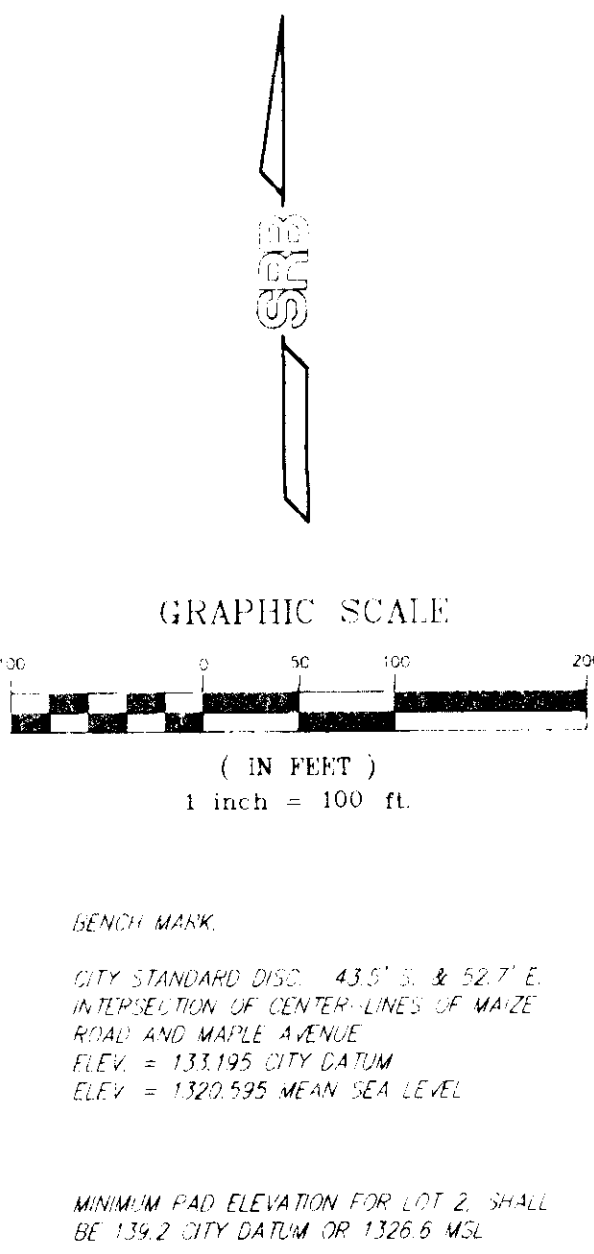
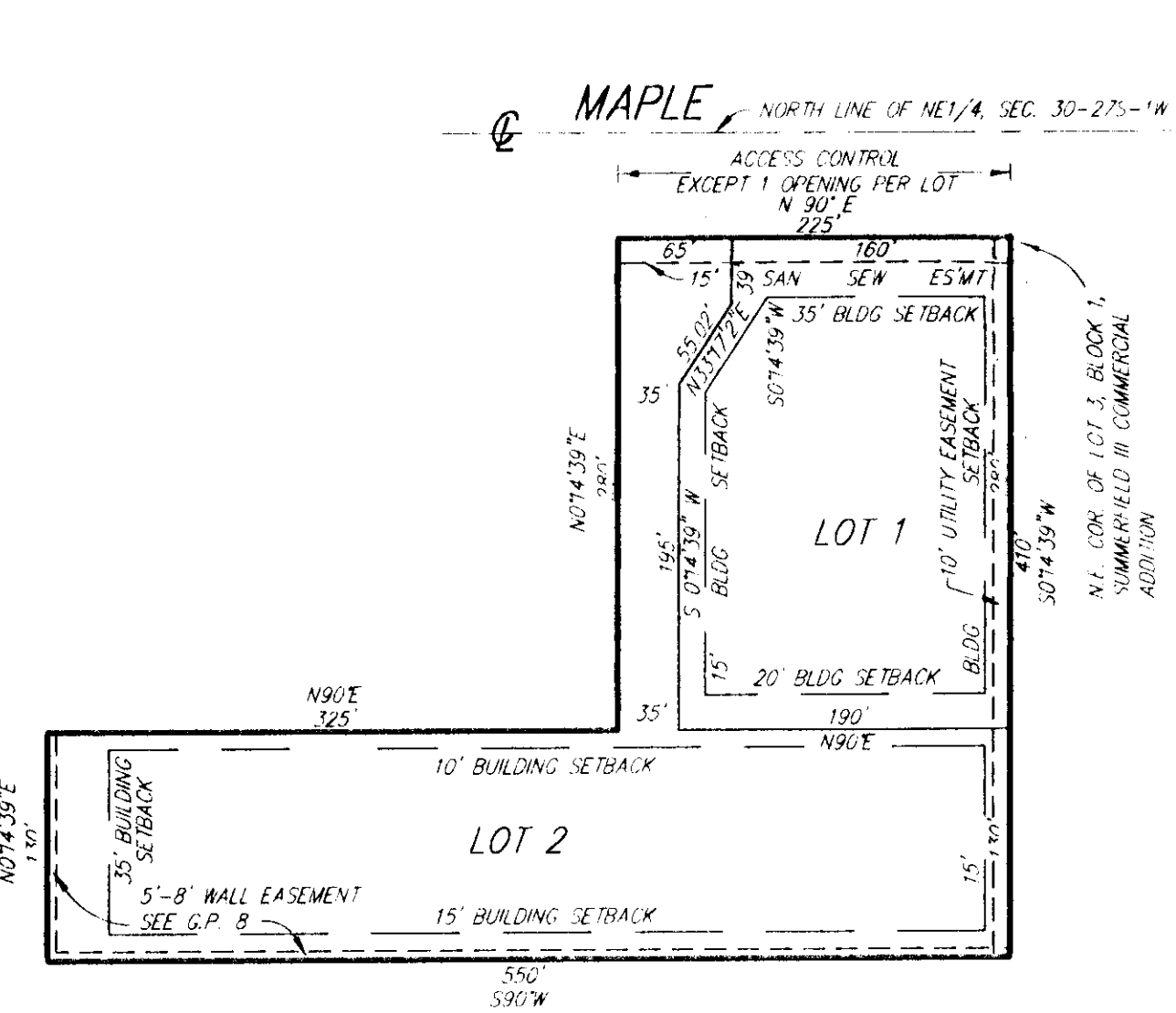


SUMMERFIELD III COMMERCIAL  
SECOND ADDITION  
WICHITA, SEDGWICK COUNTY, KANSAS

Record 11-18-97

REVISED COPY



State of Kansas) SS  
Sedgwick County)  
We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "SUMMERFIELD III COMMERCIAL SECOND 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 the following:  
This plat of "SUMMERFIELD III COMMERCIAL SECOND 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 \_\_\_\_, 1997.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

Lot 3, except the north 280 feet of the west 325 feet thereof and except the south 30 feet thereof, Block 1, Summerfield III Commercial, an Addition to Wichita, Sedgwick County, Kansas.  
All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
Savoy, Ruggles & Bohm, P.A.  
Date 30 Oct 1997  
McA. Savoy RLS #788  
Surveyor  
Chairman  
John C. Frye  
Secretary  
Marvin S. Krout

Know all men by these presents that we, the undersigned, owners of the above described property have caused the land described in the surveyor's certificate to be platted into Lots, to be known as "SUMMERFIELD III COMMERCIAL SECOND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access to or from Maple, over and across the north line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lots 1 and 2 shall have access to Maple at one location each as shall be determined by the City Engineer of the City of Wichita, Kansas. A 5 foot wall easement is hereby granted as indicated for the construction and maintenance of a private wall, utilities may cross the wall easement. A minimum pad elevation for Lot 2 shall be 139.2 City Datum or 1326.6 M.S.L. for the lowest opening into structures.  
This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_, 1997.  
Mayor  
Bob Knight  
City Clerk  
Pat Burnett

The Neville Family Trust III, dated 9-10-96.  
Gregory Alan Neville Co-Trustee  
Alvin Leon Neville Co-Trustee  
Edward T. Neville Co-Trustee  
Rita A. Neville Co-Trustee

Entered on transfer record this \_\_\_\_ day of \_\_\_\_, 1997.  
County Clerk  
James Alford

State of Kansas) SS  
Sedgwick County)  
The foregoing instrument acknowledged before me, this 27th day of November 1997, by Gregory Alan Neville, Alvin Leon Neville, Edward T. Neville and Rita A. Neville, Co-Trustees of the Neville Family Trust III dated 9-10-96, on behalf of the Trust.  
Notary Public  
My App't. Exp. 2-13-99  
MILDRED E. FRANZ  
NOTARY PUBLIC  
STATE OF KANSAS  
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 \_\_\_\_, 1997, at \_\_\_\_ o'clock \_\_\_\_ M. and is duly recorded.  
Register of Deeds  
Larry Consolver  
Deputy  
Michael D. Hurtt

# 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

September 26, 1997

Savoy, Ruggles & Bohm, P.A.  
C/O Mark Savoy  
924 N. Main  
Wichita, KS 67203

Re: S/D 97-71 One-Step Final Plat of SUMMERFIELD III COMMERCIAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 25, 1997, 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 September 19, 1997.

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 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. Access control, except for two openings, shall be platted across the frontage of this property.

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

Sincerely,

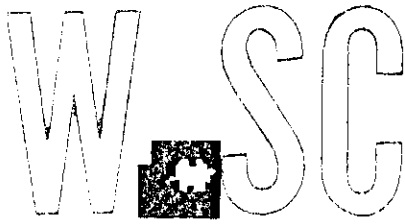
A handwritten signature in black ink that reads "Keith Gooch". The signature is written in a cursive, flowing style.

Keith Gooch  
Current Plans Division

KG:ch  
Enclosure

cc: The Neville Family Trust, C/O Edward T. Neville, 9625 Maple, Wichita, KS 67209  
Debbie Hummell, 319 S. Fieldcrest, Wichita, KS 67209  
Mike Lindebak, City Engineer  
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

September 19, 1997

Savoy, Ruggles & Bohm, P.A.  
C/O Mark Savoy  
924 N. Main  
Wichita, KS 67203

Re: S/D 97-71 One-Step Final Plat Of SUMMERFIELD III COMMERCIAL 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 18, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

STAFF COMMENTS:

- A. The CUP amendment and zone change shall be approved prior to this plat being heard by the full MAPC.
- B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth. *A cross lot drainage agreement should be provided.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Only one access point should be allowed between these two lots to Maple Road. Instead of each lot having their own access an access easement shall be provided for Lot 2. The access easement will be provided by separate instrument. The joint access easement shall be shown on the plat and the appropriate wording placed in the plat's text.

Traffic Engineering should comment on the need for any improvements to Maple Road. *Subdivision Committee has approved each lot having an access point to Maple Road.*

- E. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- F. 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.)
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. **KGE and Southwestern Bell requests additional utility easements shown on the attached plat.**
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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.
- M. On the final tracing, a tie point and footage from the plat to the tie point should be shown.

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.

S/D 97-71 One-Step Final Plat of SUMMERFIELD III COMMERCIAL ADDITION  
September 19, 1997- Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 25, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Keith Gooch". The signature is written in a cursive style with a horizontal line under the name.

Keith Gooch  
Current Plans Division

KG:ch  
Enclosure

cc: The Neville Family Trust, C/O Edward T. Neville, 9625 Maple, Wichita, KS 67209  
Mike Lindebak, City Engineer  
Jim Weber, PE Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S Seneca, Wichita, KS 67213

# METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5  
September 25, 1997

## STAFF REPORT (One-Step Final-Approved 9/18/97)

CASE NUMBER: S/D 97-71 SUMMERFIELD III COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: The Neville Family Trust, % Edward T. Neville  
9625 Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm P.A., % Mark A. Savoy  
924 N. Main, Wichita, KS 67203

LOCATION: South side of Maple and West of Maize Ave.

SITE SIZE: 2.27 acres

### NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

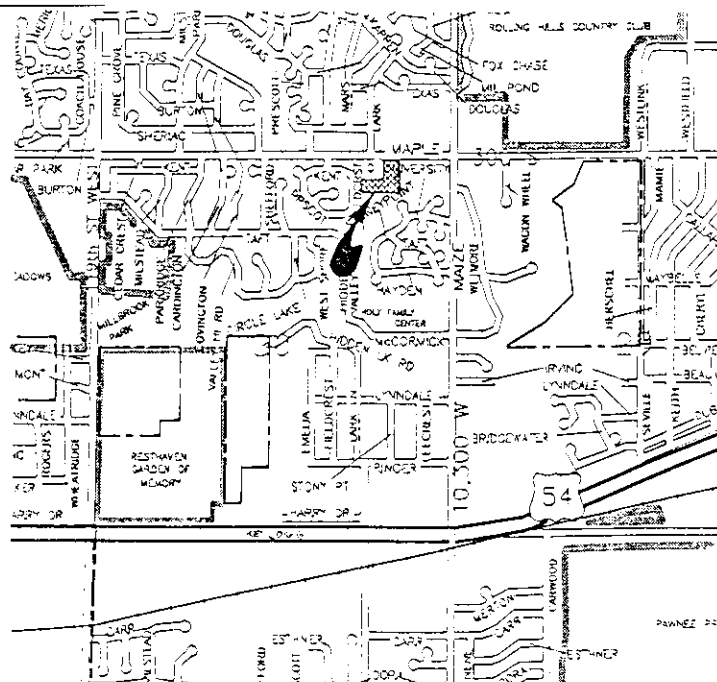
Total:  $\frac{2}{2}$

MINIMUM LOT AREA: 51,340.18 Sq. Ft.

CURRENT ZONING: "GO" General Office

PROPOSED ZONING: "LC" Limited Commercial and "GO" General Office

### VICINITY MAP:



Note: This replat of Summerfield is requiring a CUP amendment due to the increase in the number of lots.

STAFF COMMENTS:

- A. The CUP amendment and zone change shall be approved prior to this plat being heard by the full MAPC.
- B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth. **A cross lot drainage agreement should be provided.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Only one access point should be allowed between these two lots to Maple Road. Instead of each lot having their own access an access easement shall be provided for Lot 2. The access easement will be provided by separate instrument. The joint access easement shall be shown on the plat and the appropriate wording placed in the plat's text.

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to contact all appropriate agencies to determine any such requirements.

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- L. 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.
- M. On the final tracing, a tie point and footage from the plat to the tie point should be shown.