

LEGAL DESCRIPTION

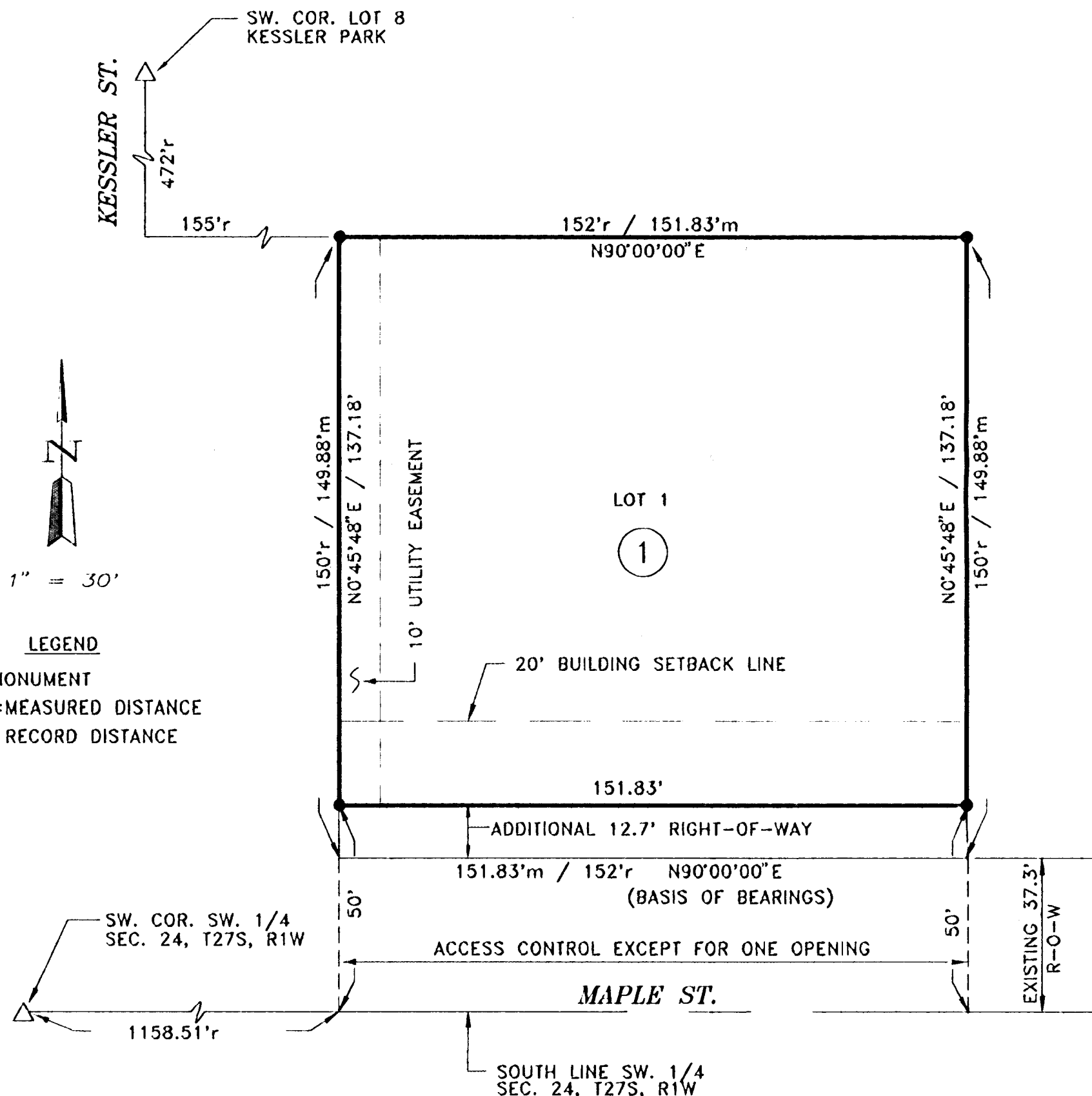
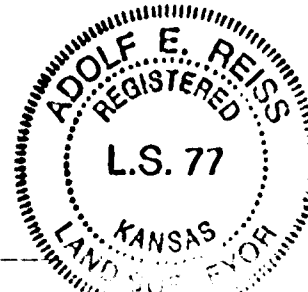
A tract in the southeast quarter of the southwest quarter of the southwest quarter of Section 24, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; Beginning 472 feet south and 155 feet east of the southwest corner of Lot 8, Kessler Park; thence south 150 feet; thence east 152 feet; thence north 150 feet; thence west 152 feet to the point of beginning, except for street on the south.

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

ADOLF E. REISS LS#77

DATE 11-5-99



1" = 30'

LEGEND

- MONUMENT
- m = MEASURED DISTANCE
- r = RECORD DISTANCE

MAPLE STREET MINI-MALL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

1999

Know all men by these presents that Donna L. Schroeder Revocable Trust and Gregg A. Vance and Margaret Vance, Husband and Wife and contract purchasers have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot, a block and a street to be known as Maple Street Mini-Mall Addition, Wichita, Sedgwick County, Kansas. Streets are hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for utility construction and maintenance. A drainage plan has been developed for the plat known as Maple Street Mini-Mall Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the City Engineer and unobstructed to allow for the conveyance of stormwater.

DONNA L. SCHROEDER REVOCABLE TRUST

Donna L. Schroeder
DONNA L. SCHROEDER, TRUSTEE

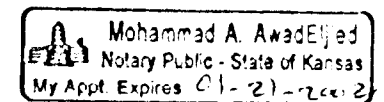
Gregg A. Vance
GREGG A. VANCE
Margaret Vance
MARGARET VANCE

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

The foregoing instrument was acknowledged before me this 23rd day of November, 1999 by Donna L. Schroeder, Trustee on behalf of the Donna L. Schroeder Revocable Trust.

Mohammad Awad Eljed, Notary Public

My Appointment Expires: 01-21-2002



STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

The foregoing instrument was acknowledged before me this 17th day of November, 1999 by Gregg A. Vance and Margaret Vance, Husband and Wife.

Melissa ReCTOR, Notary Public

My Appointment Expires: 2/9/02



This plat of Maple Street Mini-Mall 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 _____, 1999.

_____, Chairman

FRANK GAROFALO

_____, Secretary

MARVIN S. KROUT

Reviewed in accordance with K.S.A. 58-2005 on this _____ of _____, 1999.

TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas this _____ day of _____, 1999.

_____, Mayor

BOB KNIGHT

_____, City Clerk

PAT BURNETT

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk

JAMES ALFORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ M. on the _____ day of _____, 1999.

_____, Register of Deeds

BILL MEEK

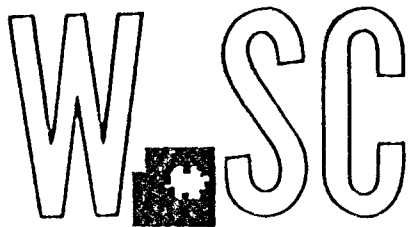
_____, Deputy

LINDA KIZZIRE

REISS & GOODNE

2160 WEST 21st STREET

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

November 30, 1999

Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

RE: S/D 99-68 -- One-Step Final Plat of MAPLE STREET MINI-MALL 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 5, 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.

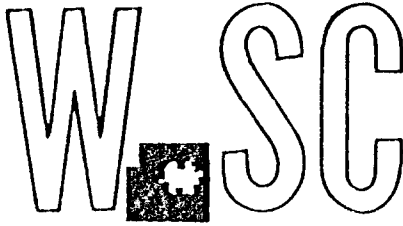
If you have any questions concerning this matter, please call.

Sincerely,

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

November 5, 1999

Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

RE: S/D 99-68 -- One-Step Final Plat of MAPLE STREET MINI-MALL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees are required. No guarantees are required. The utility easement along the west line shall be 10 feet.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Maple. Distances should be shown for all segments of access control. The plat's text shall note that the access controls are being dedicated to the City of Wichita. Traffic Engineering has approved one opening.
- E. The distance from the tie point to the plat shall be indicated.
- F. The MAPC signature block should be revised to reference "Frank Garofalo" as the MAPC Chairman.
- G. The plat'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.

- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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, 1999, at 12:30 p.m.

STAFF REPORT
(One-Step Final Plat Approved 11/4/99)

CASE NUMBER: S/D 99-68 - MAPLE STREET MINI-MALL ADDITION

OWNER/APPLICANT: Donna L. Schroeder, 641 N. Woodlawn, #53, Wichita, KS 67208;
Gregg A. Vance (contract purchaser), 1317 Pine Grove Ct.,
Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, 2160 W. 21st St., Wichita, KS
67203

LOCATION: North side of Maple, East of West Street

SITE SIZE: .52 Acres

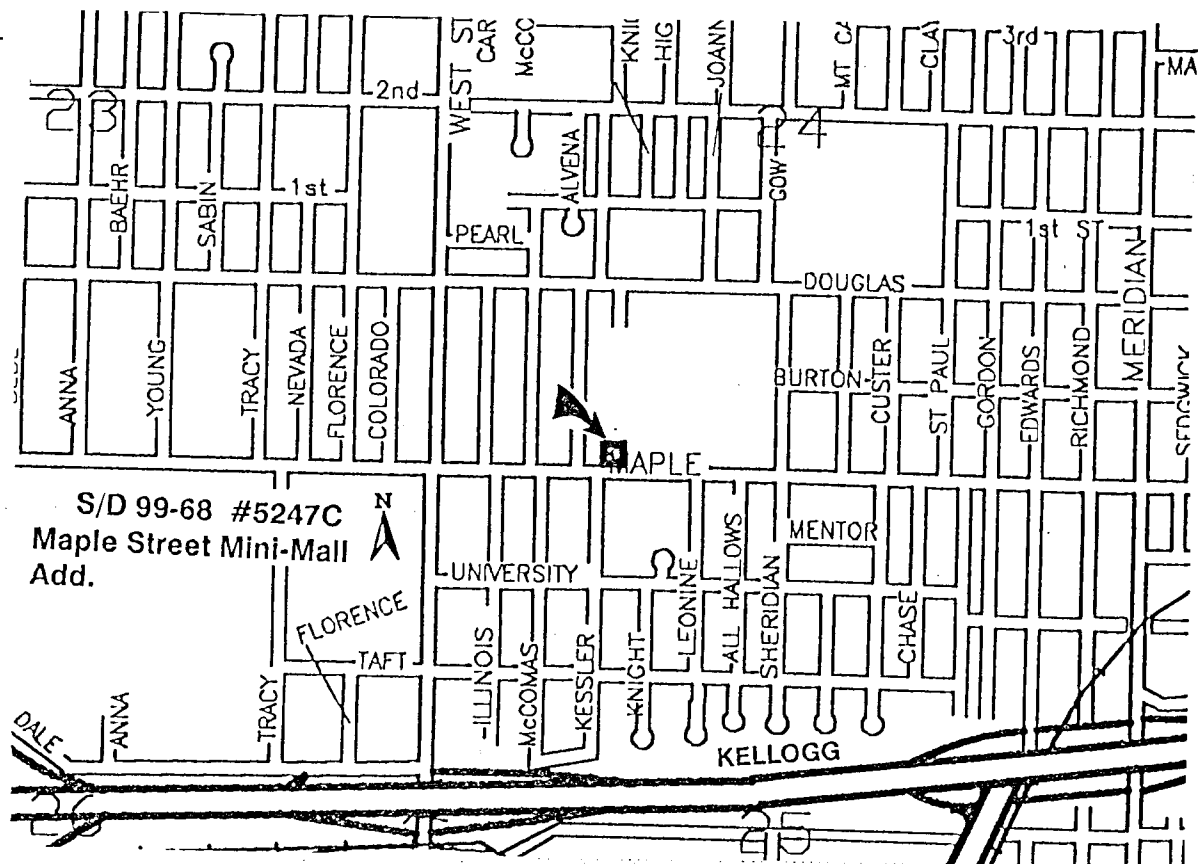
NUMBER OF LOTS

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

MINIMUM LOT AREA: 22,800 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP

Note: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees are required. No guarantees are required. The utility easement along the west line shall be 10 feet.
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S/D 99-68 -- One-Step Final Plat of MAPLE STREET MINI-MALL ADDITION
November 29, 1999 - Page 3

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