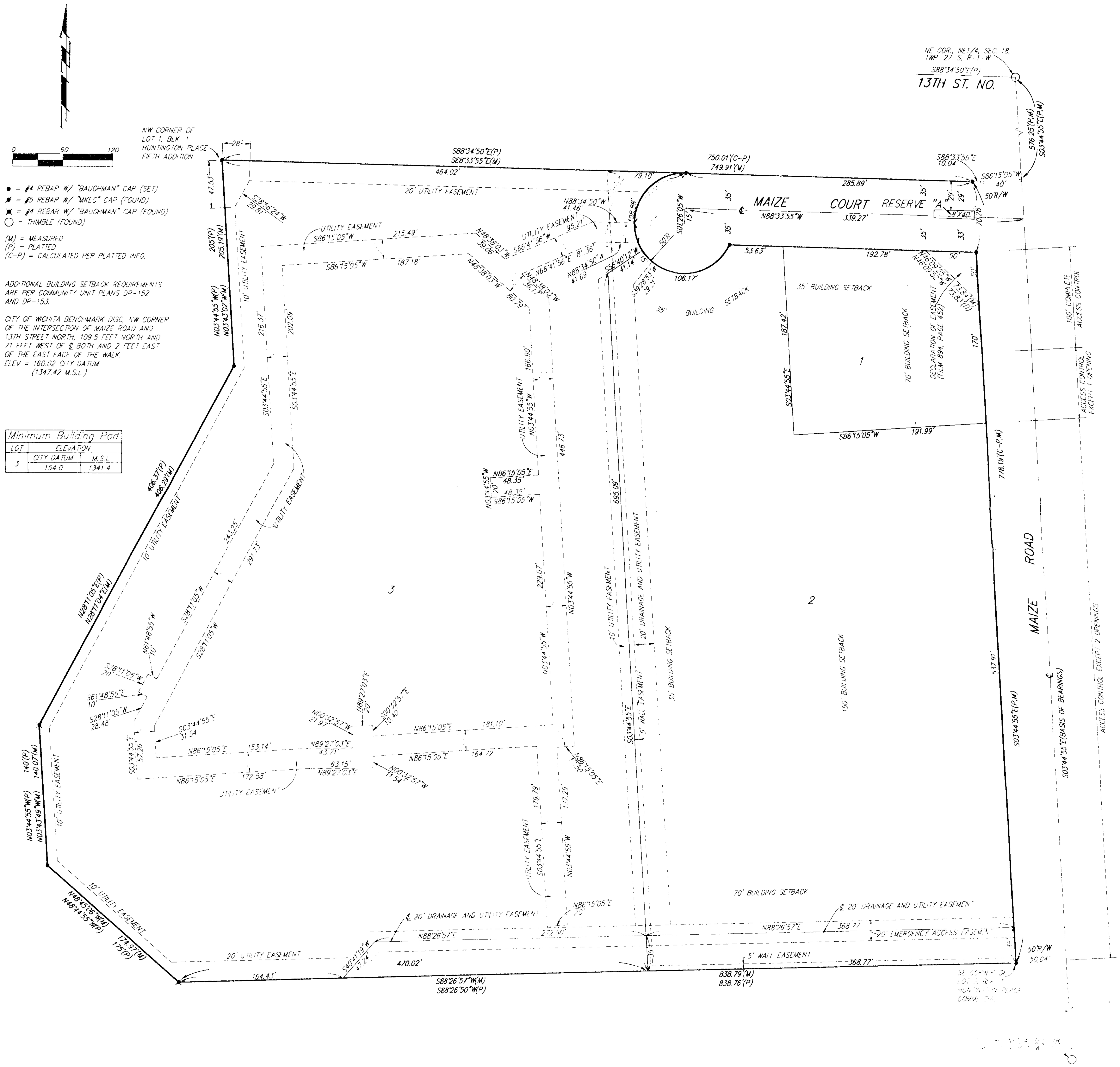
HUNTINGTON PARK ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors of aforesaid County and State do hereby certify that we have surveyed and platted "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A replat of Lots 1 and 2, Block 1, Huntington Place Commercial, an Addition to Wichita, Sedgwick County, Kansas, together with Lot 1, Block 1, Huntington Place 5th Addition, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 18, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Co., P.A.

Michael G. Conrey 10-28-97 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 Lots and a Street to be known as "HUNTINGTON PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross these easements. The emergency access easement is hereby granted as indicated for emergency access purposes. No walls, buildings, or any other obstructions shall be constructed or placed on or within this easement, except for a gate to be approved by the City of Wichita Fire Department. Reserve "A" is hereby reserved for landscaping, open space, streets, utilities, and monument signs. Reserve "A" shall be owned and maintained by the owner of Lot 3. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Maize Road over and across the east line of Lots 1 and 2, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maize Road at one location over all except the north 100 feet of the east line of said Lot 1, and that said Lot 2 shall have access to Maize Road at two locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures on Lot 3 shall be 154.0 City Datum, (1341.4 M.S.L.).

Huntington Park Apartments, L.L.C.

Michael G. Loveland, Member
Michael G. Loveland

Maize Road Partnership

Michael G. Loveland, Partner
Michael G. Loveland

M. B. Hutton, Partner
Mark B. Hutton

Andrew W. Hutton, Partner
Andrew W. Hutton

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 31st day of October, 1997, by Michael G. Loveland, Member of Huntington Park Apartments, L.L.C., on behalf of the company.

Nancy R. Weber Notary Public
NANCY R. WEBER
My App't. Exp. 6-9-99
NANCY R. WEBER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-9-99

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 31st day of October, 1997, by Michael G. Loveland, Partner in Maize Road Partnership, on behalf of the partnership.

Nancy R. Weber Notary Public
NANCY R. WEBER
My App't. Exp. 6-9-99
NANCY R. WEBER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-9-99

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 31st day of October, 1997, by Mark B. Hutton, Partner in Maize Road Partnership, on behalf of the partnership.

Nancy R. Weber Notary Public
NANCY R. WEBER
My App't. Exp. 6-9-99
NANCY R. WEBER NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 6-9-99

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 31st day of October, 1997, by An[illegible] Hutton, Partner in Maize Road Partnership, on behalf of the p[illegible]

Nancy R. Weber Notary
NANCY R. WEBER
My App't. Exp. 6-9-99
NANCY R. WEBER NOTARY PUBLIC [illegible] 6-9-99

This plat of "HUNTINGTON PARK 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 ____________, 199_.
Wichita-Sedgwick County Metropolitan Area Planning Commission

________________ Chairman
John C. Frye

________________ 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 ____________, 1997.

________________ Mayor
Bob Knight

________________ City Clerk
Pat Burnett

Entered on transfer record this ____ day of ____________, 1997.

________________ 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 ____________, 1997, at ____ o'clock __M; and is duly recorded.

________________ Register of Deeds
Larry Consolver

________________ Deputy
Michael D. Hurtt

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

Intrust Bank, N.A.

Bruce A. Long, VICE-PRES.
BRUCE A. LONG

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 31st day of OCTOBER, 1997, by BRUCE A. LONG, VICE PRESIDENT of the Intrust Bank, N.A., on behalf of the bank.

MARY McDANIEL Notary Public - State of Kansas My Appt. Expires 02/05/2000
Mary McDaniel Notary Public
MARY McDANIEL
My App't. Exp. 02/05/2000

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

Central National Bank

Kevin Klein, President-Wichita
KEVIN KLEIN

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 31 day of October, 1997, by Kevin Klein, President-Wichita of the Central National Bank, on behalf of the bank.

SHELBY MINNIS NOTARY PUBLIC STATE OF KANSAS My Appt. Exp. 02/20/2000
Shelby Minnis Notary Public
SHELBY MINNIS

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

NationsBank, N.A.

David W. Harris V.P.
DAVID W. HARRIS

State of Kansas)
Sedgwick County) [illegible] 31st [illegible] DAVID W. [illegible]
Harris Vice Pres [illegible]

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

November 14, 1996

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

Re: S/D 96-78 - One Step Combined Preliminary-Final Plat of the HUNTINGTON PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1996, 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 November 7, 1996.

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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Attn Mike Loveland, Maize Road Partnership, 150 N. Market, WICHITA, KS 67202
Earl Brandt, 107 N. Market, WICHITA, KS 67202
Mike Lindebak, City Engineer

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

November 7, 1996

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

Re: S/D 96-78 - One Step Combined Preliminary-Fina Plat of the HUNTINGTON PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 7, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. As noted by City and Traffic Engineering, new guarantees shall be provided for the extension of sanitary sewer, municipal water, the paving of Ponderosa Circle (Maize Ct.) including sidewalk along the south line of this street and the provision of an accel/decel and left-turn lane to the site's interior street.

To allow for the extension of sanitary sewer, the final plat tracing shall also indicate a sufficient easement.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Community Unit Plans DP-152 and DP-153.

D. The platting of the wall easements need to be referenced in the plattor's text, with it also being noted that utilities may cross the wall easement.

E. Based upon the platting binder, a portion of this site is in the ownership of another party and mortgages are being held by two banks. These parties either need to be made signatories to the plat or documentation provided that such interests are no longer involved with this site.

F. The final plat shall reference a tie point to a previously platted lot corner or section corner.

G. 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.)

H. 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.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

L. As requested by the applicant on the final plat tracing, Maize Ct. may be used for this site's interior street instead of Ponderosa Circle.

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, November 14, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Attn Mike Loveland, Maize Road Partnership, 150 N. Market, WICHITA, KS 67202
Earl Brandt, 107 N. Market, WICHITA, KS 67202
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 7, 1996

STAFF REPORT
(One Step Combined Preliminary-Final Plat)

CASE NUMBER: S/D 96-78 - HUNTINGTON PARK ADDITION

OWNER/APPLICANT: Attn Mike Loveland, Maize Road Partnership, 150 N. Market, WICHITA, KS 67202

OWNER/APPLICANT: Earl Brandt, 107 N. Market, WICHITA, KS 67202

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

LOCATION: South of 13th Street North and west of Maize Road

SITE SIZE: 15.06 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	2 (±6 Acres = "LC")
Industrial:	
Total:	3

MINIMUM LOT AREA: 33,414.36 sq. ft.

CURRENT ZONING: "LC" and "SF-6" (DP-153, Amendment 4)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat is being submitted as a one step, combined preliminary-final plat. All of this site has, however, been previously platted as the Huntington Place Commercial Addition (Lots 1 and 2) and a part of the Huntington Place 5th Addition (Lot 3). The primary purpose of this replat is apparently to shorten the segment of street, Ponderosa Circle originally platted for access to what is now Lot 3. Some additional changes in easements and access controls are also being provided by the replat. Community Unit Plans also effect the site, with Lots 1 and 2 being covered by DP-153 while Lot 3 is within DP-152. Zoning for Lot 3, is SF-6, however, under DP-152, this site can be developed for higher density, apartment-type uses.

STAFF COMMENTS:

A. Guarantees have been provided by the previous plats for sewer, water, paving, traffic lane, etc improvements. **City Engineering** needs to indicate if guarantees are required for any other improvements especially the paving of Ponderosa Circle and/or if any projects need to be abandoned due to this replat and consequently if any costs need to be recovered.

   Any paving guarantee for Ponderosa Circle also needs to include sidewalk along at least one side (south) of this street.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to conditions of Community Unit Plans DP-152 and DP-153.

D. The platting of the wall easements need to be referenced in the plattor's text with it also noting that utilities may cross the wall easement.

E. Based upon the platting binder, a portion of this site is in the ownership of another party and mortgages are being held by two banks. These parties either need to be made signatories to the plat or documentation provided that such interests are no longer involved with this site.

F. The final plat shall reference a tie point to a previously platted lot corner or section corner.

G. 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.)

H. 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.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. Section 5-101(c).

K. Recording of the plat within 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 utility easements to be platted on this property.

M. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has ben submitted as a one-step preliminary-final plat and if approved by the Subdivision Committee, this plat will be scheduled for the next MAPC meeting.