

R. L. HAYES 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

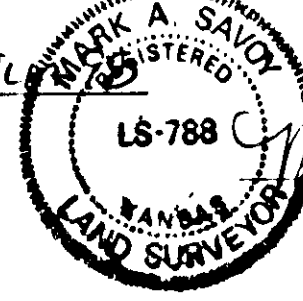
State of Kansas) SS
Sedgwick County)

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

Beginning at a point in the South line and 37.72 feet East of the S.W. corner of the SE1/4 of Section 28, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, said point being in the east Right-of-way line of the Burlington Northern Railroad; thence North along said East Right-of-way line, a distance of 960 feet to a point in the southerly line of the Wichita-Valley Center Flood Control Right-of-way, as condemned in Case No. A-41035; thence Northeastly along the south line of said Right-of-way, a distance of 531.95 feet more or less, to a point in the east line of the west 32.0 acres of the SE1/4 of said Section 28; thence south along the east line of the west 32.0 acres of said SE1/4, a distance of 1165.62 feet to a point in the south line of said SE1/4; thence west 487.32 feet to the point of beginning.

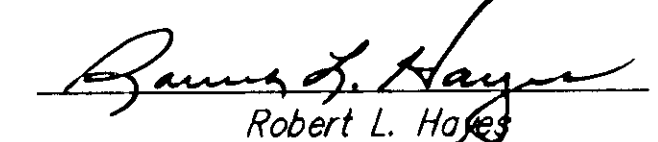
Existing Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 5 JUL 1998

Mark A. Savoy, RLS #788, Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into a Lot to be known as "R. L. HAYES 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access Controls are hereby granted to the City of Wichita (as indicated on the face of the plat), with the location of openings to be approved by the City Engineer.

Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992


Robert L. Hayes

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 9th day of June 1998, by Robert L. Hayes, Trustee of the Robert L. Hayes Revocable Trust, Dated April 23, 1992.

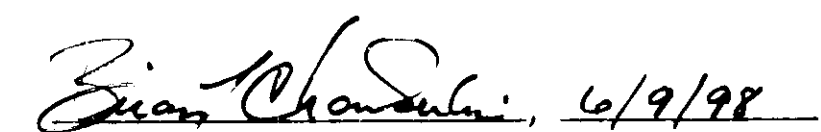

Linda M. Mease, Notary Public

My App't. Exp. 12-19-98



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

NationsBank N.A.


Brian L. Chamberlin, 6/9/98

This plat of "R. L. HAYES 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 Metropolitan Area Planning Commission

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

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)

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.

Bill Meek, Register of Deeds

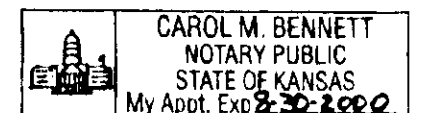
Linda Kizzire, Deputy

State of Kansas) SS
Sedgwick County)

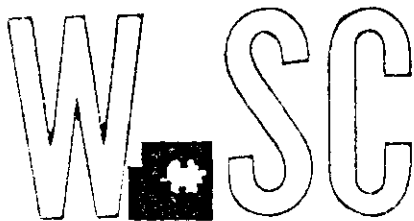
The foregoing instrument acknowledged before me, this 9th day of June 1998, by Brian L. Chamberlin, 1st Vice President of NationsBank N.A., on behalf of the bank.


Carol M. Bennett, Notary Public

My App't. Exp. 8-30-2000



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

May 15, 1998

FILE COPY

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

Re: S/D 98-44 -- One-Step Final Plat of R. L. HAYES 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 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 May 8, 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.

S/D 98-44 -- One-Step Final Plat of R. L. HAYES 2ND ADDITION
May 15, 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: Robert L. Hayes, 800 E. 37th Street North, Wichita, KS 67219
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
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4421
FAX (316) 268-4390

May 8, 1998

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

Re: S/D 98-44 -- One-Step Final Plat of R. L. HAYES 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 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 this site. City Engineering needs to verify if any other guarantees are required. Storm sewers.
- 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. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage. The drainage plan is approved. Any drainage improvements will be required at time of site development.
- D. As this site is adjacent to the Wichita-Valley Center Flood Control channel, City Engineering needs to comment if any floodway or drainage easements need to be platted or if any minimum building pad requirements exist for this site. The approval of the Army Corps of Engineers may be needed for approval of the drainage structures through the levee.
- E. Traffic Engineering needs to comment on the acceptability of access controls. The plat denotes three access openings along 37th Street North. Traffic Engineering has approved two openings with a minimum of 160 feet (center to center) between the openings. 50 feet of complete access control is requested adjoining the west line of the plat. 125 feet of complete access control is requested adjoining the east line of the plat.
- 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. The legal description needs to be revised to accurately portray the land being platted. The distances on the drawing need to be identical to those on the legal description.
- H. The applicant is advised that the required building setback is 20 feet; however a 35-foot setback will apply to this site if platted as shown.
- I. The MAPC Chairman signature block needs to be revised to read, "Richard E. Lopez".
- J. The Register of Deeds signature block needs to be revised to read, "Bill Meek".
- K. Traffic Engineering needs to comment on the need for any improvements to 37th Street North.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.

S/D 98-44 -- One-Step Final Plat of R. L. HAYES 2ND ADDITION
May 8, 1998 - Page 3

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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, May 14, 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

cc: Robert L. Hayes, 800 E. 37th Street North, Wichita, KS 67219
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

May 14, 1998

STAFF REPORT
(One-Step Final Plat-Approved 5/7/98)

CASE NUMBER: S/D 98-44 - R.L. HAYES 2ND ADDITION

OWNER/APPLICANT: Robert L. Hayes, 800 E. 37th St. North,
Wichita, KS 67219

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

LOCATION: North side of 37th St. North, West of Hydraulic

SITE SIZE: 11.95 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

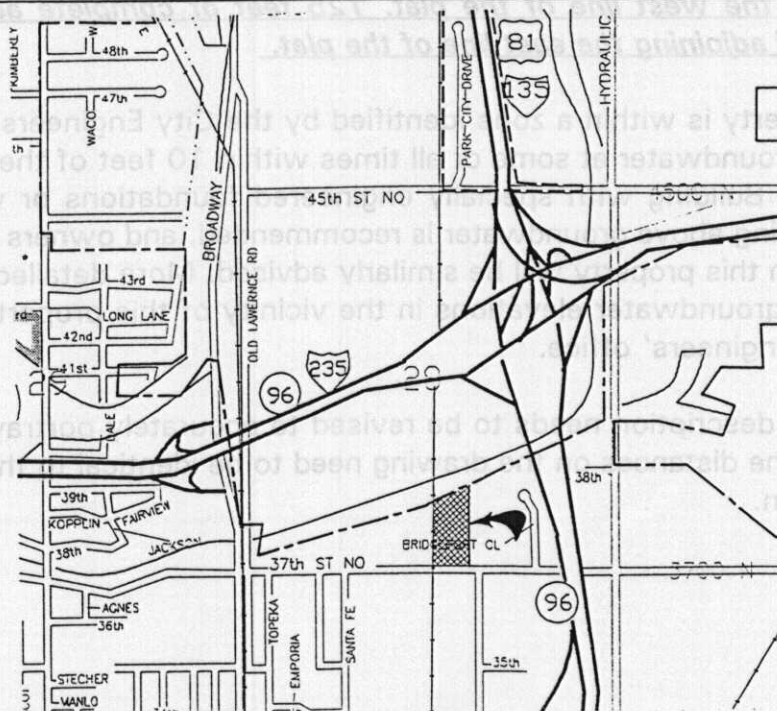
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1

MINIMUM LOT AREA: 11.39 acres.

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: An industrial use currently is located on this unplatted site. This site is located within the Kechi Area of Influence.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to verify if any other guarantees are required. Storm sewers.
- 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. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage. The drainage plan is approved. Any drainage improvements will be required at time of site development.
- D. As this site is adjacent to the Wichita-Valley Center Flood Control channel, City Engineering needs to comment if any floodway or drainage easements need to be platted or if any minimum building pad requirements exist for this site. The approval of the Army Corps of Engineers may be needed for approval of the drainage structures through the levee.
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- 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.
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S/D 98-44 -- One-Step Final Plat of R.L. HAYES 2ND ADDITION
May 14, 1998 - Page 4

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- T. 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.