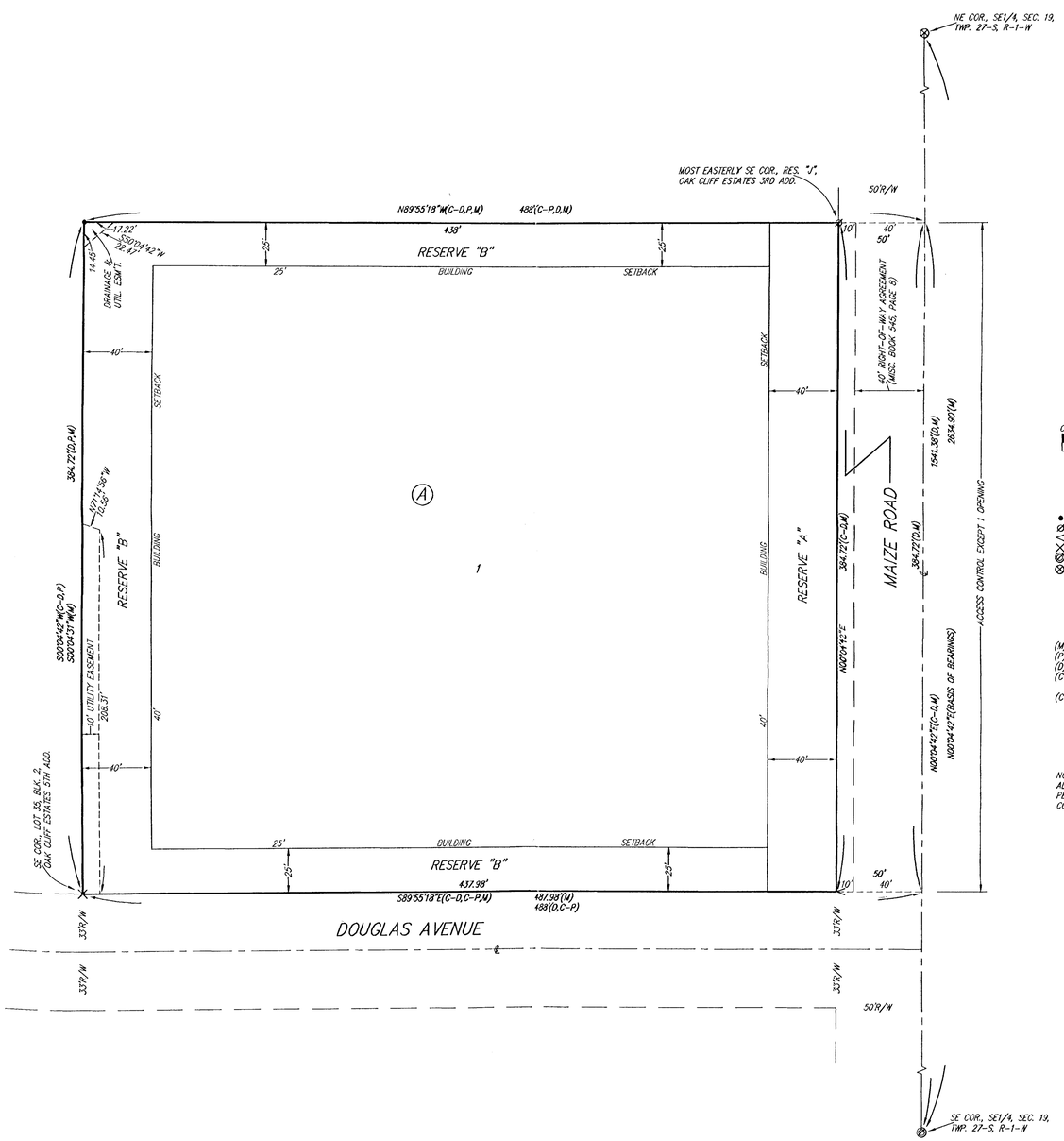
SECURITY STORAGE ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing 4-26-99



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
⊘ = 3/4" IRON (FOUND)
< = "V" NOTCH (FOUND)
X = CROSS CUT (FOUND)
◎ = 3/4" IRON IN THIMBLE (FOUND)
⊗ = THIMBLE CASING THROUGH BRIDGE DECK WITH "+" IN BRASS CAP IN CONC. & PVC PIPE UNDER BRIDGE (FOUND)

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

NOTE:
ADDITIONAL SITE DEVELOPMENT REQUIREMENTS PER P.U.D.-7 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

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 "SECURITY STORAGE ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract in Sec. 19, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point in the east line and 1541.38 feet north of the SE corner of said Sec. 19; thence west at right angles, 488 feet; thence south at right angles, 384.72 feet; thence east at right angles, 488 feet to the east line of said Sec. 19; thence north 384.72 feet to the point of beginning.

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

Baughman Company, P.A.

Michael G. Conrey 3-97 5-99, Surveyor
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 3-97 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 a Lot, a Block and a Street to be known as "SECURITY STORAGE ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping and open space. Reserve "B" is hereby reserved for landscaping, open space, utilities as confined to easements, and drainage as confined to easement. Reserves "A" and "B" shall be owned and maintained by the owner of Lot 1, Block A. All abutters rights of access to or from Maize Road over and across the east line of Reserve "A" are hereby granted to the City of Wichita, Kansas provided, however, that said Reserve "A" shall have access to Maize Road at one location as shall be determined by the City Engineer of the City of Wichita, Kansas.

Orlin E. Ard, Jr., Revocable Trust under agreement dated April 4th, 1998

_____, Trustee
Orlin E. Ard, Jr.

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 18TH day of MARCH, 1999, by Orlin E. Ard, Jr., Trustee of the Orlin E. Ard, Jr., Revocable Trust, under agreement dated April 4th, 1998, on behalf of the trust.

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 "SECURITY STORAGE 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.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William M. Johnson

_____, 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 _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, 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 _____, 1999, 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
C:\PLATS\OSTORP.DWG-MOD

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

February 12, 1999

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

RE: S/D 99-8 -- One-Step Final Plat of SECURITY STORAGE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 11, 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 revised letter of February 8, 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 and 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

NES:ch

Copies to: Rose A. Dugan, 109 N. Maize Road, Wichita, KS 67212
Security Storage, C/O Bill Ard (Contract Purchaser), 1223 N. Rock Road, Wichita, KS 67206
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

WICHITA — SEDGWICK COUNTY

W-SC

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

REVISED

February 8, 1999

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

RE: S/D 99-8 -- One-Step Final Plat of SECURITY STORAGE ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 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 or easements are required. ***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 extension of the private storm sewer may be completed at time of site development.***

D. The plat denotes one access opening along Maize Road in accordance with the approved PUD.

E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Planned Unit Development (PUD-7)

F. A Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved PUD (referenced as PUD-7) and its special conditions for development on this property.

G. It is recommended that utility easements be platted in order to allow for the installation of the utilities without damage to existing tree rows, particularly outside of Reserve B, along the northern property line.

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. ***Southwestern Bell requests that a drainage and utility easement be included on the northwestern corner of the plat.***

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 Thursday, February 11, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Rose A. Dugan, 109 N. Maize Road, Wichita, KS 67212
Security Storage, C/O Bill Ard (Contract Purchaser), 1223 N. Rock Road, Wichita, KS 67206
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
February 11, 1999

REVISED

STAFF REPORT
(One-Step Final Plat Approved 2/04/99)

CASE NUMBER: S/D 99-8 - SECURITY STORAGE ADDITION

OWNER/APPLICANT: Rose A. Dugan, 109 N. Maize Road, Wichita, KS 67212; Security Storage (contract purchaser), Attn: Bill Ard, 1223 N. Rock Road, Wichita, KS 67206

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

LOCATION: Northwest corner of Douglas and Maize

SITE SIZE: 3.86 acres

NUMBER OF LOTS

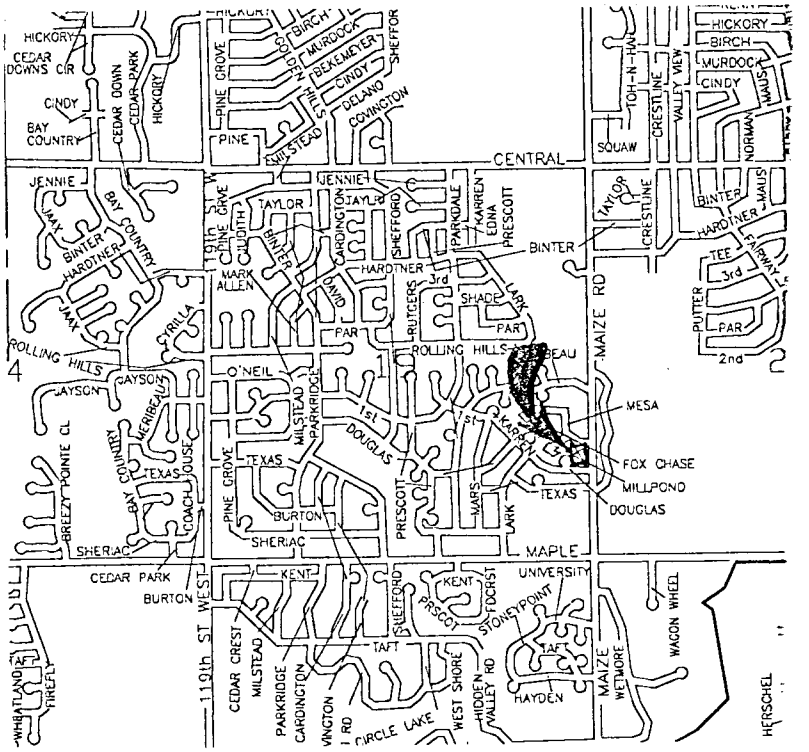
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.86 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



Note: This site has been approved by City Council (12-15-98) for a Planned Unit Development (PUD -7) subject to platting for the construction of a self-storage warehouse. Reserves have been platted around the perimeter of the plat to contain the landscape buffers as required in the PUD.

STAFF COMMENTS:

A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees or easements are required. ***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 extension of the private storm sewer may be completed at time of site development.***

D. The plat denotes one access opening along Maize Road in accordance with the approved PUD.

E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Planned Unit Development (PUD-7)

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G. It is recommended that utility easements be platted in order to allow for the installation of the utilities without damage to existing tree rows, particularly outside of Reserve B, along the northern property line.

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.

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