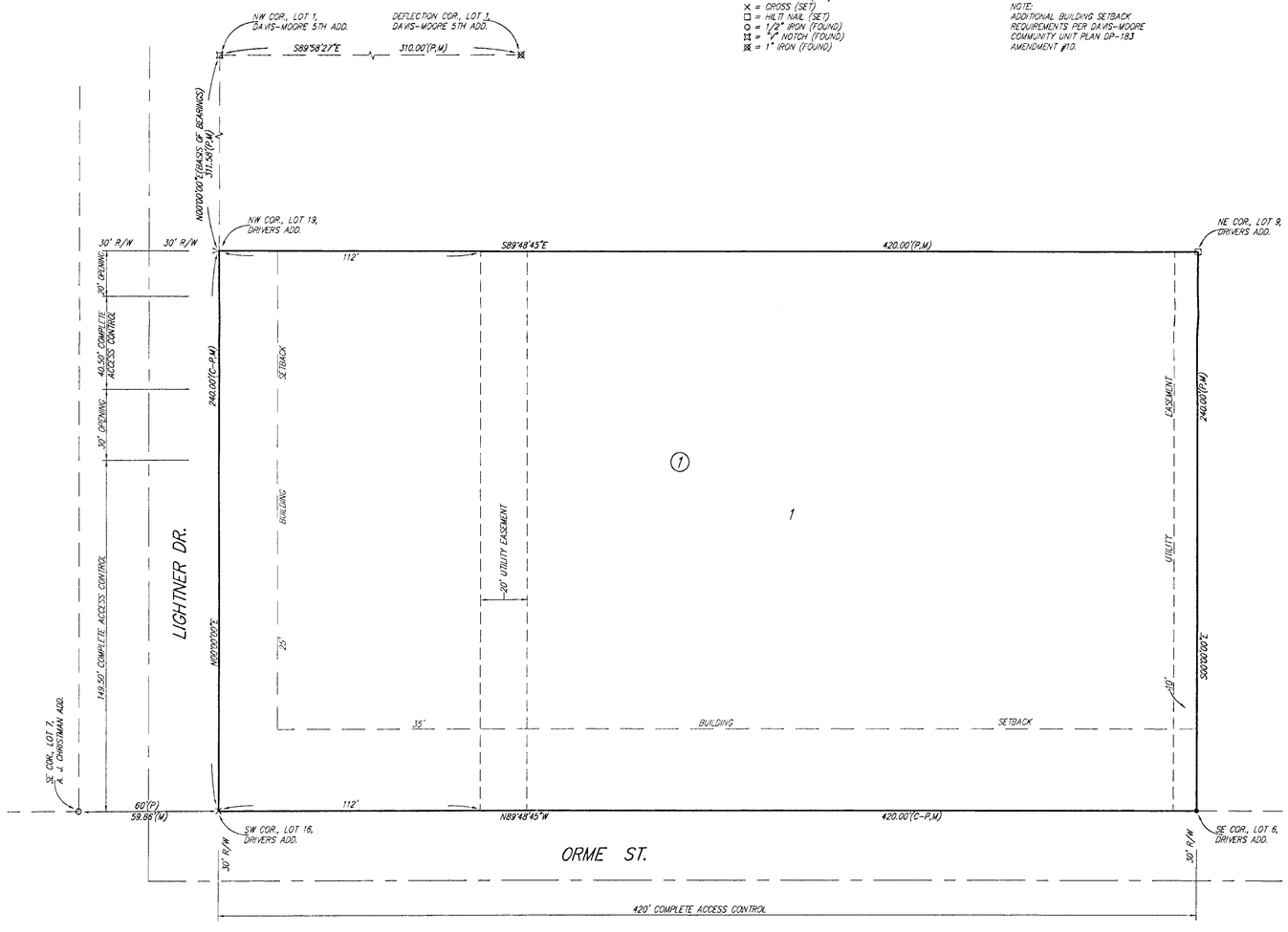
DAVIS-MOORE 13TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Moving
9-2-99



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 "DAVIS-MOORE 13TH 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 Lots 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, and 19, TOGETHER with that part of Lexington Road lying between said lots, all as platted in Drivers Addition to Wichita, Kansas.

All being situated in the NE1/4 of Sec. 25, Twp. 27-S, R-1-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 G. Conrey, Surveyor
Michael G. Conrey

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 a Block to be known as "DAVIS-MOORE 13TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas.

K-DA, Inc.

T.G. Davis, Jr., President

T.G. Davis, Jr. Norma Davis

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 24th day of August, 1999, by T.G. Davis, Jr., President of K-DA, Inc., on behalf of the corporation.

My App't. Exp. 11/1/99 M. Michele Jonas, Notary Public

M. MICHELE JONAS
Notary Public - State of Kansas
My Appt. Expires Nov. 1, 1999

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 24th day of August, 1999, by T.G. Davis, Jr. and Norma Davis, husband and wife.

My App't. Exp. 11/1/99 M. Michele Jonas, Notary Public

M. MICHELE JONAS
Notary Public - State of Kansas
My Appt. Expires Nov. 1, 1999

This plat of "DAVIS-MOORE 13TH 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
F:\PLAT\DWG\F DWG-MSC

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 26, 1999

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

RE: S/D 99-7 -- One-Step Final Plat of DAVIS-MOORE 13TH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 25, 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 February 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 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: T. G. Davis, and K-DA, Inc., P.O. Box 780047, Wichita, KS 67278
Everette C. Fettis (Agent), 120 S. Market, Wichita, KS 67202
Ron Luallen, 601 Waverly, Wichita, KS 67218
Earl Albrecht, 607 Waverly, Wichita, KS 67208
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

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 19, 1999

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

RE: S/D 99-7 -- One-Step Final Plat of DAVIS-MOORE 13TH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 18, 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 appear to be available to serve this site. City Engineering needs to verify if any guarantees or easements are required. ***The existing 16 foot north-south utility easement needs to be increased to 20 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. In accordance with the zone change, drainage issues need to be addressed for the entire CUP, which extends north to Kellogg and east to Fabrique. A drainage plan for the entire site shall be submitted which includes a design for the detention of storm water runoff, established for a five year flood. ***The drainage plan is approved.***

D. The surveyor's certification shall reference the replatting of Lot 14, Drivers Addition.

E. The applicant shall guarantee the closure of the vacated street return for Lexington Road.

F. The plat depicts complete access control along Orme and two existing access points along Lightner. The plattor's text shall note that the access controls are being dedicated to the "City of Wichita".

G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. The final plat tracing shall reference a tie point to a section corner.

I. 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 Davis-Moore Community Unit Plan DP-183 Amendment #10.

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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 25, 1999, at 1:30 p.m.

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: T. G. Davis, and K-DA, Inc., P.O. Box 780047, Wichita, KS 67278
Everette C. Fettis (Agent), 120 S. Market, Wichita, KS 67202
Ron Luallen, 601 Waverly, Wichita, KS 67218
Earl Albrecht, 607 Waverly, Wichita, KS 67208
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 25, 1999

STAFF REPORT
(One-Step Final Plat Approved 2/18/99; Deferred 2/4/99)

CASE NUMBER: S/D 99-7 - DAVIS - MOORE 13TH ADDITION

OWNER/APPLICANT: T.G. Davis, Jr. and K-DA, Inc., P.O. Box 780047, Wichita, KS 67278

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

AGENT: Everett C. Fettis, 120 S. Market, Wichita, KS 67202

LOCATION: South of Kellogg, West of Woodlawn

SITE SIZE: 2.3 acres

NUMBER OF LOTS

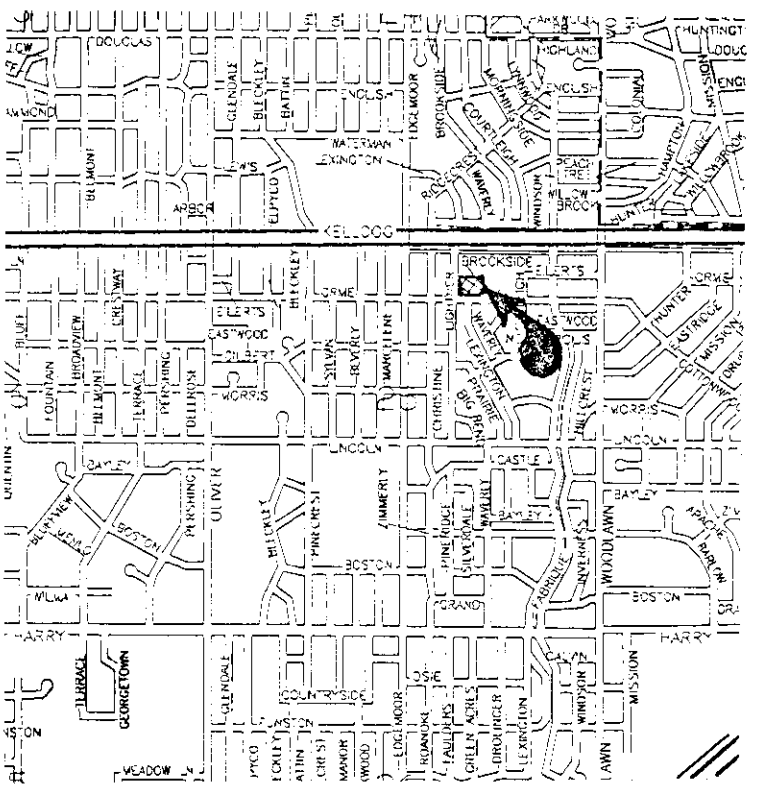
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.3 acres

CURRENT ZONING: LC, Limited Commercial
TF-3, Two-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This is a replat of the Driver Addition consolidating 12 lots into one lot and includes the vacation of Lexington Street. A portion of the site (Lot 8, Driver Addition) has been approved for a zone change (Z-3298) from TF-3, Two-Family to LC, Limited Commercial zoning subject to platting for the expansion of an auto dealership.The plat is also subject to a Community Unit Plan (DP-183 #10).

STAFF COMMENTS:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees or easements are required. ***The existing 16 foot north-south utility easement needs to be increased to 20 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. In accordance with the zone change, drainage issues need to be addressed for the entire CUP, which extends north to Kellogg and east to Fabrique. A drainage plan for the entire site shall be submitted which includes a design for the detention of storm water runoff, established for a five year flood. ***The drainage plan is approved.***

D. The surveyor's certification shall reference the replatting of Lot 14, Drivers Addition.

E. The applicant shall guarantee the closure of the vacated street return for Lexington Road.

F. The plat depicts complete access control along Orme and two existing access points along Lightner. The plattor's text shall note that the access controls are being dedicated to the "City of Wichita".

G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

H. The final plat tracing shall reference a tie point to a section corner.

I. 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 Davis-Moore Community Unit Plan DP-183 Amendment #10.

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.