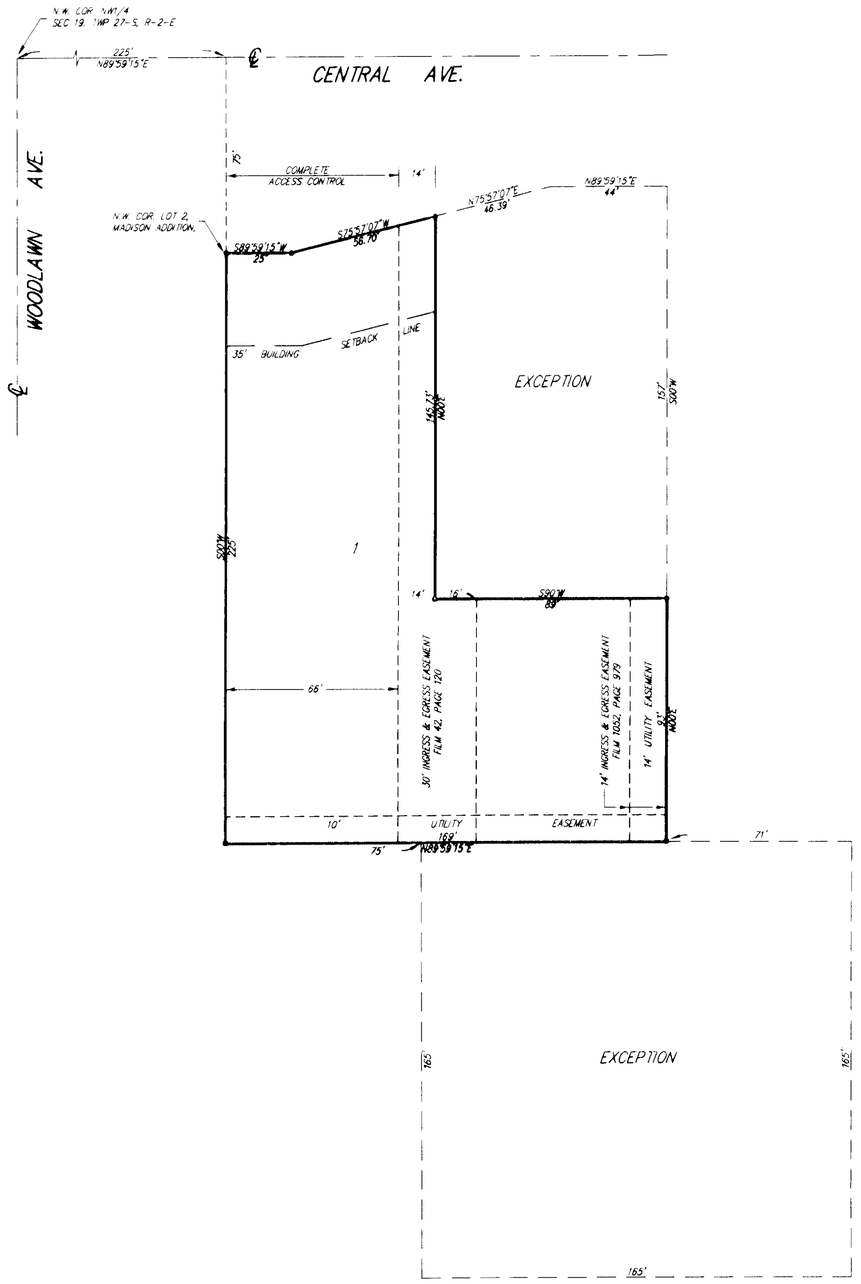




GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

AVIGATIONAL EASEMENT ESTABLISHED BY INSTRUMENT FILED ON FILM 798, PAGE 1252.

RESTRICTIVE COVENANTS FILED ON FILM 798, PAGE 1253.

○ = 3/4" IRON PIPE (FOUND)

● = 1/2" REBAR W/SRB CAP (SET)

MADISON 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

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 "MADISON 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 2, Madison Addition, Wichita, Kansas, Sedgwick County, Kansas; except the south 165 feet thereof, and except that part of Lot 2, described as: Beginning at the N.E. Corner of said Lot 2; thence S00°W along the east line of said Lot 2, 157 feet; thence S90°W, 89 feet; thence N00°E, 145.73 feet to a point on the north line of said Lot 2; thence N75°57'07"E along the north line of said Lot 2, 46.39 feet to a deflection point in said north line; thence N89°59'15"E, 44 feet to the place of beginning.

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

Savoy, Ruggles & Bohm, P.A.

Date 5 August 1998

MARK A. SAVOY REGISTERED LS-788 KANSAS LAND SURVEYOR

Mark A. Savoy KS #1788 Surveyor

Know all men by these presents that I, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot to be known as "MADISON 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilites. Access controls are hereby granted to the City of Wichita as indicated on the face of the plat.

Jack Pearce, Trustee of the Jack Pearce Revocable Trust under indenture dated January 5, 1994.

_____ Trustee
Jack Pearce

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of August 1998, by Jack Pearce, Trustee of the Jack Pearce Revocable Trust under indenture dated January 5, 1994, on behalf of the Trust.

_____ Notary Public

My App't. Exp. 2-27-2002

MEARLIN OVERTON Notary Public - State of Kansas My Appt. Expires 2-27-2002

We, the undersigned, holders of a mortgage on the above described property do hereby consent to this plat of "MADISON 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Eleanor C. Martin Living Trust under agreement dated March 2, 1988.

Eleanor C. Martin Trustee
Eleanor C. Martin

This plat of "MADISON 2ND 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 Metropoliton Area Planning Commission

_____ Chairman
Richard E. Lopez

_____ 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 _____, 1998.

_____ Mayor
Bob Knight

_____ City Clerk
Pat Burnett

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

_____ 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 _____ 1998, at ____ o'clock __M: and is duly recorded.

_____ Register of Deeds
Bill Meek

_____ Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 6th day of August 1998, by Eleanor C. Martin, Trustee of the Eleanor C. Martin Living Trust under agreement dated March 2, 1988, on behalv of the Trust.

_____ Notary Public

My App't. Exp. 7-23-2001

AMY R. WOLFF NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 7-23-2001

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 http://www.feist.com/~srb
316-264-8008 FAX 264-4621 E-mail: srb@feist.com
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

DWG FILE: 01019PF-R.C.
PROJECT NO. 9UD01019P

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

July 17, 1998

Savoy, Ruggles & Bohm, PA
Attn.: Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-71 -- One-Step Final Plat of MADISON 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 16, 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 July 10, 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Jack Pearce, P. O. Box 780005, Wichita, KS 67278
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
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

FILE COPY

July 10, 1998

Savoy, Ruggles & Bohm, P.A.
Attn. Mark Savoy
924 N. Main
Wichita, KS 67203

S/D 98-71 - One-Step Final Plat of MADISON 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *No guarantees are required. A guarantee for sewer extensions is included within the previous petition submitted for the plat to the east.*

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.

D. Sufficient access is provided through the shared opening with the plat to the east. The Applicant shall submit to MAPD the joint access easement.

F. 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.

G. The legal description must be revised to correspond with the land being platted. The bearings for the east-west line between the plat and the exception area should be identical to those in the legal description.

H. Traffic Engineering needs to comment on the need, if any, for improvements to Central.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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.

KG&E has requested additional easements.

q. 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, July 16, 1998, 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\lfb

Enclosure: Marked Copy of plat

cc: Jack Pearce, P.O. Box 780005, Wichita, KS 67278
Mike Lindebak, City Engineer, Public Works Department (1-71)
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. 2-8.

July 16, 1998

STAFF REPORT
(One-Step Final Plat-Approved 07/09/98)

CASE NUMBER: S/D 98-71 - MADISON 2ND ADDITION

OWNER/APPLICANT: Jack Pearce, P.O. Box 780005, Wichita, KS 67278

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

LOCATION: South side of Central Avenue, East of Woodlawn Avenue

SITE SIZE: .61 acres

NUMBER OF LOTS

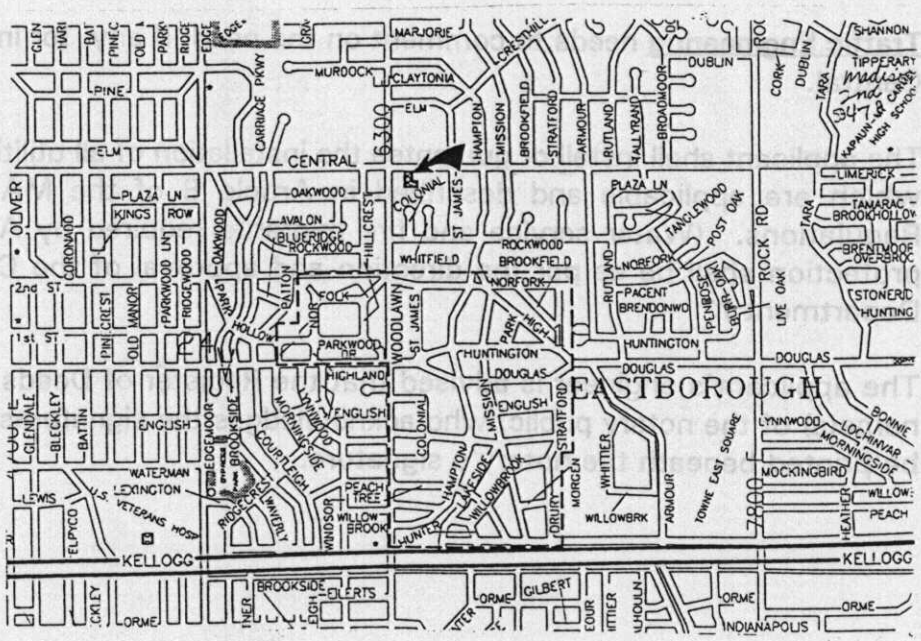
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 26,655 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of Lot 2 of the Madison Addition. The existing parking area fronting Central has been excluded from this plat and is located within the street right-of-way.

STAFF COMMENTS:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *No guarantees are required. A guarantee for sewer extensions is included within the previous petition submitted for the plat to the east.*

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.

D. Sufficient access is provided through the shared opening with the plat to the east. The Applicant shall submit to MAPD the joint access easement.

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P. 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. ***KG&E has requested additional easements.***

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