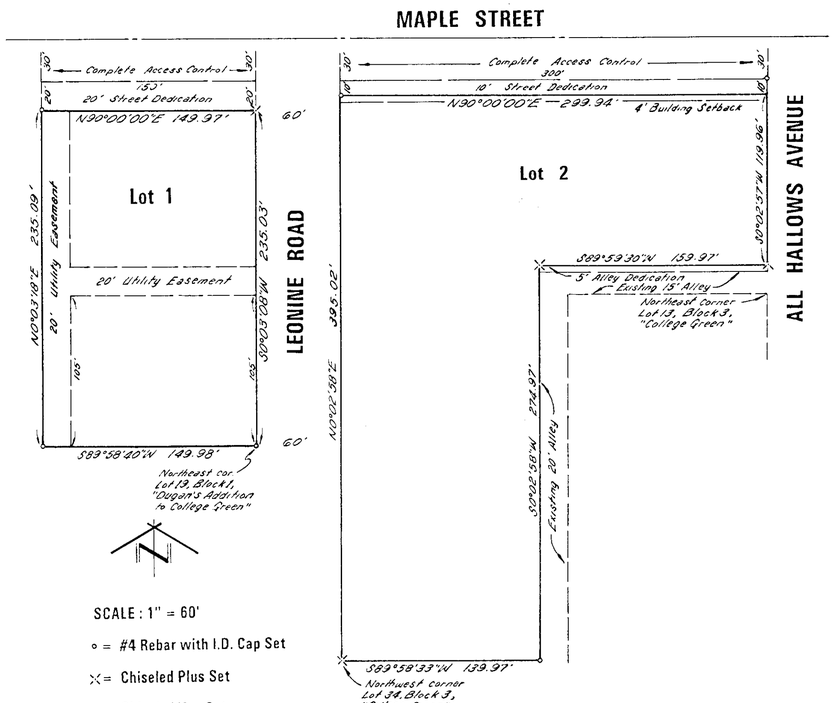
final fencing
received 9-10-98



FINAL PLAT OF
"BLANCHAT MACHINE COMPANY ADDITION"
WICHITA, SEDGWICK COUNTY, KANSAS

(NW 1/4 OF SEC. 25, T27S, R1W OF 6TH P.M.)

Know all men by these presents that Blanchat Machine Company, Inc., a Kansas corporation, owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and platted into Lots, a Street and an Alley, to be known as "BLANCHAT MACHINE COMPANY ADDITION", Wichita, Kansas. The Street and Alley are hereby granted to and for the use of the public. Alleys and easements established by previous plats or granted by separate instrument and contained herein, are hereby vacated by virtue of K.S.A. 12-512 (b). 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 Maple Street, over and across the North lines of Lots 1 and 2, are hereby granted to the appropriate governing body.

BLANCHAT MACHINE COMPANY, INC.

_____
RICK D. McGEE

State of Kansas)
Sedgwick County) ss

This instrument was acknowledged before me this _____ day of _____, 1998, by _____ of Blanchat Machine Company, Inc., a Kansas corporation, on behalf of the corporation.

_____, Notary Public
REBECCA J. MANTHEY

My Commission Expires:_____

Prairie State Bank, mortgagee on the land being platted herein, does hereby consent to this plat of "BLANCHAT MACHINE COMPANY ADDITION", Wichita, Kansas.

PRAIRIE STATE BANK

_____,
CARMEN CAMPBELL

State of Kansas)
Sedgwick County) ss
The foregoing instrument was acknowledged before me this _____ day of _____, 1998 by _____ of Prairie State Bank, on behalf of the bank.

_____, Notary Public
REBECCA J. MANTHEY

My Commission Expires:_____

This plat of "BLANCHAT MACHINE COMPANY ADDITION", Wichita, 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 are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

WICHITA CITY COUNCIL

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, 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
Bill Meek

_____, Deputy
Linda Kizzire

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 "BLANCHAT MACHINE COMPANY ADDITION", Wichita, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

Parcel 1:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 and 32, Block 3, College Green, Sedgwick County, Kansas.

Parcel 2:
Lots 1, 3, 5, 7, 9, 11, 13, 15 and 17, Block 1, Dugan's Addition to College Green, Sedgwick County, Kansas.

TERRA TECH LAND SURVEYING, INC.

Michele Goodrich LS #958

MICHELE GOODRICH REGISTERED LS-958 KANSAS LAND SURVEYOR

August 18, 1998
Date

TERRA TECH LAND SURVEYING INC.
239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-5348
Fax (316) 267-2736

WICHITA -- SEDGWICK COUNTY

FILE COPY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

July 31, 1998

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

S/D 98-59 - Final Plat of BLANCHAT MACHINE COMPANY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 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 July 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 Deparment detailing this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Blanchat Machine Company, Inc., 3323 Maple, Wichita, KS 67213
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

July 24, 1998

Terra Tech Land Surveying, Inc.
239 N. Ohio
Wichita, KS 67214

S/D 98-59 - Final Plat of BLANCHAT MACHINE COMPANY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 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 serve this site. City Engineering needs to verify if any other additional guarantees are required. ***A 20-foot utility easement needs to be platted to cover the existing sewer within the alley. The existing sewer along the vacated alley along the west line of Lot 1 needs to be abandoned or covered with a 20-ft utility easement.***

The utility easements have been denoted on the final plat.

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.***

D. The plat denotes existing driveways along Leonine Road and All Hallows Avenue. The final plat shall denote complete access control along Maple. The access controls shall be referenced in the plattor's text on the final plat.

The final plat denotes the requested access controls.

E. The Subdivision regulations require a 50-ft half-street right-of-way for arterials. The plat denotes 30 feet to the centerline of Maple. Traffic Engineering needs

to comment on the need for additional right-of-way or contingent right-of-way for Maple. Traffic Engineering also needs to indicate the need for additional right-of-way for the alley east of Lot 2. ***An additional 5-feet of right-of-way needs to be dedicated for the remaining east-west alley. An additional 10-feet of right-of-way needs to be dedicated for Maple east of Leonine; and an additional 20-feet of right-of-way needs to be dedicated for Maple west of Leonine.***

The requested dedications have been denoted on the final plat.

F. 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.)

G. 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.

H. 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.

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 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. 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.

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, July 30, 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:
Mike Lindebak, City Engineer, Public Works Department (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. 3-7.

July 30, 1998

STAFF REPORT

(Final Plat-Approved 07/23/98, Preliminary Plat Approved 6/4/98)

CASE NUMBER: S/D 98-59 - BLANCHAT MACHINE COMPANY ADDITION

OWNER/APPLICANT: Blanchat Machine Company, Inc., 3323 Maple, Wichita, KS 67213

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

LOCATION: South side of Maple, West of Meridian

SITE SIZE: 2.5 acres

NUMBER OF LOTS

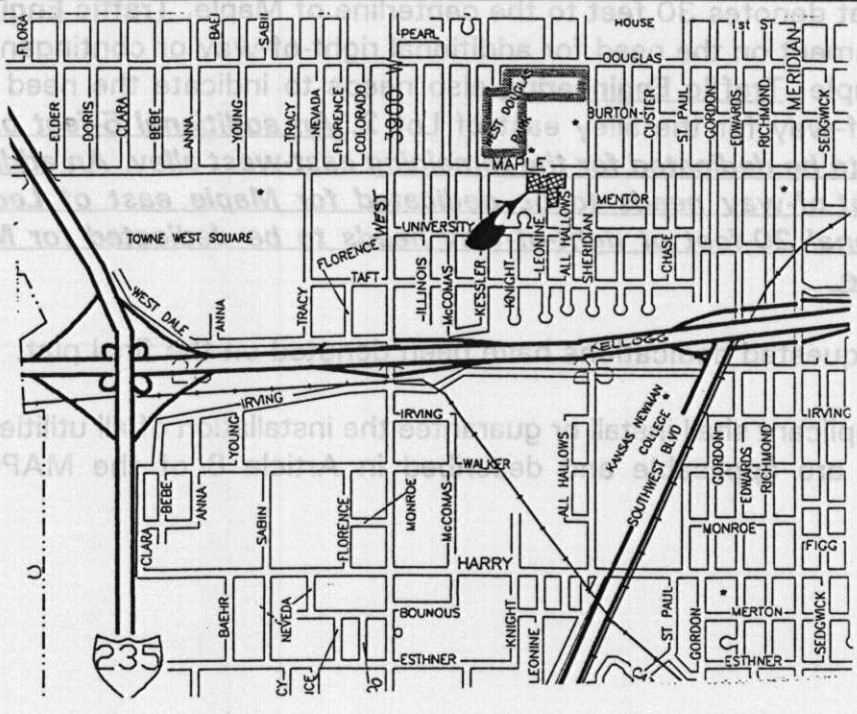
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 38,250 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3271) from SF-6, Single-Family and LC, Limited Commercial to GC, General Commercial subject to replatting. The site currently contains commercial structures. The plat denotes the vacation of three alleys.

STAFF COMMENTS:

A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *A 20-foot utility easement needs to be platted to cover the existing sewer within the alley. The existing sewer along the vacated alley along the west line of Lot 1 needs to be abandoned or covered with a 20-ft utility easement.*

The utility easements have been denoted on the final plat.

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.*

D. The plat denotes existing driveways along Leonine Road and All Hallows Avenue. The final plat shall denote complete access control along Maple. The access controls shall be referenced in the plattor's text on the final plat.

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The requested dedications have been denoted on the final plat.

F. 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.)

G. 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.

H. 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.

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 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.

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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.