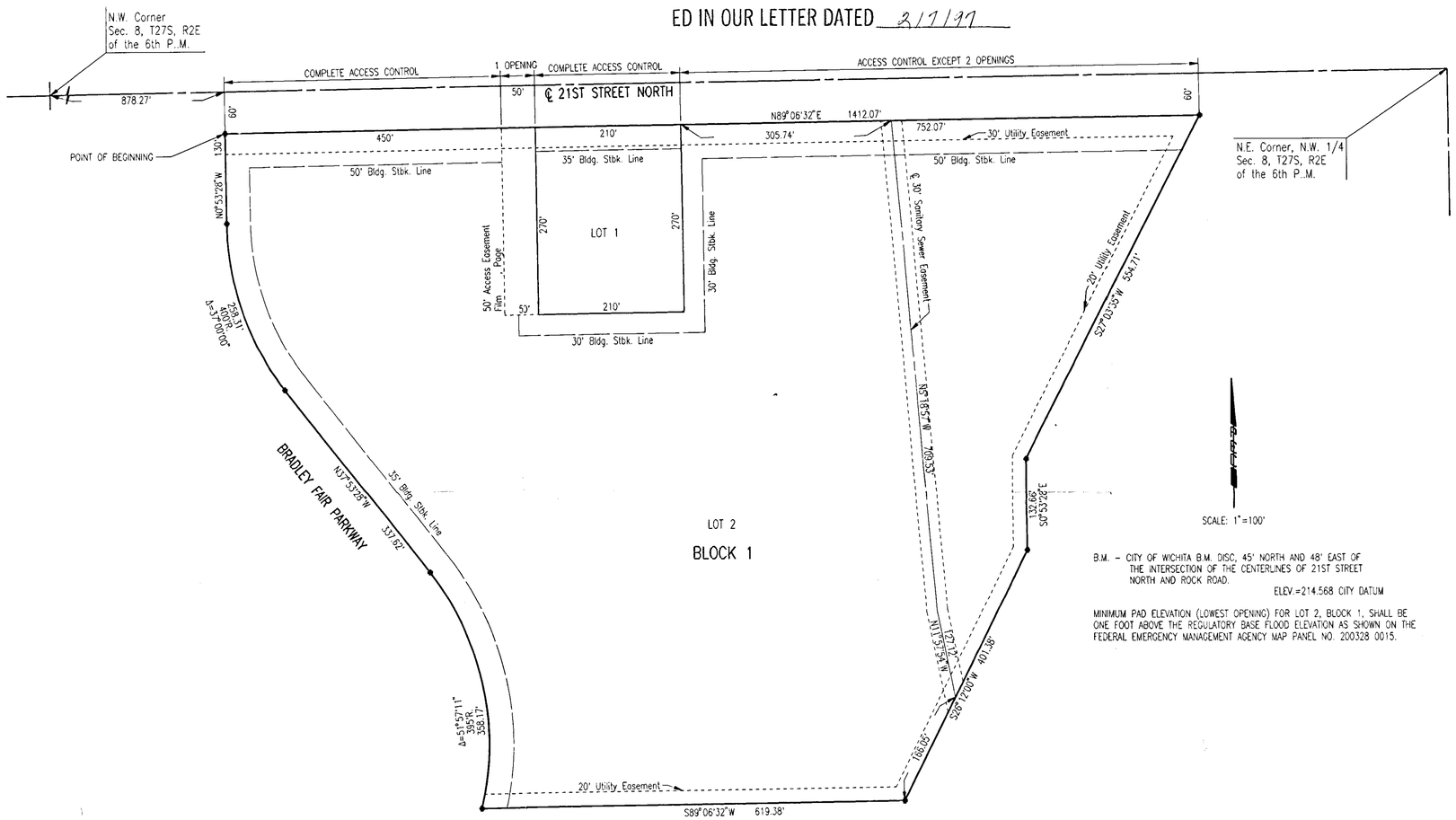
OFFICE COPY
DO NOT REMOVE

BRADLEY FAIR 3RD ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 2/6/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 2/7/97



B.M. – CITY OF WICHITA B.M. DISC, 45' NORTH AND 48' EAST OF THE INTERSECTION OF THE CENTERLINES OF 21ST STREET NORTH AND ROCK ROAD.
ELEV.=214.568 CITY DATUM

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 2, BLOCK 1, SHALL BE ONE FOOT ABOVE THE REGULATORY BASE FLOOD ELEVATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL NO. 200328 0015.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1997. I HAVE CAUSED TO BE SURVEYED AND PLATTED BRADLEY FAIR 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO LOTS A BLOCK AND A STREET THE SAME BEING DESCRIBED AS:

A TRACT OF LAND IN THE N.W. 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID N.W. 1/4 THENCE ALONG THE NORTH LINE OF SAID SECTION 8 BEARING N89°06'32"E A DISTANCE OF 878.27 FEET; THENCE BEARING S0°53'28"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N89°06'32"E PARALLEL TO AND 60.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1412.07 FEET; THENCE BEARING S27°03'35"W A DISTANCE OF 554.71 FEET; THENCE BEARING S0°53'28"E A DISTANCE OF 132.66 FEET; THENCE BEARING S26°12'00"W A DISTANCE OF 401.38 FEET; THENCE BEARING S89°06'32"W A DISTANCE OF 619.38 FEET TO A POINT ON OF A CURVE TO THE LEFT HAVING A RADIUS OF 395.00 FEET AND A CHORD OF 346.02 FEET BEARING N11°54'52"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°57'11" AN ARC DISTANCE OF 358.17 FEET; THENCE BEARING N37°53'28"W A DISTANCE OF 337.62 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°00'00" AN ARC DISTANCE OF 258.31 FEET; THENCE BEARING N0°53'28"W A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

EASEMENT AS PER FILM 359 PAGE 380 IS HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-518(B) AMENDED.

_____
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS A BLOCK AND A STREET, THE SAME TO BE KNOWN AS BRADLEY FAIR 3RD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM 21ST STREET NORTH OVER AND ACROSS THE NORTH LINE OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED. HOWEVER THAT LOT 2, BLOCK 1, SHALL HAVE ACCESS TO 21ST STREET NORTH AT THREE (3) LOCATIONS AS SHOWN; SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 2, BLOCK 1, SHALL BE ONE FOOT ABOVE THE REGULATORY BASE FLOOD ELEVATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL NO. 200328 0015.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-191 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: VANTAGE POINT PROPERTIES INC.

BY _____, PRESIDENT
PAUL D. JACKSON

OWNER: LAHAM HOLDING COMPANY, L.L.C.

BY _____, MANAGING PARTNER
GEORGE LAHAM

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME PAUL D. JACKSON, PRESIDENT OF VANTAGE POINT PROPERTIES, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AN ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1997, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME GEORGE LAHAM, MANAGING PARTNER OF LAHAM HOLDING COMPANY, L.L.C. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AN ON BEHALF AND AS THE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1997.

_____, CHAIRMAN
JOHN C. FRYE

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1997

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1997.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ M., ON THIS _____ DAY OF _____, 1997.

_____, REGISTER OF DEEDS
LARRY L. CONSOLVER

_____, DEPUTY

USNK: MWB OPEN: DLP SCALE: 1=100.00
O:\1997\97012\FINAL DWG. 01-16-1997 10:48:43 am

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

February 13, 1997

FILE COPY

Rob Hartman
c/o P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-5 - BRADLEY FAIR 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1997, 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 February 7, 1997.

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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:lfb

cc: Vantage Point Properties, Inc., 8110 E. 32ND Street North, Wichita, KS 67226
Laham Holding Co., L.L.C., 150 North Market, Wichita, KS 67202
Mike Lindebak, City Engineer, Mail Stop 1-71

WICHITA — SEDGWICK COUNTY
WSC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 7, 1997

FILE COPY

Rob Hartman
c/o P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-5 - BRADLEY FAIR 3RD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 6, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. Based upon the CUP, DP-191 Amendment #4, the applicant is to guarantee the construction of a left-turn lane in 21st Street North to serve the main entrance into Lot 2 (Parcel 2) and a deceleration lane to serve all openings being provided for Lots 1 and 2. Also, any changes to existing medians in 21st Street North shall be guaranteed by the applicant. Further, prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine if a guarantee needs to be submitted for future signalization on 21st Street North for this site's entrance at Bradley Fair Parkway.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done as part of site development.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. The applicant is advised that as indicated by the CUP, DP-191 a sidewalk plan will be required for submittal and approval as part of the building permit process.

G. As indicated by the CUP, DP-191 the applicant shall submit with the final plat tracing, a cross-lot circulation agreement

H. Prior to submitting the final plat tracing, the applicant shall record the 50' Access Easement being shown along the west line of Lot 1 and indicate the recording information in the tracing. A recording copy of the easement shall be submitted to Planning for the plat file.

I. The applicant shall submit an avigational easement covering all of 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.

J. 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.)

K. 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.

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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 13, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Vantage Point Properties, Inc., 8110 E. 32ND Street North, Wichita, KS 67226
Laham Holding Co., L.L.C., 150 North Market, Wichita, KS 67202
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

February 13, 1997

STAFF REPORT
(Final Plat Approved 2/6/97)

FILE COPY

CASE NUMBER: S/D 97-5 - BRADLEY FAIR 3RD ADDITION

OWNER/APPLICANT: (Contract Purchaser): Vantage Point Properties, Inc.,8110 E. 32nd Street North, Wichita, KS 67226

and (Contract Purchaser): Laham Holding Co., L.L.C., 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Rob Hartman, c/o P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st Street North and east of Rock Road

SITE SIZE: 22.7 ± Acres

NUMBER OF LOTS

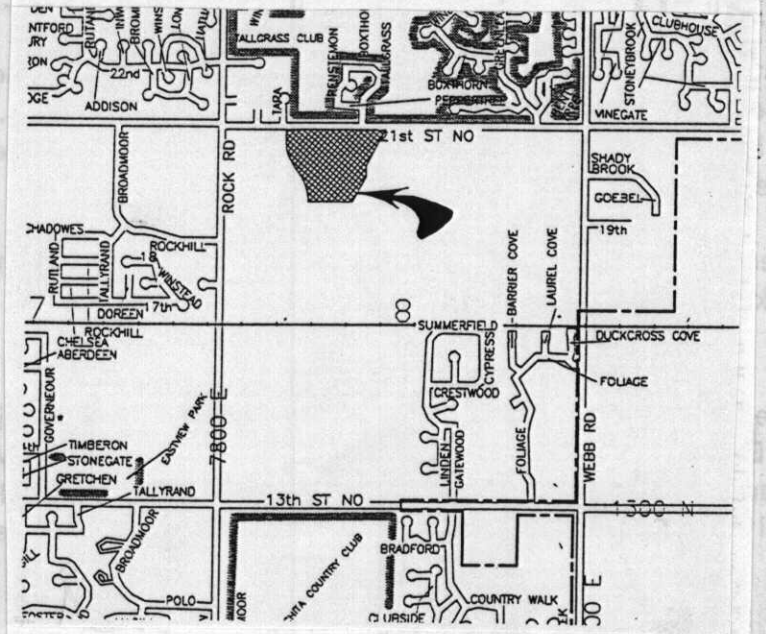
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.3 Acres

CURRENT ZONING: "L.C." and "AA"

PROPOSED ZONING: "LC" and "GO" (Z-3177)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

C. Based upon the CUP, DP-191 Amendment #4, the applicant is to guarantee the construction of a left-turn lane in 21st Street North to serve the main entrance into Lot 2 (Parcel 2) and a deceleration lane to serve all openings being provided for Lots 1 and 2. Also, any changes to existing medians in 21st Street North shall be guaranteed by the applicant. Further, prior to submitting the final plat tracing, the applicant shall meet with Traffic Engineering to determine if a guarantee needs to be submitted for future signalization on 21st Street North for this site's entrance at Bradley Fair Parkway.

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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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