

DEERGLEN OFFICE PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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SEDGWICK COUNTY, KANSAS
REGISTER OF DEEDS

State of Kansas SS We, Baughman Company P.A. Surveyors in
Sedgwick County and State do hereby certify that we have surveyed and
platted "DEERGLEN OFFICE PARK ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows:

The west 200 feet of the east 600 feet of the south
217.18 feet of the SW1/4 of Sec. 13, Twp. 27-S, R-2-W
of the 6th P.M., Sedgwick County, Kansas, subject to a
road easement on the south 30 feet thereof.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor

This plat of "DEERGLEN OFFICE PARK ADDITION",
Wichita, Sedgwick County, Kansas have been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.
Dated this 15th day of JANUARY, 1998.
Wichita-Sedgwick County Metropolitan Area Planning Commission



Richard 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 16 day of JUNE, 1998.



Bob Knight, Mayor

Pat Burnett, City Clerk

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot and a Street to be known as "DEERGLEN OFFICE
PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance
of all public utilities. The street is hereby dedicated to and for the
use of the public. All abutters rights of access to or from Central
Avenue over and across the south line of Lot 1 are hereby granted
to the City of Wichita, Kansas provided, however, that said Lot 1
shall have access to Central Avenue at one location as shall
be determined by the City Engineer of the City of Wichita, Kansas.

Kelsey Development, Inc.

Paul E. Kelsey, President

Entered on transfer record this 26th day
of JUNE, 1998.

James Alford, County Clerk



State of Kansas SS The foregoing instrument acknowledged before
me, this 5th day of MAY, 1998, Paul E. Kelsey, President
of Kelsey Development, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public

My App't. Exp. 11-1-2001

JUDITH M. TERHUNE
Notary Public - State of Kansas
My App't. Expires 11-1-2001

State of Kansas SS This is to certify that this plat has been
Sedgwick County filed for record in the office of the Register of Deeds, this 26th day
of JUNE, 1998, at 3 o'clock P.M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzel, Deputy



1702842

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 319-644-1111 • WICHITA, KANSAS 67214
P:\PLAT\1998\002-1002

20.00
CK

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 15, 1998

Baughman Company PA
315 Ellis
Wichita KS 67211

FILE COPY

Re: S/D 97-100 -- One-Step Final Plat of DEER GLEN OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 15, 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 9, 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 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.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

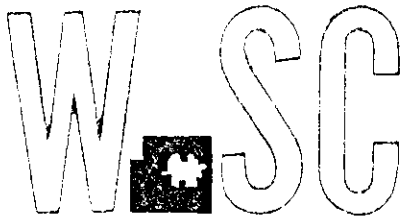
NES/lfb

CC: Kelsey Development Inc., 716 N 119th St West, Suite 112, Wichita, KS 67212
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



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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

January 9, 1998

FILE COPY

Baughman Company PA
315 Ellia
Wichita KS 67211

Re: S/D 97-100 -- One-Step Final Plat of DEER GLEN OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 8, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. City Engineering needs to indicate if guarantees are required for municipal services. A guarantee will be needed for the extension of sanitary sewer.
- 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. The drainage plan is approved. Drainage improvements will be required at the time of site development.
- D. Traffic Engineering needs to comment on the need, if any, for improvements to Central. No improvements to Central are required.
- E. The name of the property owner, "Kelsey Development Inc.", needs to be added above the signature line for the president on the final plat tracing.
- F. The legal description in the plat's text needs to be corrected to reference the southeast quarter of Section 13.
- 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. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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, January 15, 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: Kelsey Development Inc., 716 N 119th St West, Suite 112, Wichita, KS 67212
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.

STAFF REPORT

CASE NUMBER:

S/D 97-100 - DEERGLEN OFFICE PARK ADDITION

OWNER/APPLICANT:

Kelsey Development, Inc., 716 N. 119th St. West, Suite
112, Wichita, KS 67212

SURVEYOR/ENGINEER:

Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis,
Wichita, KS 67211

LOCATION:

West of 119th St. West, North side of Central

SITE SIZE:

1 acre

NUMBER OF LOTS

Residential:

Office: 101, Yngvi, 1

Commercial:

Industrial:

Total: **1**

MINIMUM LOT AREA:

43,560 sq. ft.

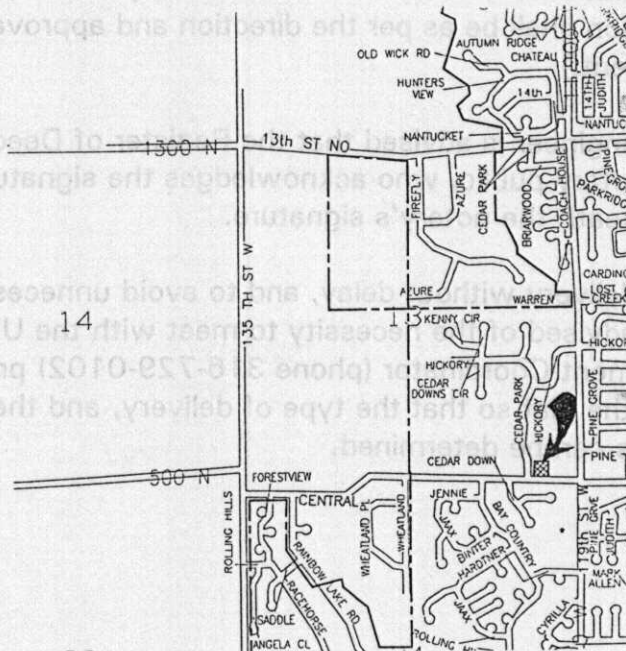
CURRENT ZONING:

SF-6, Single-Family

PROPOSED ZONING:

NO, Neighborhood Office

VICINITY MAP



FILE COPY

Note: A zone change (Z-3253) from SF-6, Single-Family to NO, Neighborhood Office, was approved for this site by City Council on November 18, 1997 subject to replatting.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services. *A guarantee will be needed for the extension of sanitary sewer.*
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S/D 97-100 -- One-Step Final Plat of DEERGLEN OFFICE PARK ADDITION
January 15, 1998 - Page 3

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