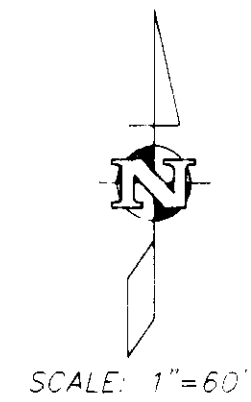


K-96

Contingent Street Dedication
per Film 0956, Page 0023

NW Cor SW 1/4
31-26S-2E

COMPLETE ACCESS CONTROL



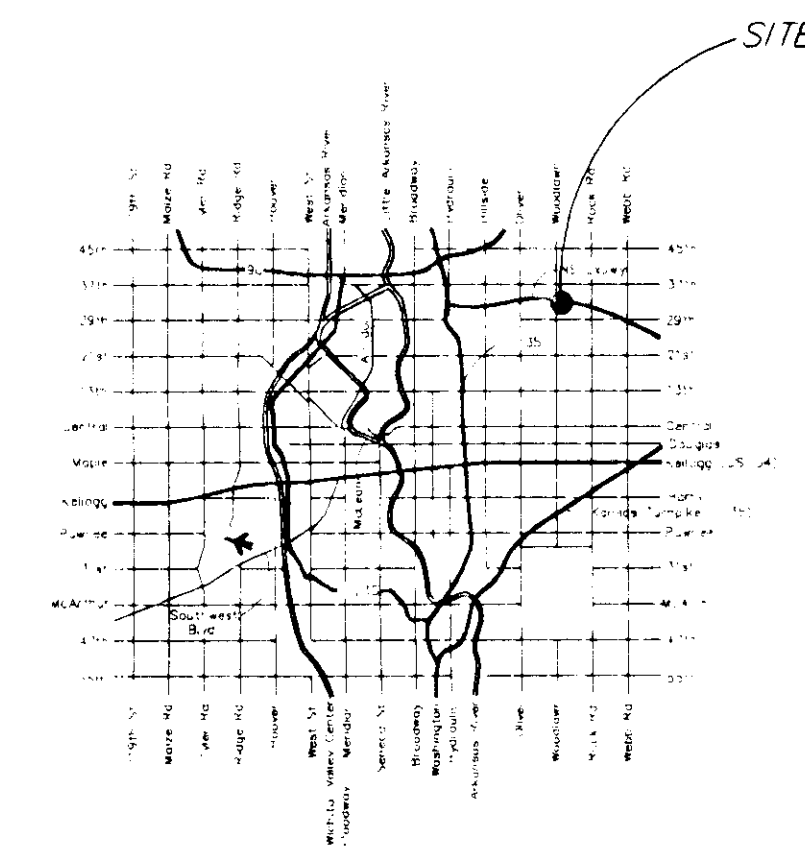
FANTASEA THIRD ADDITION AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

LEGEND:

- Found 3/4" iron pipes
- Found 1/2" iron pipe
- ⊗ Found rebar w/
Mid-Kansas cap
- × "x" found in sidewalk
- Set LDU rebar and cap
- (P) PLATTED
- (M) MEASURED
- (C) CALCULATED
- (D) DESCRIBED

Notes:

Community Unit Plan, DP-195, on file with
the Metropolitan Area Planning Department
Min Bldg. Pad Elev = 173.60 (city datum)



LOCATION MAP

*final tracing
rec'd 5-11-98*



AUSTIN P.A.
ENGINEERING SERVICES
214 S. Lombard Suite 211 Wichita, KS 67201
316 261-1181 FAX 316 261-6113

FANTASEA THIRD ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas } ss
Sedgwick County }
I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "FANTASEA THIRD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of Lot 1, Fantasea, an addition to Wichita, Sedgwick County, Kansas described as follows:

Beginning at the Southwest Corner of said Lot 1 thence N 1°14'30" W along the west line of said Lot 1, 321.44 feet; thence N 88°55'01" E along the north line of said Lot 1, 200 feet; thence N 58°45'10" E along the northerly line of said Lot 1, 533.54 feet; thence S 1°14'30" E parallel with the west line of said Lot 1, 503.74 feet to the south line of said Lot 1; thence S 88°55'01" W along the south line of said Lot 1, 131.53 feet to a point of curvature; thence southwesterly along the southerly line of said Lot 1 and along a curve to the left having a radius of 408.21 feet, a distance of 213.74 feet to the point of tangent of said curve; thence S 58°55'01" W, 8.00 feet to a point of curvature; thence southwesterly along the southerly line of said Lot 1 and along a curve to the right having a radius of 338.21 feet, a distance of 177.08 feet to a point of tangent of said curve; thence S 88°55'01" W along the south line of said Lot 1, 144.10 feet to the Point of Beginning.

AND

A tract of land located in the SW 1/4 of Section 31, Township 28 South, Range 2 East of the 6th P. M., Sedgwick County, Kansas, described as follows:

Commencing at the NW Corner of said SW 1/4 thence thence N 89°3'12" E along the north line of said SW 1/4, 50 feet to a Point of Beginning; thence N 89°3'12" E along the north line of said SW 1/4, 1080 feet to the northerly most corner of Lot 1, Fantasea, an addition to Wichita, Sedgwick County, Kansas; thence S 58°45'10" W along the northerly line of said Lot 1, 1037.72 feet; thence S 88°55'01" W along the north line of said Lot 1, 200 feet; thence N 1°14'30" W parallel with west line of said SW 1/4, 533 feet to the north line of said SW 1/4 to the Point of Beginning; EXCEPT a tract of land in the SW 1/4 of Section 31, Township 28 South, Range 2 East of the 6th P. M., Sedgwick County, Kansas, described as: Commencing at the NW Corner of said SW 1/4 thence east along the north line of said SW 1/4, 50 feet to a Point of Beginning; thence east along the north line of said SW 1/4, 30 feet; thence southwesterly to a point 50 feet east of the west line of said SW 1/4 and 30 feet south of the north line of said SW 1/4; thence north parallel with the west line of said SW 1/4, 30 feet to the Point of Beginning.

All being situated in Sec. 31, Twp. 28-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas.

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

Lowell D. High Surveyor
Lowell D. High, L.S. #685



Know all men by these presents that we, the undersigned owners have caused the land described in the Surveyors certificate to be platted into Lots to be known as "FANTASEA THIRD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage edgements are for the benefit of the public for drainage purposes; however, screening walls which do not restrict the flow of water shall be allowed in within the easement.

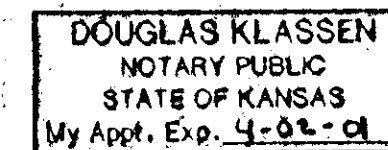
Tom Futo Owner
Tom Futo, Member
TK Group, LLC.
William White Owner
William White, President
FS Management, Inc.

State of Kansas) ss
Sedgwick County)

The foregoing instrument was acknowledged before me, this 11 day of May, 1998, by Tom Futo, Member, TK Group, LLC, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same on behalf of the corporation.

Douglas Klassen Notary Public
DOUGLAS KLASSEN

My App't. Exp. 4-02-01

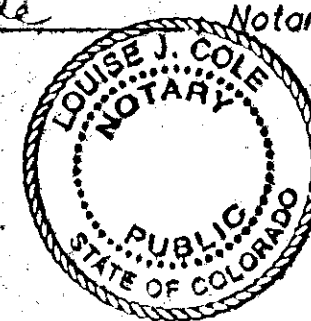


State of Colorado) ss
City & County of Denver)

The foregoing instrument was acknowledged before me, this 21 day of May, 1998, by William White, Secretary, F. S. Management, Inc., personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same on behalf of the corporation.

Louise J. Cole Notary Public

My App't. Exp. 3-16-2001



State of Kansas) ss
City of Wichita)

This plat of "FANTASEA THIRD ADDITION", to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 11 day of May, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Richard Lopez Chair

Marvin S. Krout Secretary

State of Kansas) ss
City of Wichita)

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 11 day of May, 1998.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this 11 day of May, 1998.

Jamie Alford County Clerk

State of Kansas) ss
Sedgwick County)

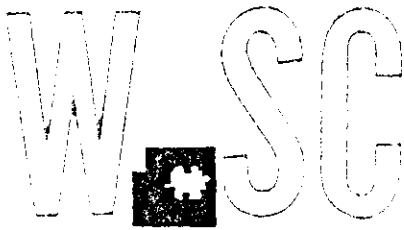
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this 11 day of May, 1998, at 10 o'clock; and is duly recorded.

Bill Neek Register of Deeds

Michael D. Hurtt Deputy



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE: 316-258-4421
FAX: 316-258-4390

April 30, 1998

Austin Miller PA
Attn. Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

Re: S/D 98-40 -- One-Step Final Plat of FANTASEA SECOND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 30, 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 April 24, 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:

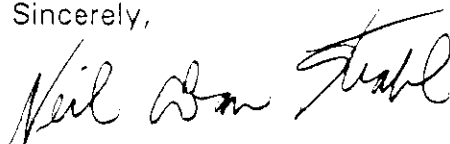
1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision 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.



Re: S/D 98-40 -- One-Step Final Plat of FANTASEA SECOND ADDITION
April 30, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

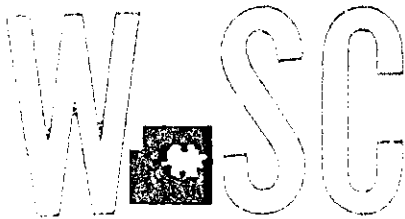
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first and last names being more prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Janette Judd, 3236 Cranberry, Wichita, KS 67226
TK Group, LLC, 128 S. Dellrose, Wichita, KS 67218
Dan Cutter, CASCO Corp., 10877 Watson Road, St. Louis, MO 63127
Dale Ward, Esq., Hinkle, Eberhardt & Elkouri, 301 N. Main, Wichita, KS 67202
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



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 24, 1998

Austin Miller PA
Attn. Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67211

Re: S/D 98-40 -- One-Step Final Plat of FANTASEA SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to verify if any guarantees are required. *A sanitary sewer extension will need to be guaranteed.*
- 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; and the need for a cross lot drainage agreement. *The drainage plan is approved. Any drainage improvements will be required at time of site development. Minimum pad elevations will need to be platted.*
- D. The Office of Central Inspection has informed MAPD that permits will not be issued on the remaining portion of the Fantasea Addition without a lot split.
- E. The final plat tracing should be submitted with a revised name as the Fantasea II Addition currently exists.
- F. The CUP limited Lot 1 to two access openings along Woodlawn, and imposed complete access control along 32nd Street North - which is depicted on the plat. On the final plat tracing, the platlor's text shall specifically note that the access controls as shown on the face of the plat are being dedicated to the City of Wichita. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.



- G. Lot 2 does not have direct access to a street. A cross-lot access agreement will need to be established by separate instrument to allow Lot 2 to have access to and from Woodlawn.
- H. The final plat tracing shall also be signed by any party holding a mortgage on the site. The platting binder shows that the First Park Investment Company as holding such a mortgage. If this mortgage has been released, documentation shall be submitted to MAPD; otherwise this party must be added as a signatory on the final plat tracing.
- I. In accordance with the CUP, guarantees for the following improvements shall be required:
- 1) a third northbound deceleration lane from 32nd Street to K-96,
 - 2) a left-turn lane southbound to serve the major entrance to the CUP,
 - 3) signalization of the above entrance,
 - 4) an improvement to 32nd Street at Woodlawn that will provide separate lanes for left- and right-turning vehicles, and
 - 5) a guarantee of up to \$10,000 toward any further "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock and Woodlawn, if the Traffic Engineer determines that the traffic generated by development in this parcel is contributing significantly to traffic volume increases on 32nd Street.
- J. In accordance with the CUP, a cross-lot circulation agreement between the parcels and an assignment of responsibility for maintaining the landscaped berm area shall be required.
- K. Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way. The applicant's proposal of 10 to 15 feet of right-of-way east of the new east curb of Woodlawn is currently being reviewed.
- L. The applicant is reminded that in accordance with the CUP, a landscape buffer is required along 32nd Street and Woodlawn.
- M. The dimension of the south line of Lot 2 should be revised to read 502.18 feet. The easterly portion of the south line of Lot 1 should be revised to read 131.53 feet.
- N. The note on the plat should be revised to reference "DP-95" on file with the "Metropolitan Area Planning Department".
- O. The dimension of the tie point should be revised to read, "NW corner of SW 1/4, 31-26S-2E".
- P. The legal description in the plat's text needs to be revised to reference Section 31, Township 26S, Range 2E
- Q. In accordance with the CUP, a wall easement shall be establishment along the plat's eastern line for future construction of a wall and landscaping. The applicant proposes a wall to be

constructed along the Fantasea portion and will file an off-site easement to that effect. Subdivision Committee requests letter from owners of Fantasea verifying this proposal.

- R. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referred as DP-95, Amendment #2) and its special conditions for development on this property.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. Reimbursement of relocation of cable in Lot 1 is requested.
- AA. 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

S/D 98-40 -- One-Step Final Plat of FANTASEA 2ND ADDITION
April 24, 1998 - Page 4

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, April 30, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, AICP

NES\lfb

Senior Planner, Current Plans Division

Enclosure

cc: Janette Judd, 3236 Cranberry, Wichita, KS 67226
TK Group, LLC, 128 S. Dellrose, Wichita, KS 67218
Dan Cutter, CASCO Corp., 10877 Watson Road, St. Louis, MO 63127
Dale Ward, Esq., Hinkle, Eberhardt & Elkouri, 301 N. Main, Wichita, KS 67202
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

AGENDA ITEM NO. 3-6.

METROPOLITAN AREA PLANNING COMMISSION

April 30, 1998

STAFF REPORT
(One-Step Final Plat-Approved 4/23/98)

CASE NUMBER: S/D 98-40 - FANTASEA SECOND ADDITION

OWNER/APPLICANT: TK Group, LLC, 128 S. Dellrose, Wichita, KS 67218

AGENT: Dan Cutter, CASCO Corp., 10877 Watson Road, St. Louis, MO 63127
Dale Ward, Esq., Hinkle, Eberhardt & Elkouri, 301 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: Southeast corner of K-96 and Woodlawn

SITE SIZE: 13.6 acres

NUMBER OF LOTS

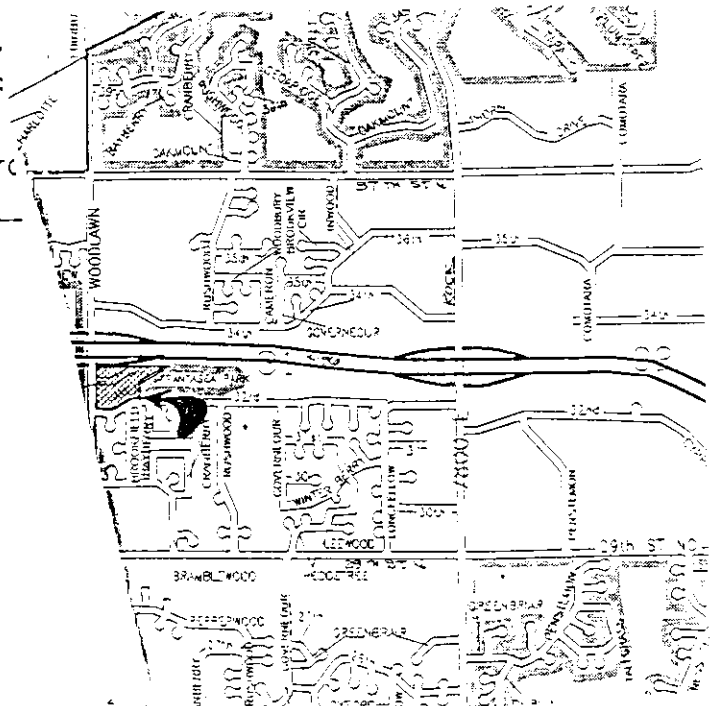
Residential:	
Office:	
Commercial:	2
Industrial:	=
Total:	2

MINIMUM LOT AREA: 1.3 acres

CURRENT ZONING: GC, General Commercial
SF-6, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



Note: This plat consists of a replat of a portion of Lot 1 in the Fantasea Addition along with previously unplatted property on the south side of K-96. The previously unplatted portion of this site has been approved for a zone change (Z-3264) from SF-6 Single-Family Residential to GC, General Commercial. This site is also governed by the Fantasea Commercial Community Unit Plan (DP-95, Amendment #2), approved by City Council on March 24, 1998. The Office of Central Inspection has informed MAPD that permits will not be issued on the remaining portion of the Fantasea Addition without a lot split.

STAFF COMMENTS:

- A. City Engineering needs to verify if any guarantees are required. *A sanitary sewer extension will need to be guaranteed.*
- 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; and the need for a cross lot drainage agreement. *The drainage plan is approved. Any drainage improvements will be required at time of site development. Minimum pad elevations will need to be platted.*
- D. The Office of Central Inspection has informed MAPD that permits will not be issued on the remaining portion of the Fantasea Addition without a lot split.
- E. The final plat tracing should be submitted with a revised name as the Fantasea II Addition currently exists.
- F. The CUP limited Lot 1 to two access openings along Woodlawn, and imposed complete access control along 32nd Street North - which is depicted on the plat. On the final plat tracing, the platlor's text shall specifically note that the access controls as shown on the face of the plat are being dedicated to the City of Wichita. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- G. Lot 2 does not have direct access to a street. A cross-lot access agreement will need to be established by separate instrument to allow Lot 2 to have access to and from Woodlawn.
- H. The final plat tracing shall also be signed by any party holding a mortgage on

the site. The platting binder shows that the First Park Investment Company as holding such a mortgage. If this mortgage has been released, documentation shall be submitted to MAPD; otherwise this party must be added as a signatory on the final plat tracing.

- I. In accordance with the CUP, guarantees for the following improvements shall be required:
 - 1) a third northbound deceleration lane from 32nd Street to K-96,
 - 2) a left-turn lane southbound to serve the major entrance to the CUP,
 - 3) signalization of the above entrance,
 - 4) an improvement to 32nd Street at Woodlawn that will provide separate lanes for left- and right-turning vehicles, and
 - 5) a guarantee of up to \$10,000 toward any further "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock and Woodlawn, if the Traffic Engineer determines that the traffic generated by development in this parcel is contributing significantly to traffic volume increases on 32nd Street.
- J. In accordance with the CUP, a cross-lot circulation agreement between the parcels and an assignment of responsibility for maintaining the landscaped berm area shall be required.
- K. Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way. The applicant's proposal of 10 to 15 feet of right-of-way east of the new east curb of Woodlawn is currently being reviewed.
- L. The applicant is reminded that in accordance with the CUP, a landscape buffer is required along 32nd Street and Woodlawn.
- M. The dimension of the south line of Lot 2 should be revised to read 502.18 feet. The easterly portion of the south line of Lot 1 should be revised to read 131.53 feet.
- N. The note on the plat should be revised to reference "DP-95" on file with the "Metropolitan Area Planning Department".
- O. The dimension of the tie point should be revised to read, "NW corner of SW 1/4, 31-26S-2E".

- P. The legal description in the plat's text needs to be revised to reference Section 31, Township 26S, Range 2E
- Q. In accordance with the CUP, a wall easement shall be establishment along the plat's eastern line for future construction of a wall and landscaping. The applicant proposes a wall to be constructed along the Fantasea portion and will file an off-site easement to that effect. Subdivision Committee requests letter from owners of Fantasea verifying this proposal.
- R. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referred as DP-95, Amendment #2) and its special conditions for development on this property.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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

S/D 98-40 -- One-Step Final Plat of FANTASEA SECOND ADDITION
April 30, 1998 - Page 5

requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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. *Reimbursement of relocation of cable in Lot 1 is requested.*
- AA. 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.