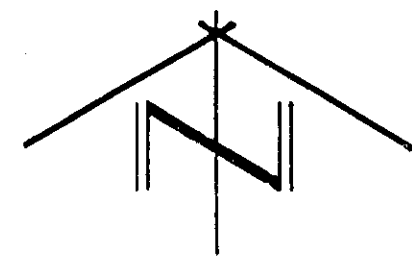
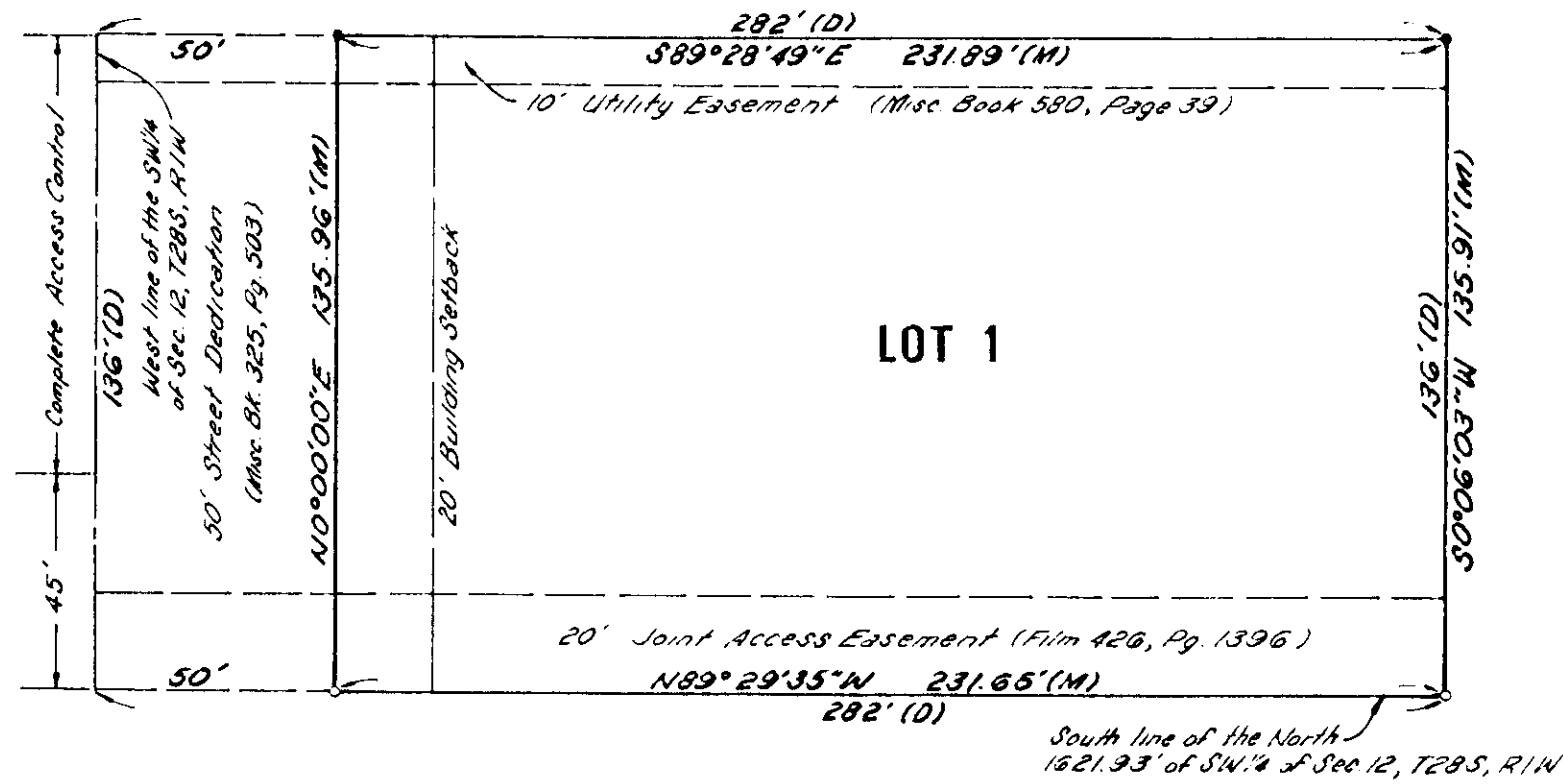


FINAL PLAT OF
"LUCAS SPRINGS ADDITION"
SEDGWICK COUNTY, KANSAS

IN THE SW1/4 OF SEC. 12, T28S, R1W OF THE 6TH P.M.

WEST STREET (39TH ST. WEST)



SCALE: 1" = 40'

o = 1/2" Iron Pipe Found

• = #4 Rebar with I.D. Cap "TTLSTCLS22" Set

(D) = Described

(M) = Measured

Bearing Basis Assumed

Know all men by these presents that Mark W. Springs and Kelley J. Springs, owners of the land described in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot and Street, to be known as "LUCAS SPRINGS ADDITION", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. The utility easement as shown hereon is hereby granted for the construction and maintenance of all public utilities. All abutters' rights of access to or from West Street over and across the West line of Lot 1, Except the South 45 feet thereof, are hereby granted to the appropriate governing body.

Mark W. Springs
Mark W. Springs

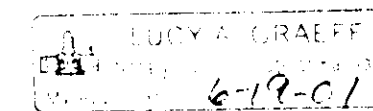
Kelley J. Springs
Kelley J. Springs

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this 9TH day of FEBRUARY, 1998, by Mark W. and Kelley J. Springs.

Ludy A. Graeff, Notary Public

My Commission Expires: 6-19-2001



Campus Credit Union, mortgagee on the land being platted herein, does hereby consent to this plat of "LUCAS SPRINGS ADDITION", Sedgwick County, Kansas.

CAMPUS CREDIT UNION

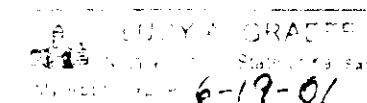
Michael A. Wayne, President

State of Kansas)
Sedgwick County)

The foregoing instrument was acknowledged before me this 9th day of February, 1998 by Michael A. Wayne of Campus Credit Union, on behalf of the credit union.

Ludy A. Graeff, Notary Public

My Commission Expires: 6-19-2001



This plat of "LUCAS SPRINGS ADDITION", 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

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1998.

COUNTY COMMISSIONERS

_____, Chairman
Mark F. Schroeder

_____, Pro-tem Chairman
Paul W. Hancock

_____, Commissioner
Betsy Gwin

_____, Commissioner
Thomas G. Winters

_____, Commissioner
Melody C. Miller

Attest: _____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ o'clock ____ M., on the _____ day of _____, 1998

_____, Register of Deeds
Larry Consolver

_____, Deputy
Mike Hurtt

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

_____, County Clerk
James Alford

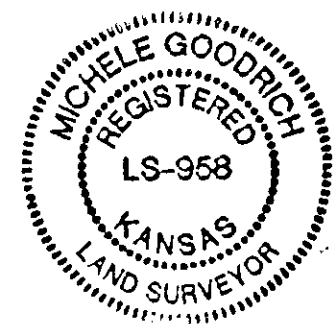
State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "LUCAS SPRINGS ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

The South 136 feet of the North 1621.93 feet of the West 282 feet of the Southwest Quarter of Section 12, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich
Michele Goodrich LS #958

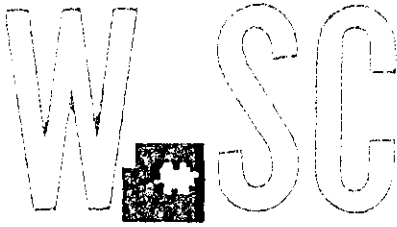


4 February, 1998
Date

TERRA TECH
LAND SURVEYING INC.

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 29 1998

Terra Tech Land Surveying
Attn.: Michele Goodrich
239 N Ohio Street
Wichita, KS 67214-3933

Re: S/D97-92 -- Final Plat of LUCAS SPRINGS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 29, 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 January 23, 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 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 this plat. This will be used by the City and County GIS Departments.

S/D 97-92 -- Final Plat of LUCAS SPRINGS ADDITION
January 29, 1998 - Page 2

Please call if you have any questions.

Sincerely,

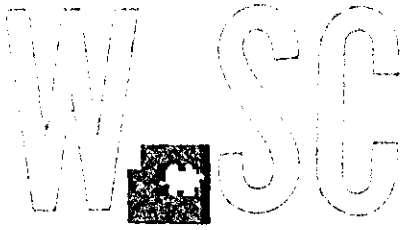
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive style with a large, stylized "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Mark W& Kelly J Springs, 3523 W 48th St South, Wichita, KS 67217
Mike Lindebak, City Engineer, 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
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January 23, 1998

Terra Tech Land Surveying
Attn.: Michele Goodrich
239 N Ohio Street
Wichita, KS 67214-3933

Re: S/D97-92 -- Final Plat of LUCAS SPRINGS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. It appears City water is available to serve the site. City Engineering needs to verify if any other guarantees are required. *A petition for future extension of sanitary sewer will be needed.*
- B. The applicant needs to obtain a memorandum of approval for on-site sanitary sewerage services from the Environmental Health Division of the Health Department. *Health Department requests information regarding number of customers and employees to determine sewage estimates.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the need, if any, for improvements to West Street. *County Engineering has restricted access to one opening. No improvements to West Street are required.*

The final plat denotes one access opening along the south side of the lot at the location of the existing driveway.

- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is released for review by the County, proof shall be provided indicating that all applicable property taxes have been paid.
- H. The MAPC Chair should read Richard Lopez on the final plat tracing.
- 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. 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.
- P. 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 29, 1998 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Mark W& Kelly J Springs, 3523 W 48th St South, Wichita, KS 67217
Mike Lindebak, City Engineer, 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

AGENDA ITEM NO. 3-2

January 29, 1998

STAFF REPORT

(Final Plat-Approved 01/22/98, Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-92 - LUCAS SPRINGS ADDITION

OWNER/APPLICANT: Mark W. Springs and Kelly J. Springs
3523 W. 48th Street South, Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, c/o Michele Goodrich
239 N. Ohio, Wichita, KS 67214

LOCATION: North of MacArthur Road, East side of West Street

SITE SIZE: .7 acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

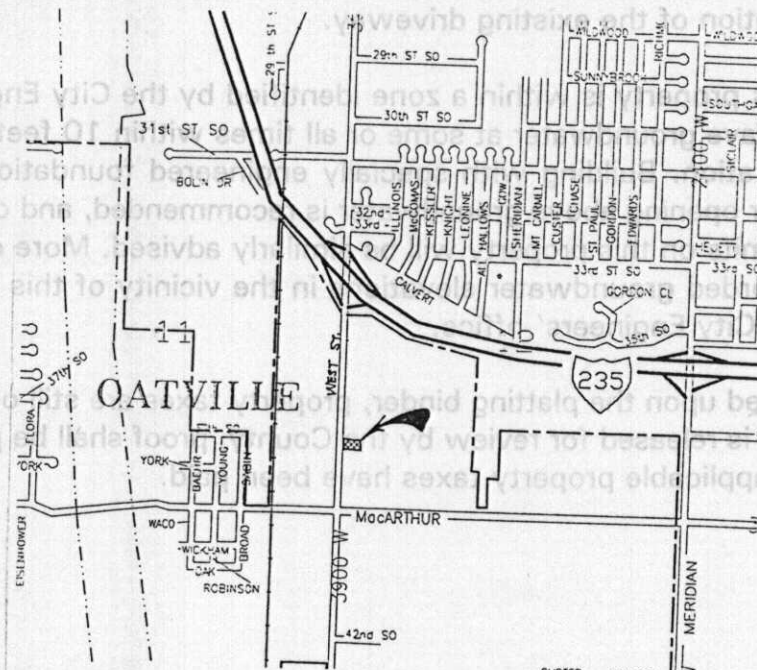
Total: 1

MINIMUM LOT AREA: 31,500 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



Note: A zone change (SCZ-0750) from SF-20, Single-Family to GC, General Commercial was approved for this site by the Board of County Commissioners on October 22, 1997 subject to replatting. This site is located in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. It appears City water is available to serve the site. City Engineering needs to verify if any other guarantees are required. *A petition for future extension of sanitary sewer will be needed.*
 - B. The applicant needs to obtain a memorandum of approval for on-site sanitary sewerage services from the Environmental Health Division of the Health Department. *Health Department requests information regarding number of customers and employees to determine sewage estimates.*
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