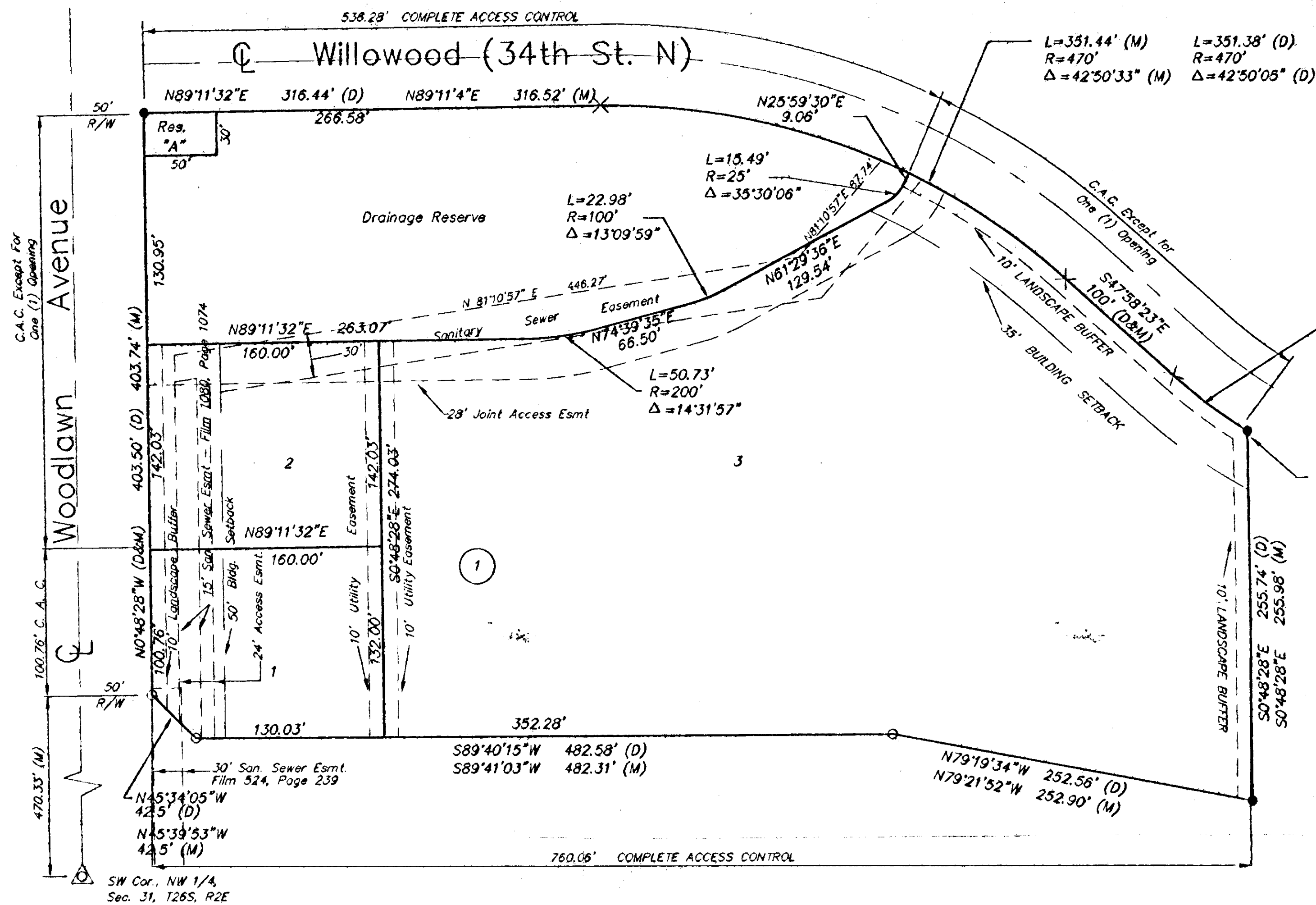


CORNEJO NORTH ADDITION

Wichita, Sedgwick County, Kansas

Asl tracing
9-23-98



BENCHMARK:

City Disk @ NE Corner of E. hub guard wall on Woodlawn bridge over Chisolm Creek. Elev. = 177.97 (City Datum)

LEGEND:

- 1/2" Rebar Found
- Set 1/2" Rebar w/ "LD High" cap
- x Set "4" Cut in Concrete

Note:

Community Unit Plan DP-228 on file with Metropolitan Area Dept.

MINIMUM PAD ELEV.:

Elev. = 177.97 (City Datum)

State of Kansas } ss
City of Wichita }

This plat of "CORNEJO NORTH 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 ____, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Richard Lopez, Chair

Marvin S. Krout, Secretary

State of Kansas } ss
City of Wichita }

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this ____ day of ____, 1998.

James Alford, County Clerk

State of Kansas } ss
Sedgwick County }

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "CORNEJO NORTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract of land lying in the Northwest Quarter of Section 31, Township 26 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 2 Killarney West Residential, an Addition to Wichita, Sedgwick County, Kansas; thence S 00 degrees 48'28" E, 255.74 feet along the West line to the Southwest corner of said Lot 1; thence N 79 degrees 19'34" W, 252.56 feet along the North line of K-96 right-of-way as dedicated on Film 956, Page 20; thence continuing along said right-of-way, S 89 degrees 40'15" W, 482.58 feet; thence continuing along said right-of-way, N 45 degrees 34'05" W, 42.50 feet to a point lying 50.00 feet east of the West line of said Northwest Quarter; thence N 00 degrees 48'28" W, 403.50 feet parallel with said West line to a point on the South line of 34th Street North as dedicated on Film 1052, Pages 967 and 968; thence N 89 degrees 11'32" E, 316.44 feet along said South line to a point on a curve to the right; thence continuing along said South line of said 34th Street North and along said curve 351.38 feet, said curve having a central angle of 42 degrees 50'05", a radius of 470.00 feet, and a long chord of 343.25 feet, bearing S 69 degrees 23'25" E; thence continuing along said South line of 34th Street North, S 47 degrees 58'23" E, 100.00 feet to a point on a curve to the left; thence continuing along said South line of 34th Street North and along said curve 63.99 feet, said curve having a central angle of 10 degrees 37'38", a radius of 345.00 feet, and a long chord of 63.90 feet bearing S 53 degrees 17'12" E, to the Point of Beginning; EXCEPT a tract of described as follows: Commencing at the NW Corner, Lot 1, Block 2, Killarney West Residential, an addition to Wichita, Sedgwick County, Kansas; thence S00°48'28"E, 255.74 feet to the north line of K-96 right-of-way; thence N79°19'34"W along said north line of K-96 right-of-way, 252.56 feet; thence S89°40'15"W along said north line of K-96 right-of-way, 482.58 feet to a Point of Beginning; thence N45°34'05"W, 42.5 feet; thence N00°48'28"W, 242.79 feet; thence N89°11'32"E, 160.00 feet; thence S00°48'28"E, 274.03 feet to the north line of K-96 right-of-way; thence S89°40'15"W along said north line of K-96 right-of-way 130.03 feet to the Point of Beginning.

A tract of land described as follows:

Commencing at the NW Corner, Lot 1, Block 2, Killarney West Residential, an addition to Wichita, Sedgwick County, Kansas; thence S00°48'28"E, 255.74 feet to the north line of K-96 right-of-way; thence N79°19'34"W along said north line of K-96 right-of-way, 252.56 feet; thence S89°40'15"W along said north line of K-96 right-of-way, 482.58 feet to a Point of Beginning; thence N45°34'05"W, 42.5 feet; thence N00°48'28"W, 242.79 feet; thence N89°11'32"E, 160.00 feet; thence S00°48'28"E, 274.03 feet to the north line of K-96 right-of-way; thence S89°40'15"W along said north line of K-96 right-of-way 130.03 feet to the Point of Beginning.

All being situated in Sec. 31, Twp. 26-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas.

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

Lowell D. High, L. S. #685
Surveyor

R.R.M. Properties, L.L.C., Owner
Ronald J. Cornejo, Member

New Rapid of Kansas, L.L.C., Owner
Trent McKenzie, Member

State of Kansas } ss
Sedgwick County } The foregoing instrument was acknowledged before me, this ____ day of ____, 1998, by Ronald J. Cornejo, Member, R. R. M. Properties, L. L. C., on behalf of the corporation.

My App't. Exp. ____
_____, Notary Public

State of Kansas } ss
Sedgwick County } The foregoing instrument was acknowledged before me, this ____ day of ____, 1998, by Trent McKenzie, Member, New Rapid of Kansas, L. L. P., on behalf of the corporation.

My App't. Exp. ____
_____, Notary Public

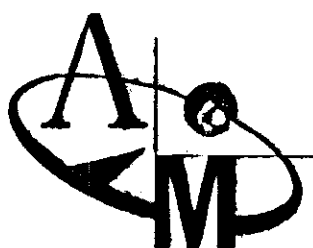
State of Kansas } ss
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of ____, 1998, at ____ o'clock ____; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

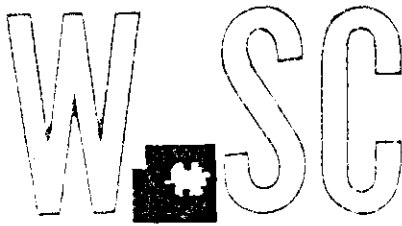
ALONG WITH



AUSTIN MILLER & P.A.
ENGINEERING SERVICES

254 S. Laura, Suite 210 Wichita, KS 67211
316/262-1281 Fax: 316/262-8773

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

April 30, 1998

Austin Miller PA
Attn. Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

Re: S/D 97-91 -- One-Step Final Plat of CORNEJO NORTH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 30, 1998, 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 April 24, 1998.

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 five (5) 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 this plat. This will be used by the City and County GIS Departments.

Re: S/D 97-91 -- One Step Final Plat of CORNEJO NORTH ADDITION
April 30, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

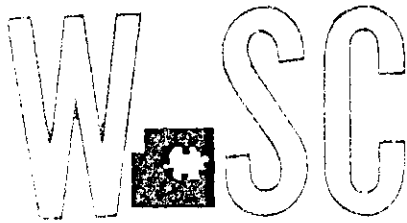
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: R.R.M. Properties, LLC, c/o Ron Cornejo, 2060 E. Tulsa, Wichita, KS 67216
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services,
1250 S. Seneca, Wichita, KS 67213

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

April 24, 1998

Austin Miller PA
Attn. Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

Re: S/D 97-91 -- One-Step Final Plat of CORNEJO NORTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if guarantees are required for municipal services. *The extension of sewer will need to be guaranteed.*
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the need for street improvements. *The K-96 right-of-way needs to be denoted on the plat and complete access control should be platted along the K-96 right-of-way.*
- D. Distances should be shown for all segments of access control. The plat denotes one access opening along Woodlawn, which complies with the approved CUP. This opening is platted as a joint access easement along the north line of lot 2 that provides access to lots 1 and 3. A cross-lot access agreement will need to be established by separate instrument. One access opening is also denoted on Willowood along the eastern portion of the site. The location of this opening should be revised to reflect the CUP, where the opening was limited to the portion of Willowood along Lot 3.
- E. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191) and its special conditions for development on this property.
- F. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property

including storm sewers. The boundaries of the existing drainage easement located on the eastern portion of the site needs to be clarified on the face of the plat. *The drainage plan is improved. No drainage guarantee will be required. The drainage will need to be platted as a reserve. Minimum pad elevations need to be platted. A portion of the plat is located within the FEMA floodway, and a map revision will be needed.*

- G. Two additional southeast bearings for the curve along the northern property line as referenced in the legal description must be depicted on the face of the plat.
- H. The bearing on the southwest line of Lot 1 needs to coincide with the bearing denoted in the legal description.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. A "Register of Deeds" signature line needs to be added and "Larry L. Consolver" removed.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- 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.

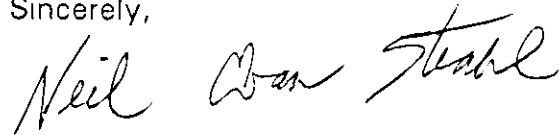
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb
Enclosure

cc: R.R.M. Properties, LLC, c/o Ron Cornejo, 2060 E. Tulsa, Wichita, KS 67216
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

April 30, 1998

STAFF REPORT
(One-Step Final Plat-Approved 4/23/98)

CASE NUMBER: S/D 97-91 - CORNEJO NORTH ADDITION

OWNER/APPLICANT: R.R.M. Properties, LLC, c/o Ron Cornejo, 2060 E. Tulsa, Wichita, KS 67216

SURVEYOR/ENGINEER: Tim Austin, Austin Miller, PA, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: East side of Woodlawn and north of 29th St. North

SITE SIZE: 6.9 acres

NUMBER OF LOTS

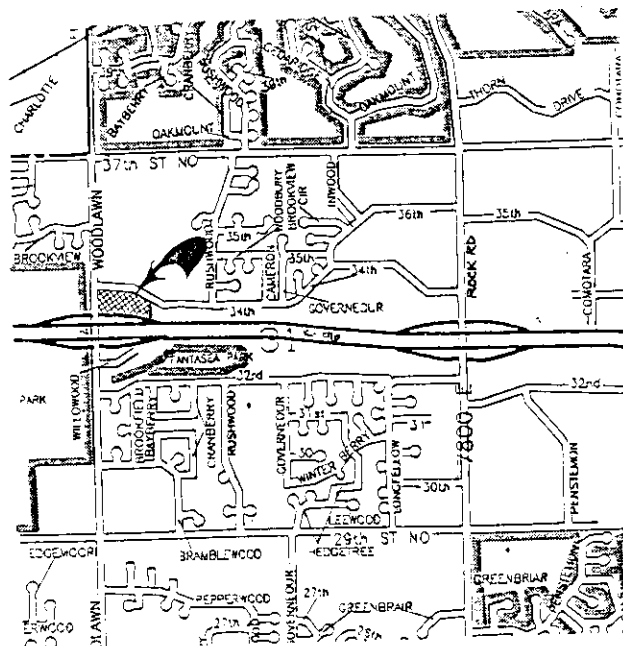
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 20,670 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: A zone change (Z-3229) from SF-6, Single-Family to LC, Limited Commercial was approved for this site by City Council on June 10, 1997 subject to replatting, along with a CUP (Woodlawn Power Center - DP-228).

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services. The extension of sewer will need to be guaranteed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the need for street improvements. The K-96 right-of-way needs to be denoted on the plat and complete access control should be platted along the K-96 right-of-way.
- D. Distances should be shown for all segments of access control. The plat denotes one access opening along Woodlawn, which complies with the approved CUP. This opening is platted as a joint access easement along the north line of lot 2 that provides access to lots 1 and 3. A cross-lot access agreement will need to be established by separate instrument. One access opening is also denoted on Willowood along the eastern portion of the site. The location of this opening should be revised to reflect the CUP, where the opening was limited to the portion of Willowood along Lot 3.
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- F. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property including storm sewers. The boundaries of the existing drainage easement located on the eastern portion of the site needs to be clarified on the face of the plat. The drainage plan is improved. No drainage guarantee will be required. The drainage will need to be platted as a reserve. Minimum pad elevations need to be platted. A portion of the plat is located within the FEMA floodway, and a map revision will be needed.
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S/D 97-91 -- One-Step Final Plat of CORNEJO NORTH ADDITION
April 30, 1998 - Page 4

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