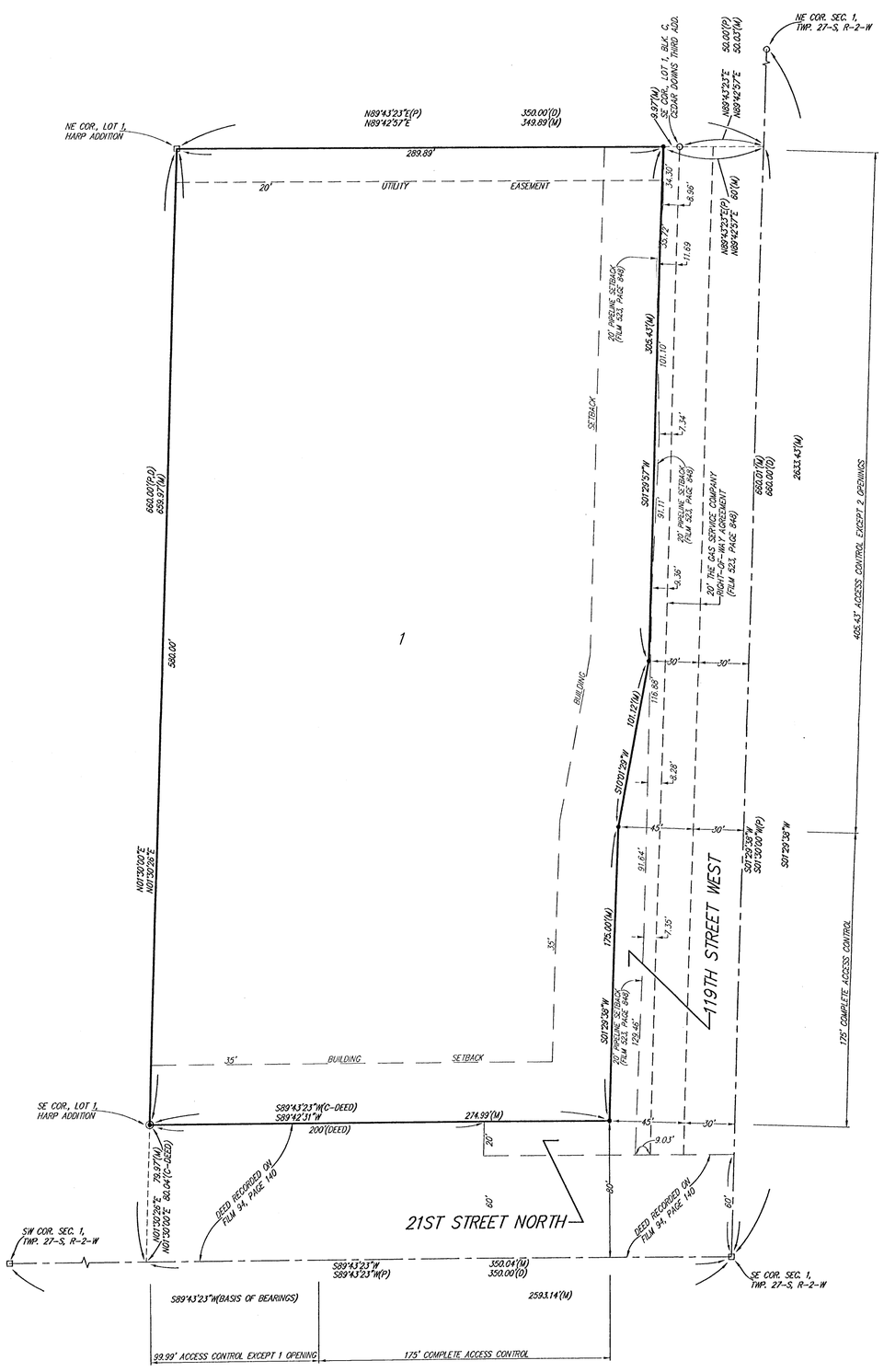


Tracing received 3-8-00

0 40 80

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(DEED) = DEED DESCRIPTION
(C-DEED) = CALCULATED PER DEED DESCRIPTION

● = ¼ REBAR W/ "BAUGHMAN" CAP (SET)
◉ = ¼ REBAR(FOUND)
○ = 1/2" IRON (FOUND)
□ = 3/4" IRON (FOUND)

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:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS PER COVENANTS AND RESTRICTIONS CONTAINED IN MISC. BOOK 445, PAGE 125.

DULING ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

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 "DULING ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the east 350 feet of the south 660 feet of the SE ¼ of Sec. 1, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; EXCEPT that portion conveyed to the Board of County Commissioners of Sedgwick County, Kansas by Deed recorded on Film 94, Page 140, described as: Beginning at the SE corner of the SE ¼ of Sec. 1, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence west along the south line of said SE ¼ a distance of 350 feet; thence north parallel to the east line of said SE ¼ to a point 80 feet north of the south line of said SW ¼; thence east parallel to the south line of said SE ¼ a distance of 200 feet; thence south and parallel to the east line of said SE ¼ to a point 60 feet north of the south line of said SE ¼; thence east parallel to the south line of said SE ¼ to the east line of the SE ¼, said point being 60 feet north of the SE corner of said SE ¼; thence south along the east line to the point of beginning.

The above referenced measurements have been measured parallel with their respective quarter section lines per previously recorded plat information.

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

Baughman Company, P.A.

HOMER C. CONREY REGISTERED L.S.-971 KANSAS SURVEYOR

Michael C. Conrey 3-8-2000
Michael C. Conrey, Surveyor

This plat of "DULING 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

_____, Chairman
Francis S. Garofalo

_____, 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_____, 2000.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and Streets, to be known as "DULING ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is 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. Access controls shall be as indicated on the face of the plat.

Ray Duling Winona Duling

Entered on transfer record this_____day of_____, 2000.

_____, County Clerk
James Alford

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 25th day of May, 2000, by Ray Duling and Winona Duling, husband and wife.

Janet L. Hardy, Notary Public

My App't. Exp. 5/6/01

JANET L. HARDY NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 5/6/2001

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

WICHITA — SEDGWICK COUNTY

WSC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 30, 1999

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

RE: S/D 99-76 -- One-Step Final Plat of DULING ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1999, 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 19, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

November 19, 1999

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

RE: S/D 99-76 -- One-Step Final Plat of DULING ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. City water service is available to serve the site. This site is located outside of the Northwest Wichita sanitary sewer growth limits. City Engineering needs to comment on the availability of sewer service. ***The Applicant will need to provide a guarantee for extension of sewer. Participation in the petition for the water line along 119th St. West is 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. An off-site drainage agreement is required.***

D. The plat proposes two access openings along 119th St. West and one access opening along 21st St. North. The plat also denotes 175 feet of complete access control from the intersection of the perimeter streets. Distances shall be shown for all segments of access control. In accordance with the Subdivision Regulations, right turns only are permitted for access openings within 250 feet of the intersection.

E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

G. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.

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 Release 13 version of 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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, at 12:30 p.m.

The **enclosed "marked" copy of the plat** is for your information and files.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Ray Duling, P.O. Box 771081, Wichita, KS 67211
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. 4-6
November 29, 1999

STAFF REPORT
(One-Step Final Plat Approved 11/18/99)

CASE NUMBER: S/D 99-76 -- DULING ADDITION

OWNER/APPLICANT: Ray Duling, P.O. Box 771081, Wichita, KS 67277

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

LOCATION: Northwest corner of 119th St. West and 21st St. North

SITE SIZE: 3.78 Acres

NUMBER OF LOTS

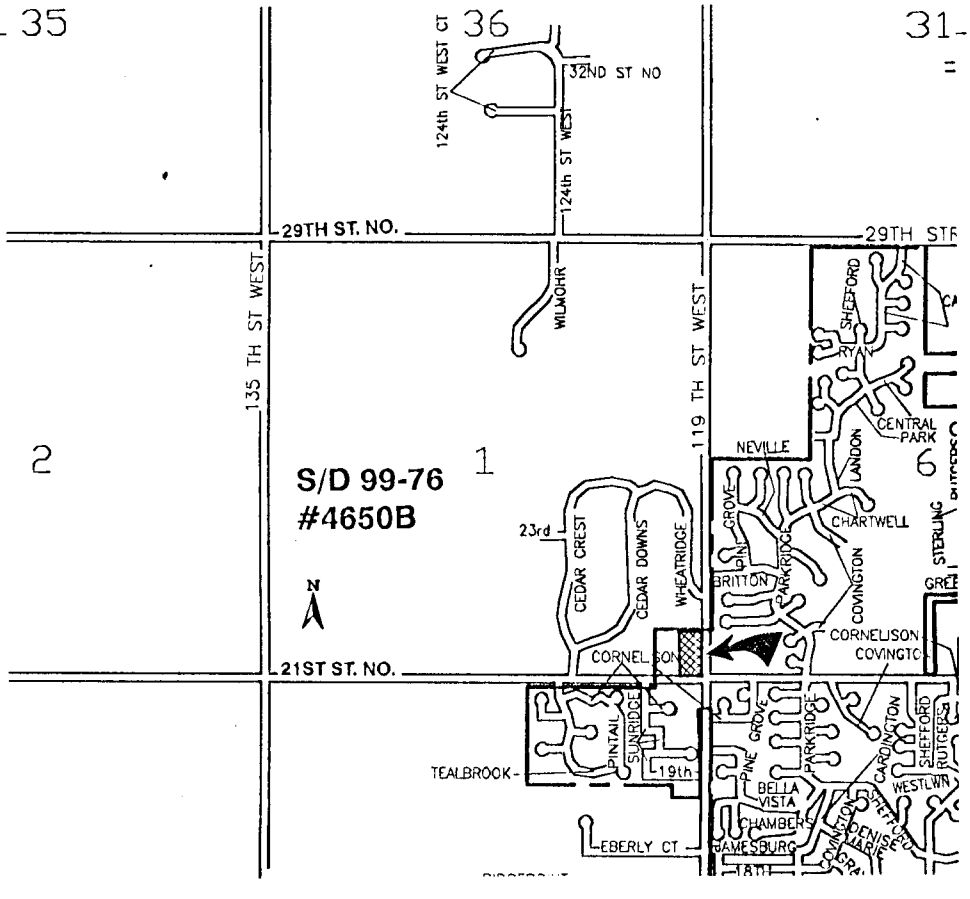
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.78 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3331) from SF-6, Single-Family Residential to LC, Limited Commercial. The site is also subject to a Protective Overlay (P-O #58) which addresses uses and signage.

STAFF COMMENTS:

A. City water service is available to serve the site. This site is located outside of the Northwest Wichita sanitary sewer growth limits. City Engineering needs to comment on the availability of sewer service. ***The Applicant will need to provide a guarantee for extension of sewer. Participation in the petition for the water line along 119th St. West is 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. An off-site drainage agreement is required.***

D. The plat proposes two access openings along 119th St. West and one access opening along 21st St. North. The plat also denotes 175 feet of complete access control from the intersection of the perimeter streets. Distances shall be shown for all segments of access control. In accordance with the Subdivision Regulations, right turns only are permitted for access openings within 250 feet of the intersection.

E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

G. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.

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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.