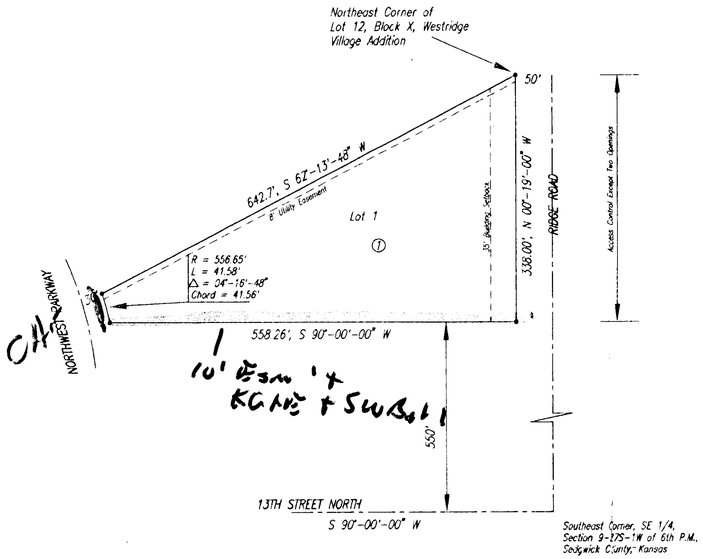


SCALE : 1" = 100'

Z-3122 to GO
to DAC 3127G7

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and plotted "Brock Fourth Addition" to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

Lot 12, Except South 550 feet thereof, Block X, Westridge Village Addition to Wichita, Sedgwick County, Kansas.

All easement, right-of-ways, previously granted are hereby vacated in accordance with K.S.A. 12-512(b), as amended.

This survey was completed in February, 1997.

BABAR M. KHAN
LICENSED
LS 985
KANSAS
LAND SURVEYOR

BABAR M. KHAN, R.L.S. # 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and platted into lots, blocks, and streets, the same to be known as "Brock Fourth Addition to Wichita, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. There will be access control over and across the East line of Lot 1, Block 1, to and from Ridge Road, Except for Two openings.

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

This instrument was acknowledged before me on this _____ day of _____, 1997, BY _____

_____, Notary Public

My Commission Expires:_____

This Plat of "Brock Fourth Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 1997.

_____, Chairman
John C. Frye

_____, Secretary
Marvin Krout

This plat has been approved by the City Council of City of Wichita, Kansas, This _____ day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, Register of Deeds
Larry Conslover

_____, Deputy

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/3/97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-4-97

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

BROCK FOURTH ADDITION → LINDA WINTERS ADDITION 5/8/97

TO

WICHITA

SEDGWICK COUNTY, KANSAS

PROGRESS PRINT

MUNICIPAL ENGINEERS, P.A.
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

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

April 14, 1997

Babar M. Khan, P.E., L.S.
Municipal Engineers, P.A.
254 S. Laura, Suite 201
Wichita, KS 67211

FILE COPY

Re: S/D 97-23 - BROCK 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 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 April 4, 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: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825; 808-396-4470
Floyd Gruver, 1453 N.W. Parkway, Wichita, KS 67212-1542
Mike Lindebak, City Engineer, Public Works Department (1-71)

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

FILE COPY

April 4, 1997

Babar M. Khan, P.E., L.S.
Municipal Engineers, P.A.
254 S. Laura, Suite 201
Wichita, KS 67211

Re: S/D 97-23 - BROCK 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 3, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This plat shall be subject to approval of the associated zoning case (Z-3222) and any relevant conditions involving the platting of the site per the zone case.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements (private storm sewer) may be done at the time of site development.

C. On the final plat tracing, complete access control shall be shown to Northwest Parkway. Also, only one access opening shall be indicated to Ridge Road. Both the face of the plat and platter's text shall note this access control. The platter's text shall also be amended to use the standard terminology for the dedication of access controls to the City of Wichita and that the location of any opening (to Ridge) is subject to approval by the City Engineer.

D. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Michael D. Hurtt.

E. If the dot symbols at the corner of this plat (lot) involve irons found, set, etc. this should be noted in a legend located below the north arrow.

F. On the final plat tracing, the center line of Ridge shall be labelled "CL".

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. 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.

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

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

L. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

M. As requested by the applicant, the final tracing may be submitted with a revised name. It should be noted that an Addition, now within Wichita, exists with the name Winter. While the use of Winters should be acceptable, it is recommended that a greater name distinction be used such as by adding a first initial, e.g., A. Winters, T. Winters, or so forth.

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, April 10, 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: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825; 808-396-4470
Floyd Gruver, 1453 N.W. Parkway, Wichita, KS 67212-1542
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8

April 10, 1997

STAFF REPORT
(Final Plat, Approved 4/3/97)

CASE NUMBER: S/D 97-23 - **LINDA WINTERS ADDITION**

OWNER/APPLICANT: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825
Phone: 808-396-4470

SURVEYOR/ENGINEER: Babar M. Khan, P.E., L.S., Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211, Phone: 316-262-3842

LOCATION: North of 13th Street North, on the west side of Ridge Road.

SITE SIZE: 2.43 Acres

NUMBER OF LOTS

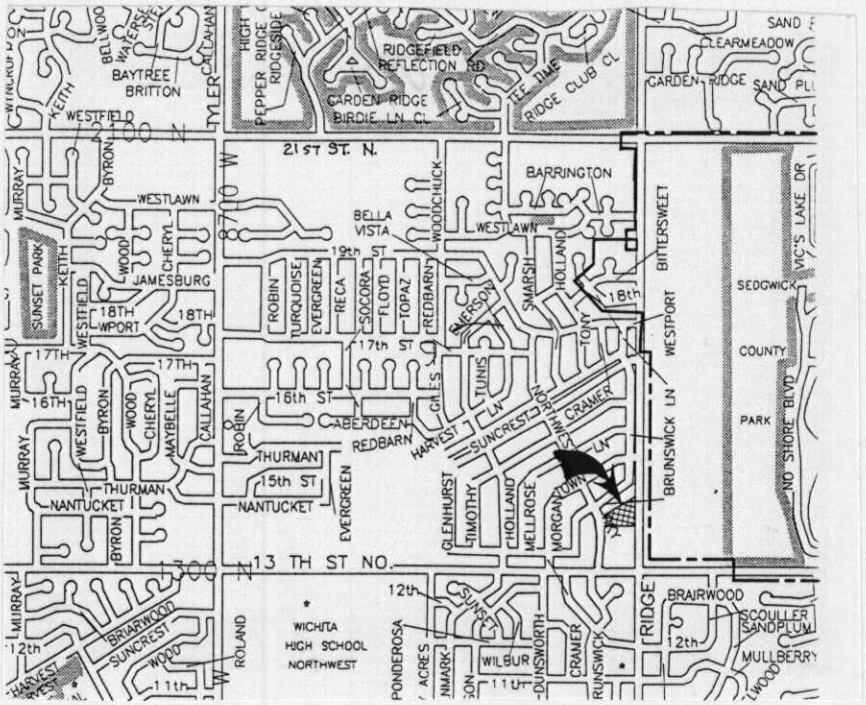
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 94,000 +/- square feet

CURRENT ZONING: "SF-6"

PROPOSED ZONING: "GO" (Z-3222)

VICINITY MAP:



STAFF COMMENTS:

A. This plat shall be subject to approval of the associated zoning case (Z-3222) and any relevant conditions involving the platting of the site per the zone case.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements (private storm sewer) may be done at the time of site development.

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