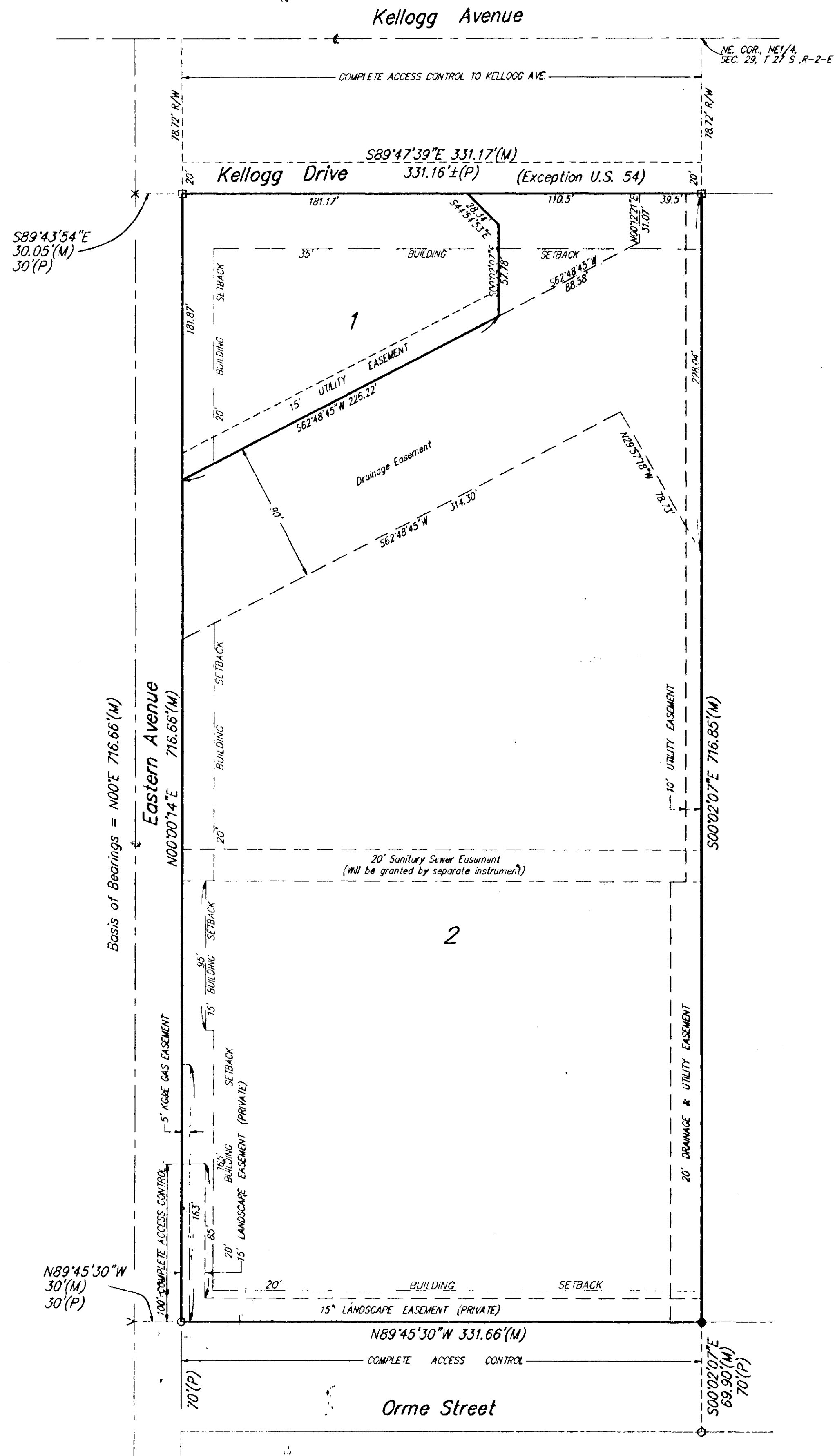


CIRCUIT CITY ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in
aforsaid County and State do hereby certify that we have surveyed
and platted "CIRCUIT CITY ADDITION", Wichita, Sedgwick County, Kansas and
that the accompanying plat is a true and correct exhibit of the property
surveyed, described as and being a replat of Lot 1 and 2, Weaver-
Reimold Addition to Wichita, Kansas, together with Lot 1, Executives
Inc. Addition, Wichita, Kansas.

All being located in the NW1/4 of Sec. 29, Twp. 27-S, R-2-E 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 Co., P.A.

Gregory F. Severns Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots to be known as "CIRCUIT CITY ADDITION", Wichita, Sedgewick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The landscape easements are hereby granted as indicated for landscaping, open space, berms, and screening walls. The landscape easements shall be private easements and shall be owned and maintained by the owner of Lot 2. The KG&E gas line easement is hereby granted as indicated for the construction and maintenance of a KG&E gas line. All abutters rights of access to or from Kellogg Avenue over and across the north line of Kellogg Drive, and to or from Orme Street over and across the south line of Lot 2, and to or from Eastern Avenue over and across the south 100 feet of the west line of Lot 2 are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be 1334.0 M.S.L. (145.6 City Datum).

Executives, Inc., a Kansas corporation

_____, President
T.G. Davis

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1996, by T. G. Davis,
President of Executives, Inc. a Kansas corporation, on behalf of
the corporation. ,

My App't. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "CIRCUIT CITY ADDITION", Wichita, Sedgwick County, Kansas.

Union National Bank of Wichita

This plat of "CIRCUIT CITY ADDITION", Wichita, Sedgewick County, Kansas has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 199__.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes Chair

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1996.

Bob Knight Mayor

Deputy
City Clerk

Pat Burnett

Entered on transfer record this _____ day
of _____, 1996.

Susan E. Crockett-Spoon County Clerk

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 _____, 1996, at ____ o'clock ____ M; and is duly
recorded.

Pat Kettler

Ed Resa Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 1996, by
_____, of Union National Bank of Wichita,
on behalf of the bank. (file)

My App't. Exp. _____ Notary Public

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 15, 1996

Baughman Company, P.A. S/D 95-85
315 Ellis
WICHITA, KS 67211

RE: S/D 95-85, Final Plat of CIRCUIT CITY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 15, 1996, 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 8, 1996.

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 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:rh

cc: Executives, Inc., 6215 East Kellogg, WICHITA, KS 67218
Circuit City, Attn: Chris Moore, 9950 Mayland Drive, RICHMOND VA 23233
Mike Lindebak, City Engineer

SEDGWICK COUNTY



February 8, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company, P.A. S/D 95-85
315 Ellis
WICHITA, KS 67211

RE: S/D 95-85, Final Plat of CIRCUIT CITY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 8, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- Handwritten: CK a (check) on AS in 'S' ? - temp for perm.*
- Handwritten: the \$100*
- A. The applicant shall guarantee the relocation of sanitary sewer lines made necessary by this replat. Temporary easements shall also be provided as needed for such relocations. As noted on the final plat, a 20' sanitary sewer easement across the center of the site needs to be granted by separate instrument.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall include any required culverts and related improvements involving the drainage easement located in the northern portion of this site. The applicant is advised that FEMA floodway is involved with such improvements and permits will need to be obtained from the State.
- C. The applicant shall submit a Sidewalk Certificate assuring the installation of sidewalk along the east side of Eastern, from Kellogg (Drive) to Orme, as a condition of this site's development (issuance of building permits).
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As offered by the applicant during the zone change case, the applicant shall submit for recording, with the final plat tracing, a restrictive covenant concerning certain site development conditions.
- Handwritten: Bring for review?*
- F. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that all buildings or structures shown as being located within proposed or existing easements, have been removed.

February 8, 1996

Page 2

still showing as Final to now, will deal with
G. In regard to the 30' KPL Gas Service Co. Easement shown on the preliminary plat, if this easement is to be vacated, as an apparently private easement, it cannot be vacated by the plat but rather must be released by the party benefitting. Such a release shall be submitted with the final plat tracing; otherwise, this easement shall need to be shown on the final plat tracing and this plat will be subject to the standard requirements concerning pipeline easements. *relocation / removal*

have contact w/ K&E & relocate
H. The applicant shall submit a letter from KG&E-Gas indicating that satisfactory arrangements have been made for the relocation of natural gas lines and as necessary, easements for such a relocation shall be granted.

9/10 Kurt Schreiber informed
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.

will need before releasing
J. Prior to releasing this plat for recording, the applicant shall provide proof that all applicable property taxes have been paid on this site. The platting binder presently indicates over \$18,000 in taxes are or were outstanding.

K. 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.)

L. 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.

M. 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.

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.

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.

S/D 95 - 85 - Final Plat of the CIRC - CITY ADDITION

February 8, 1996

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 15, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Executives, Inc., 6215 East Kellogg, WICHITA, KS 67218
Circuit City, Attn: Chris Moore, 9950 Mayland Drive, RICHMOND VA 23233
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 15, 1996

STAFF REPORT

(Final Plat Approved 2/8/96, Preliminary Plat Approved 1/4/96)

CASE NUMBER: S/D 95-85 CIRCUIT CITY ADDITION

OWNER/APPLICANT: Executives, Inc., 6215 E. Kellogg, Wichita, KS 67218

CONTRACT PURCHASER: Circuit City, Attn: Chris Moore, 9950 Mayland Drive, Richmond, VA 23233

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

LOCATION: South of Kellogg and west of Webb

SITE SIZE: 5.4 Acres

NUMBER OF LOTS

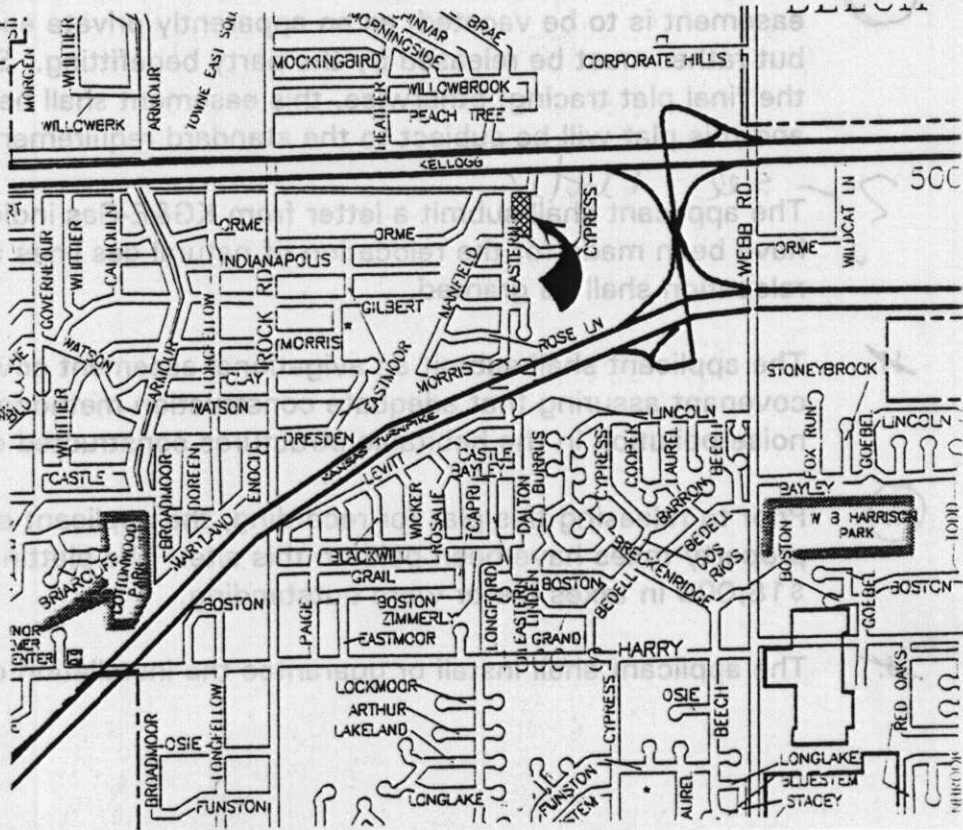
- Residential:
- Office:
- Commercial: 2 Lots
- Industrial:
- Total: 2 Lots

MINIMUM LOT AREA: 26,000 ± sq. ft.

CURRENT ZONING: "LC" and "BB"

PROPOSED ZONING: "LC" (Z-3187)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A* The applicant shall guarantee the relocation of sanitary sewer lines made necessary by this replat. Temporary easements shall also be provided as needed for such relocations. As noted on the final plat, a 20' sanitary sewer easement across the center of the site needs to be granted by separate instrument.
- B* The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee shall include any required culverts and related improvements involving the drainage easement located in the northern portion of this site. The applicant is advised that FEMA floodway is involved with such improvements and permits will need to be obtained from the State.
- C* The applicant shall submit a Sidewalk Certificate assuring the installation of sidewalk along the east side of Eastern, from Kellogg (Drive) to Orme, as a condition of this site's development (issuance of building permits).
- D* If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E* As offered by the applicant during the zone change case, the applicant shall submit for recording, with the final plat tracing, a restrictive covenant concerning certain site development conditions.
- F* *see note submitted - Easement not on plat - Vicki, has been given permit by sep. inst. that will be used*
Prior to this plat being scheduled for City Council review, the applicant shall submit a letter indicating that all buildings or structures shown as being located within proposed or existing easements, have been removed.
- G* *after 5/5/95*
In regard to the 30' KPL Gas Service Co. Easement shown on the preliminary plat, if this easement is to be vacated, as an apparently private easement, it cannot be vacated by the plat but rather must be released by the party benefitting. Such a release shall be submitted with the final plat tracing; otherwise, this easement shall need to be shown on the final plat tracing and this plat will be subject to the standard requirements concerning pipeline easements. *on 5/5/95*
- H* *see letter*
The applicant shall submit a letter from KG&E-Gas indicating that satisfactory arrangements have been made for the relocation of natural gas lines and as necessary, easements for such a relocation shall be granted.
- 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* Prior to releasing this plat for recording, the applicant shall provide proof that all applicable property taxes have been paid on this site. The platting binder presently indicates over \$18,000 in taxes are or were outstanding.
- K* 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.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~N.~~ Recording of the plat within 30 days after approval by the City Council.