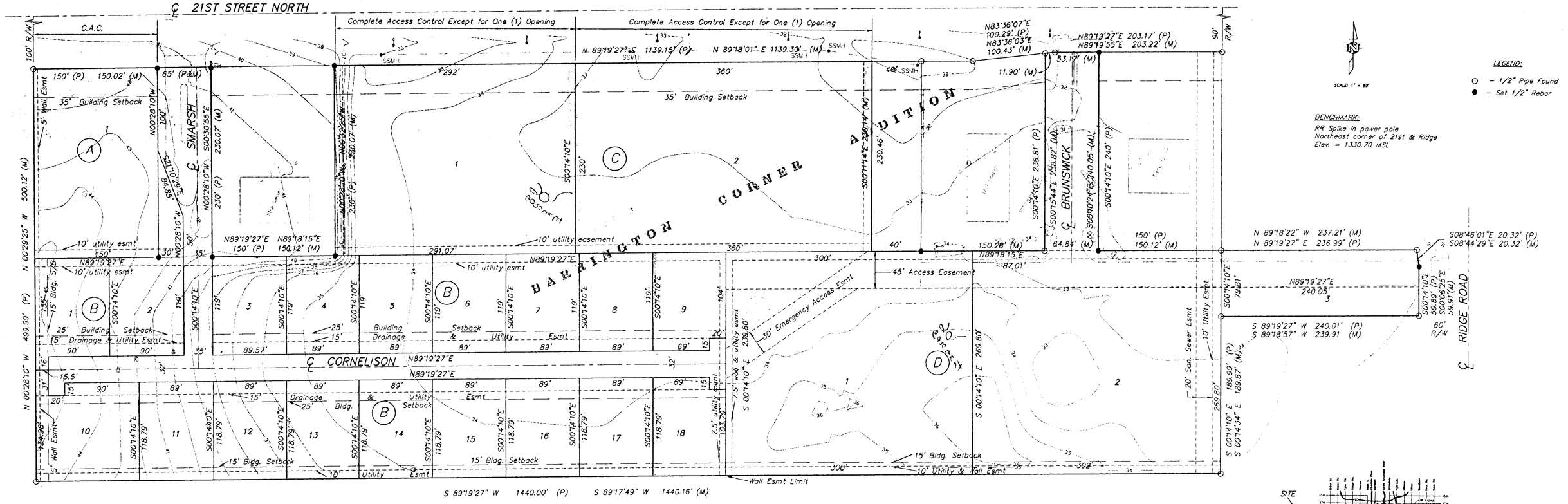


LOCATION MAP

℄ for 10' easement unless otherwise noted
= Streetlights

State of Kansas)
Sedgwick County) ss

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 "BARRINGTON CORNER SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

Lot 1, and Lot 3, except that portion of said Lot 3 described as follows: Beginning at the Southwest Corner of Lot 4, Block 1 in Barrington Corner Addition to Wichita, Sedgwick County, Kansas, thence S 89°19'27" W, 60.00 feet to a point; thence N 00°14'10" W, 230.00 feet to a point on the South Right-of-Way line of 21st Street North; thence N 89°19'27" E, 60.00 feet to the Northwest Corner of Lot 4, Block 1, Barrington Corner Addition; thence S 00°14'10" E, 230.00 feet to the Point of Beginning, in Block 1, Barrington Corner, an Addition to Wichita, Sedgwick County, Kansas.

All being situated in Sec. 29, Twp. 26-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).

_____ Surveyor
Jeff Dettman, L. S. #950

OFFICE COPY
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9-18-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED _____

BARRINGTON CORNER SECOND ADDITION
AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Know all men by these presents that I, the undersigned owner have caused the land described in the Surveyors certificate to be platted into Lots to be known as "Barrington Corner Second Addition", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets as shown are hereby dedicated to and for the use of the public.

_____, Owner
Ritchie Associates, Inc.
??????, ????

_____, Owner
C. Edgar Dunne

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me, this ____ day of _____, 1997, by _____, _____, 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.

_____, Notary Public

My App't. Exp. _____

State of Kansas)
Sedgwick County) ss

The foregoing instrument was acknowledged before me, this ____ day of _____, 1997, by C. Edgar Dunne, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

_____, Notary Public

My App't. Exp. _____

State of Kansas)
City of Wichita) ss

This plat of "BARRINGTON CORNER SECOND 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 _____, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
John C. Frye

_____, Secretary
Marvin S. Krout

State of Kansas)
City of Wichita) ss

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1997.

_____, County Clerk
James Alford

State of Kansas)
Sedgwick County) ss

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1997, at _____ o'clock _____; and is duly recorded.

_____, Register of Deeds
Larry L. Consolver

_____, Deputy
Michael D. Hurtt

AUSTIN MILLER P.A.
ENGINEERING SERVICES
254 S. Laura, Suite 210 Wichita, KS. 67211
316/262-1281 fax: 316/262-6773

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

September 26, 1997

Austin Miller, P.A.
C/O Tim Austin
254 S. Laura, Ste 210
Wichita, KS 67275-5053

Re: S/D 97-67 ONE-STEP FINAL PLAT OF BARRINGTON CORNER SECOND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 25, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommended that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 19, 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.

If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG:ch
Enclosure

cc: C. Edgar Dunne, 1900 E. 22nd St., No., Bldg. 100, Wichita, KS 67226
Mike Lindebak, City Engineer
Jim Weber, PE Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S Seneca, Wichita, KS 67213

Copy Sent to Phil Bundy

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

FILE COPY

September 19, 1997

Austin Miller, P.A.
C/O Tim Austin
254 S. Laura, Ste 210
Wichita, KS 67275-5053

Re: S/D 97-67 ONE-STEP FINAL PLAT OF BARRINGTON CORNER SECOND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 18, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

STAFF COMMENTS:

A. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth. *The drainage plan has been approved and will require guarantees.*

B. The applicant shall guarantee the paving of the proposed interior streets. City Engineering should comment on the acceptability of the width of the interior streets.

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

D. City Fire Department should comment on the acceptability of the proposed street names as well as if the hammer heads located at the end of Cornelison should be cul-de-sacs. Additionally, the Fire Department should comment on the emergency access (i.e. type of surface, width of surface and if it should be gated). *City Engineering requests Cornelison should be a cul-de-sac and not a hammerhead. Brunswick should be ~~Brunswick Lane~~. The emergency access shall be 20-feet wide and paved to urban standards. It will be gated if it remains an emergency access. ~~Brunswick Lane~~ shall*

Smarsh Smarsh

be an access easement and not public right-of-way. Therefore, a joint ingress-egress document shall be filed.

E. On the final plat tracing, proper reference shall be made in the platter's text to the granting of the emergency access easement.

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

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

L. 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. *KGE requests additional utility easements shown on the attached plat.*

M. A tie point shall be placed on the final tracing, as well as the location of the plat shall be corrected to read Section 9, Twp. 27S, R-1-W.

N. The north south line on Lot 1, Block A should be removed or the eastern property should be labeled as a reserve or other.

O. The dotted line at the terminus of Brunswick should be a solid line.

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, September 25, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Keith Gooch

Keith Gooch
Current Plans Division

KG:ch
Enclosure

cc: C. Edgar Dunne, 1900 E. 22nd St., No., Bldg. 100, Wichita, KS 67226
Mike Lindebak, City Engineer
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. 2-4
September 25, 1997

STAFF REPORT
(One-Step Final-Approved 9/18/97)

CASE NUMBER: S/D 97-67 BARRINGTON CORNER SECOND ADDITION

OWNER/APPLICANT: C. Edgar Dunne, 9100 E. 22nd St. N., Bldg. 100, Wichita, KS 67226

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

LOCATION: Southwest of 21st Street and Ridge Road

SITE SIZE: 17 acres

NUMBER OF LOTS

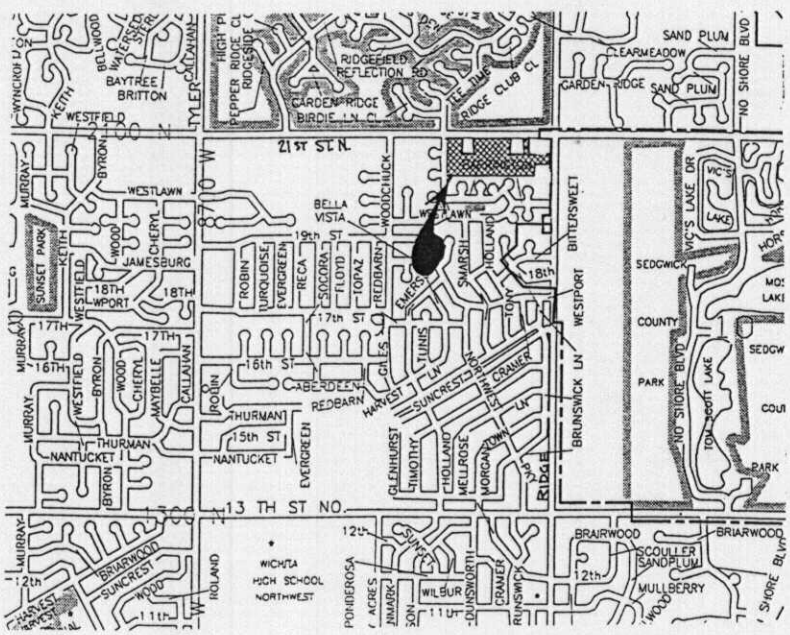
Residential:	18
Office:	
Commercial:	5
Industrial:	
Total:	23

MINIMUM LOT AREA: 7.275 acres

CURRENT ZONING: "LC" Limited Commercial

PROPOSED ZONING: "LC" Limited Commercial

VICINITY MAP:



Note: This is a replat of a previously approved plat. This site is also subject to CUP restrictions associated with DP-181.

STAFF COMMENTS:

A. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth. ***The drainage plan has been approved and will require guarantees.***

B. The applicant shall guarantee the paving of the proposed interior streets. City Engineering should comment on the acceptability of the width of the interior streets.

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

D. City Fire Department should comment on the acceptability of the proposed street names as well as if the hammer heads located at the end of Cornelison should be cul-de-sacs. Additionally, the Fire Department should comment on the emergency access (i.e. type of surface, width of surface and if it should be gated). ***City Engineering requests Cornelison should be a cul-de-sac and not a hammerhead. Brunswick should be Brunswick Lane. The emergency access shall be 20-feet wide and paved to urban standards. It will be gated if it remains an emergency access. Brunswick Lane shall be an access easement and not public right-of-way. Therefore, a joint ingress-egress document shall be filed.***

E. On the final plat tracing, proper reference shall be made in the platter's text to the granting of the emergency access easement.

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.)

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