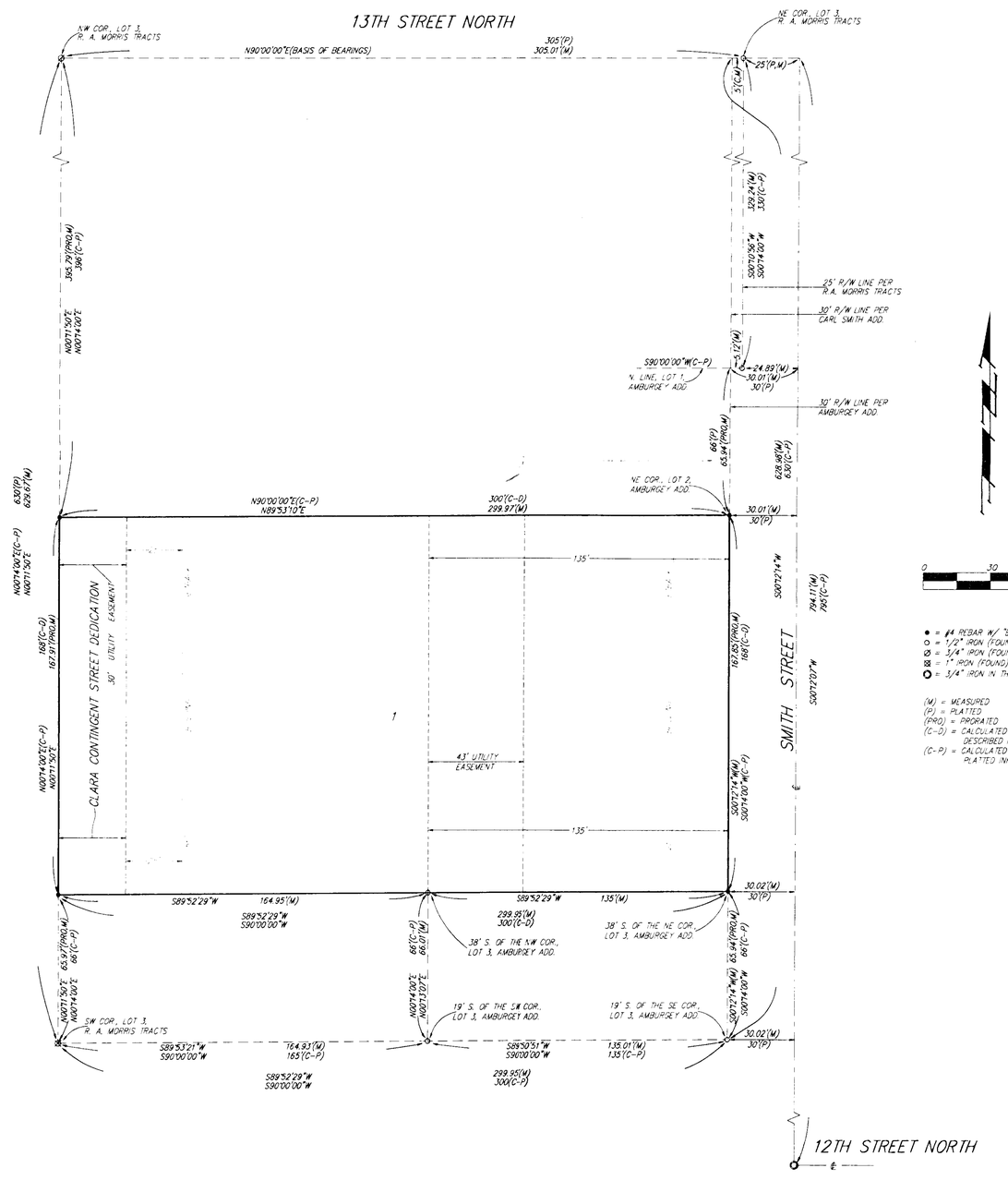
AMBURGEY 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



0 30 60

● = ¼" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
⊘ = 3/4" IRON (FOUND)
⊠ = 1" IRON (FOUND)
O = 3/4" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(P) = PLATTED
(PRO) = PRORATED
(C-D) = CALCULATED PER DESCRIBED INFO.
(C-P) = CALCULATED PER PLATTED INFO.

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A. Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AMBURGEY 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lot 2, TOGETHER with the north 38 feet of Lot 3, all in Amburgey Addition, Wichita, Kansas, TOGETHER with part of Lot 3, R. A. Morris Tracts, Sedgwick County, Kansas, further described as follows: Beginning at the NW corner of Lot 2 in said Amburgey Addition; thence south along the west line of said Amburgey Addition to a point 38 feet south of the NW corner of Lot 3 in said Amburgey Addition; thence west along a line 38 feet south of and parallel with the north line of Lot 3 in said Amburgey Addition as extended west, 165 feet to a point on the west line of Lot 3 in said R.A. Morris Tracts; thence north along the west line of Lot 3 in said R.A. Morris Tracts to the intersection with the north line of Lot 2 in in said Amburgey Addition as extended west; thence east along said extended north line, 165 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 14, 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 Company, P.A.

Michael G. Conrey 6-15-98
Michael G. Conrey, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "AMBURGEY 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Clara contingent street dedication shall become effective in the event that the City of Wichita determines a need for the right-of-way for any street related purposes. This contingent dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said dedication.

Jack R. Amburgey
Jack R. Amburgey

Patricia A. Amburgey
Patricia A. Amburgey

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 2nd day of July, 1998, by Jack R. Amburgey and Patricia A. Amburgey, husband and wife.

JUDITH M. TERHUNE
11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

This plat of "AMBURGEY 3RD 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
Richard E. Lopez

_____, 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 _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, County Clerk
James Alford

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.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

March 26, 1998

Baughman Company, PA
Attn.: Phil Meyer
315 Ellis
Wichita KS 67212

Re: S/D 98-23 -- One-Step Final Plat of AMBURGEY 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 26, 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 March 20, 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: Jack Amburgey, 1325 Smith, Wichita, KS 67212
Mike Lindebak, City Engineer, 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

W SC

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March 20, 1998

Baughman Company, PA
Attn.: Phil Meyer
315 Ellis
Wichita KS 67212

Re: S/D 98-23 -- One-Step Final Plat of AMBURGEY 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 19, 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 indicate if any guarantees are required. ***A No Protest petition for the future paving of Smith Street will be required.***

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. ***An off-site drainage agreement is required.***

D. 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.

E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

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

G. The MAPC Chair signature block should be revised to read Richard E. Lopez.

H. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.

I. 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.)

J. 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.

K. 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.

L. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. 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.

P. 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, March 26, 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: Jack Amburgey, 1325 Smith, 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. 1-6.

METROPOLITAN AREA PLANNING COMMISSION

March 26, 1998

STAFF REPORT
(One-Step Final Plat-Approved 3/19/98)

CASE NUMBER: S/D 98-23 - AMBURGEY 3RD ADDITION

OWNER/APPLICANT: Jack Amburgey, 1325 Smith, Wichita, KS 67212

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

LOCATION: East of Hoover, South of 13th St. North

SITE SIZE: 1.15 acres

NUMBER OF LOTS

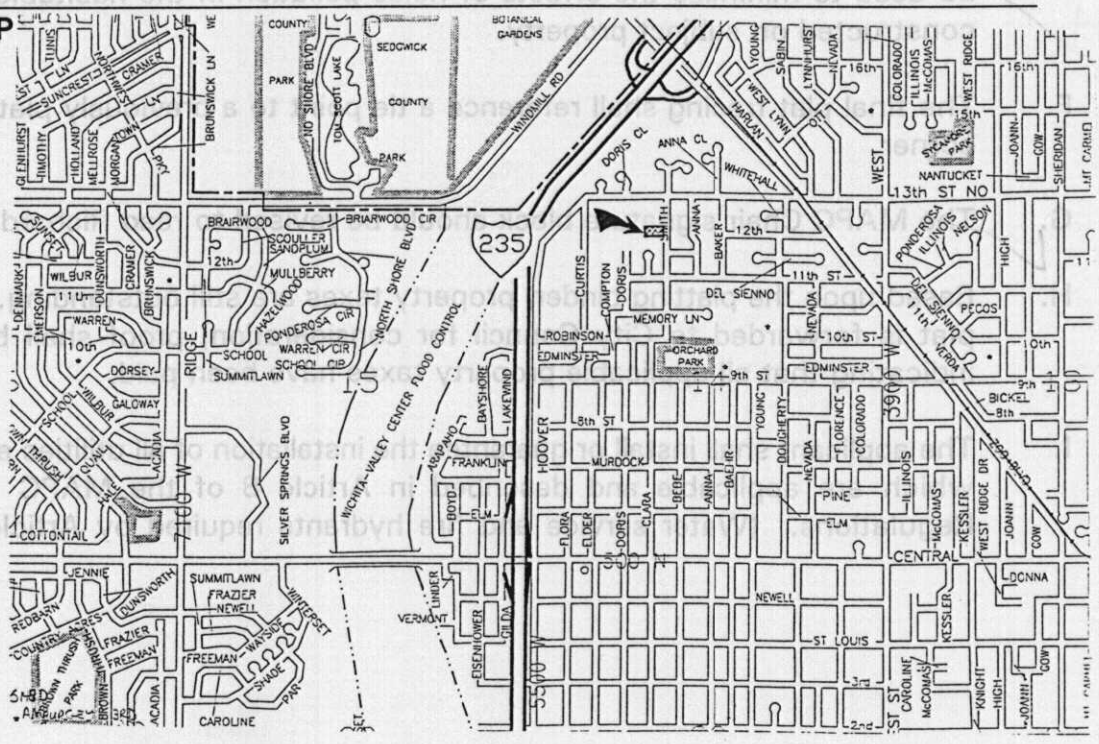
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.15 acres

CURRENT ZONING: SF-6, Single-Family Residential
TF-3, Two-Family (southeast portion of lot)

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of lots 2 and 3 in the Amburgey Addition and part of Lot 3 of the R.A. Morris Tracts. The plat denotes a 30-foot half street contingent dedication of right-of-way along the west line of plat as the plat abuts Clara Street to the south.

STAFF COMMENTS:

A. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any guarantees are required. ***A No Protest petition for the future paving of Smith Street will be required.***

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. ***An off-site drainage agreement is required.***

D. 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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