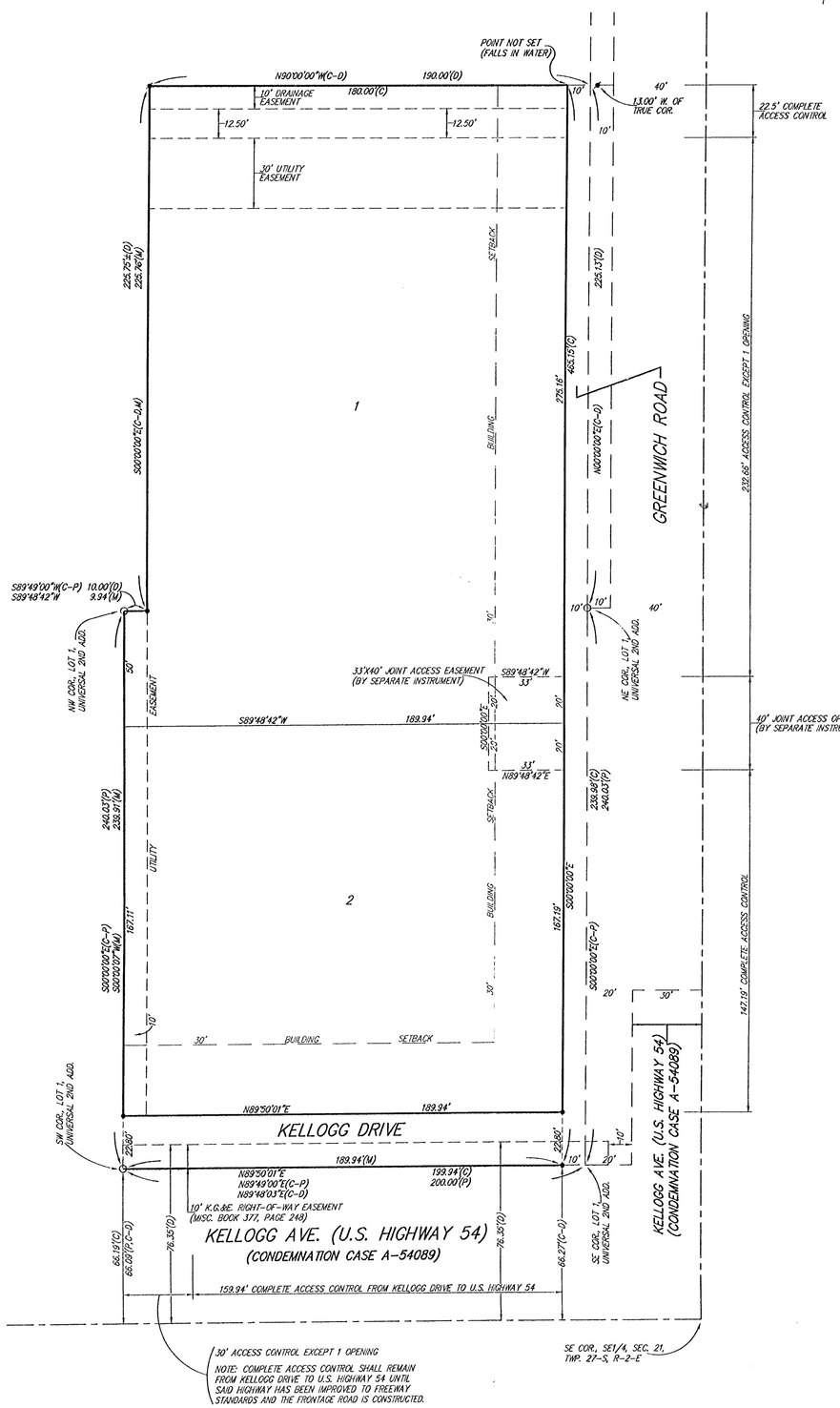
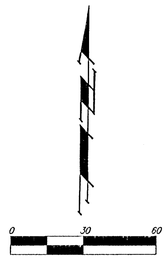
UNIVERSAL 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Received
4-26-00





⊠ = ¾" REBAR W/ "BAUGHMAN" CAP (FOUND)
● = ¾" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)

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

NOTE:
ADDITIONAL REQUIREMENTS ON A PORTION OF LOT 1 ARE PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ON FILM 1894, PAGE 1330.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	ELEVATION	
	CITY DATUM	NGVD
1 & 2	162.6	1350.0

BENCHMARK:
CITY OF WICHITA BENCHMARK – SE. CORNER OF INTERSECTION OF GREENWICH AND KELLOGG, N.W. CORNER OF LIGHT POLE BASE.
48.60' N.W. OF ℄ OF SS MANHOLE
48.70' S. OF ℄ OF TRAFFIC SIGNAL MANHOLE IN KELLOGG MEDIAN
70.50' E. OF BACK OF E. CURB ON E. SIDE OF MEDIAN IN GREENWICH ROAD
ELEV. = 164.78 CITY DATUM (1352.18 NGVD)

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)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "UNIVERSAL 4TH 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 Lot 1, Universal 2nd Addition, Wichita, Kansas, TOGETHER with a tract in the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the NW corner of Lot 1, Universal 2nd Addition, Wichita, Sedgwick County, Kansas; thence east along the north line of said addition, 10.0 feet to the point of beginning; thence continuing east along said north line, 190.0 feet; thence north, parallel with the east line of the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, 225.13 feet to a point on the center line of a 45 foot wide drainage easement as recorded on Film 325, Page 284; thence west along the center line of said drainage easement, 190.0 feet; thence south parallel with the east line of said SE 1/4, 225.75 feet, more or less, to the point of beginning.

All being situated in the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael C. Conrey — LS-974 — 4-25-2000 — Surveyor

Michael C. Conrey

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 "UNIVERSAL 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access shall be as indicated on the face of the plat and are hereby granted to the City of Wichita, Kansas. The access locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minumum Building Pad Elevations for the lowest opening to the structures on all Lots shall be 162.6 City Datum, (1350.0 NGVD).

Universal Motor Fuels, Inc.

_____, President
Dennis Maloney

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 25TH day of APRIL, 2000, by Dennis Maloney, President of Universal Motor Fuels, Inc., on behalf of the corporation.

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

_____, Notary Public
JUDITH M. TERHUNE

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

This plat of "UNIVERSAL 4TH 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. Carofalo

_____, 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

Entered on transfer record this_____day of_____, 2000.

_____, County Clerk
James Alford

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\UNIVERSAL 4TH ADDITION\DWG\UNIVERSAL4F.DWG-JA

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

December 17, 1999

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

RE: S/D 99-53 -- Final Plat of UNIVERSAL FOURTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 16, 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 December 3, 1999, with Item "E" being revised to read, "The applicant shall provide an additional ten feet of right-of-way along Greenwich."

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

December 6, 1999

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

RE: S/D 99-53 -- Final Plat of UNIVERSAL FOURTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 2, 1999, 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 this 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.***

D. Traffic Engineering needs to comment on the proposed access controls. The plat denotes two openings along Greenwich Road including a joint access between the two lots. Complete access control has been dedicated along Kellogg with one opening along the west 30 feet of the plat contingent upon construction of a frontage road. The Applicant shall guarantee the closure of any driveway openings located in areas of complete access control. Distances should be shown for all access controls. ***The access controls are approved.***

E. Traffic Engineering needs to comment on the need for additional right-of-way. ***The Applicant shall meet with Traffic Engineering before the MAPC meeting regarding Traffic Engineering's request for the dedication of an additional ten feet of right-of-way along Greenwich.***

F. The platting binder indicates that the site's ownership is in the name of an additional party. This party must be included in the owner's signature block.

G. The platting binder indicates a mortgagor on the site. The final plat tracing needs to be signed by any party holding a mortgage on the site.

H. The scale needs to be corrected.

I. 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.

J. 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.)

K. 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.

L. 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.

M. 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.

N. 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.

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

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

Q. 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.

R. 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 Thursday, December 16, at 10:00 a.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: Dennis Maloney, Universal Motor Fuels, Inc., P.O. Box 2920, Wichita, KS 67201
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. 2-7
December 16, 1999

STAFF REPORT
(Revised Final Plat Approved 12/2/99; Final Plat Approved 8/5/99)

CASE NUMBER: S/D 99-53 -- UNIVERSAL 4TH ADDITION

OWNER/APPLICANT: Universal Motor Fuels, Inc., Attn: Dennis Maloney, P.O. Box 2920, Wichita, KS 67201

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

LOCATION: Northwest corner of Greenwich Road and Kellogg

SITE SIZE: 1.98 Acres

NUMBER OF LOTS

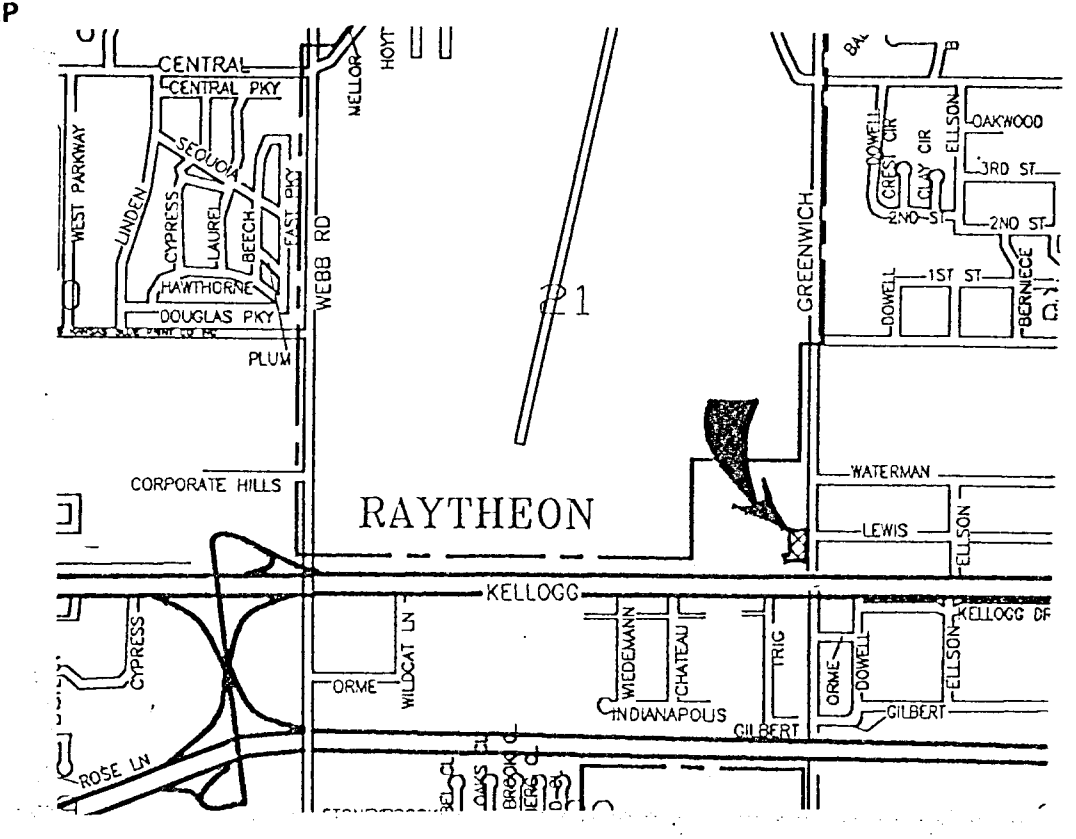
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 33,413 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of Lot 1 in the Universal 2nd Addition along with unplatted property to the north. This revised final plat includes additional land to the south to include an additional commercial lot.

STAFF COMMENTS:

A. Municipal services are available to serve this 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.***

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