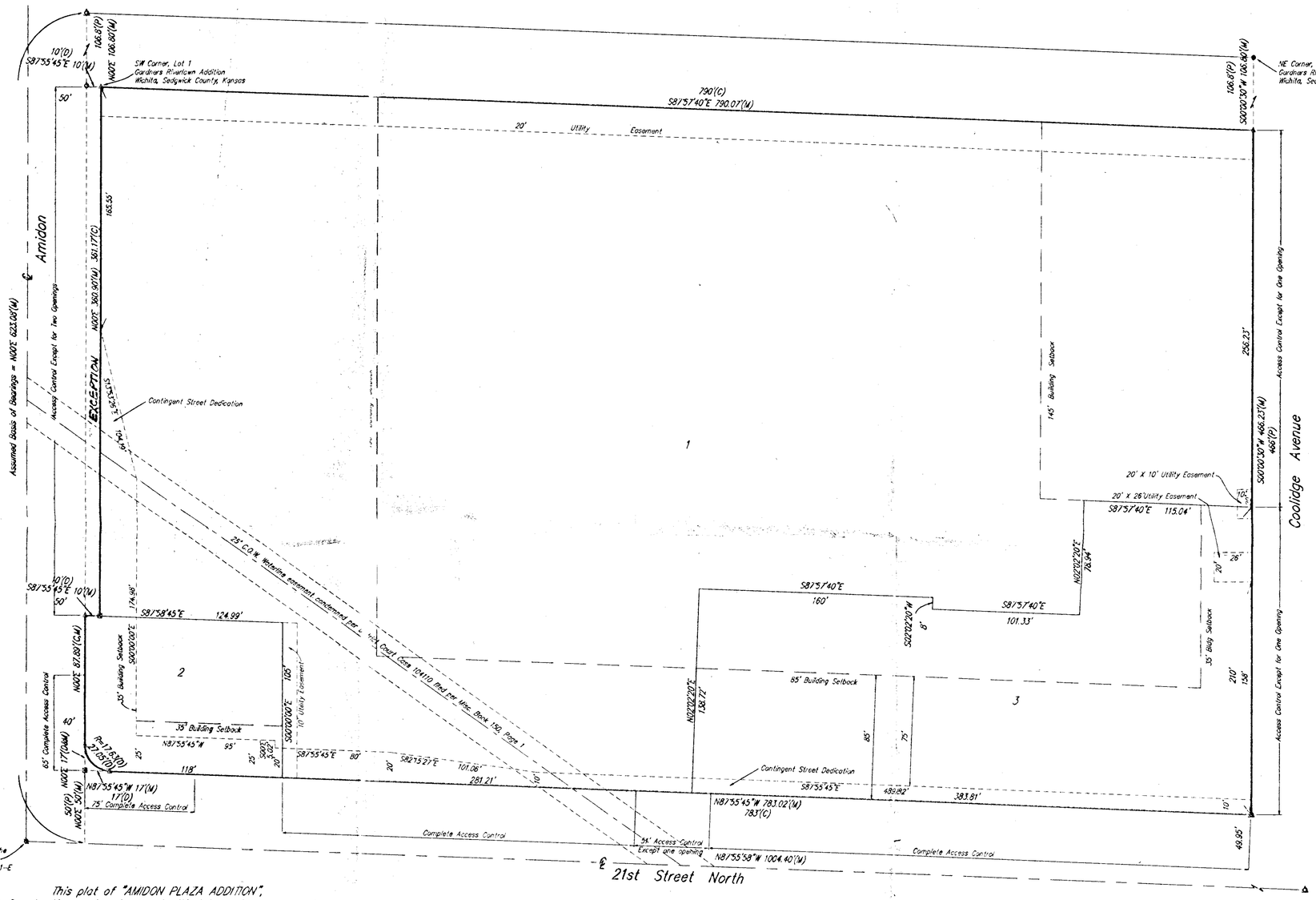
Copied from the Tracing 10/31/96

AMIDON PLAZA ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Note: See Community Unit Plan DP-78, for additional Building Setbacks.

(P) = Platted
(M) = Measured
(D) = Described
● = 3/4" Iron Pipe Found
○ = 1/4 Bocker Rebar Found
⊠ = P.K. Nail Set
△ = 1/4 Baughman Rebar Set
▲ = 1/2" Iron Pipe Found
⊗ = Thimble Found

BENCHMARK:
City of Wichita Disc on SE. corner of the Little Arkansas River bridge located on 21st Street N.
Elev. = 1313.71 M.S.L.

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "AMIDON PLAZA ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Block 1, vacated 22nd Street between Amidon Avenue and Coolidge Avenue, and Lots 11 through 20, inclusive, in Block 2, all in Gardners Riverlawn Addition to the City of Wichita, Sedgwick County, Kansas; EXCEPT beginning at the Southwest corner of Block 1, Gardners Riverlawn Addition; thence East along the south line of said Block 1 a distance of 17 feet; thence Northwesterly along a curve to the right having a radius of 17.63 feet to a point on the west Line of said Block 1; thence South along said west line a distance of 17 feet to the point of beginning; AND EXCEPT the west 10 feet of the north 195 feet of Block 1; the west 10 feet of the vacated 22nd street adjacent to Block 1 on the North, and the west 10 feet of Lot 20, Block 2. All being situated in the SE1/4 of Sec. 8, Twp. 27-S, R-1-E of the 6th P.M., Wichita, 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 — L.S. 9-27-96 — Surveyor

GREGORY F. SEVERNS REGISTERED L.S. 9-27-96 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lots to be known as "AMIDON PLAZA ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters Rights of Access are as shown on the face of the plat. The 21st Street North 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 and utility related purposes. The Amidon Avenue 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 and utility related purposes.

Forrest W. Weirick

Estate of James L. Gardner, deceased

Marilyn L. Gardner, Executor
Marilyn L. Gardner

James L. Gardner Testamentary Trust

James L. Gardner II, Trustee

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 3RD day of OCTOBER, 1996, by Forrest W. Weirick, a single person.

My App't. Exp. 5/5/97 — Philip J. Meyer — Notary Public

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 3RD day of OCTOBER, 1996, by Marilyn L. Gardner, Executor of the Estate of James L. Gardner, deceased on behalf of the estate.

My App't. Exp. 5/5/97 — Philip J. Meyer — Notary Public

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 1ST day of OCTOBER, 1996, by James L. Gardner II, Trustee of the James L. Gardner Testamentary Trust, on behalf of the trust.

My App't. Exp. 5/5/97 — Philip J. Meyer — Notary Public

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

This plat of "AMIDON PLAZA 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 _____, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Susan Osborne-Howes, Chair
Susan Osborne-Howes

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this 26th day of September, 1996.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

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

_____, County Clerk
Susan E. Crockett-Spoon

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.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

I, the undersigned, holder of a mortgage on the above described property, do hereby consent to this plat of "AMIDON PLAZA ADDITION", Wichita, Sedgwick County, Kansas.

Forrest W. Weirick

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 3RD day of OCTOBER, 1996, by Forrest W. Weirick, a single person.

My App't. Exp. 5/5/97 — Philip J. Meyer — Notary Public

PHILIP J. MEYER NOTARY PUBLIC STATE OF KANSAS

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

Kansas City Life Insurance Company

Charles R. Duffy, Jr., Sr. V.P.

State of Missouri)
Jackson County) SS The foregoing instrument acknowledged before me, this 30th day of September, 1996, by Charles R. Duffy, Jr., Sr. V.P., of Kansas City Life Insurance Company, on behalf of the company.

My App't. Exp. 25/10/98 — 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

September 26, 1996

Attn: Terry Smythe
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 96-62 AMIDON PLAZA ADDITION (Combined Preliminary-Final Plat One-Step Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 26, 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 September 19, 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 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:rh

cc: Amidon Plaza, 601 N. Broadway, Wichita, KS 67214
D. J. Christie, Inc., 13915 W. 107th, Lenexa, KS 66215
Mike Lindebak, City Engineer

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 19, 1996

Attn: Terry Smythe
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 96-62 AMIDON PLAZA ADDITION (Combined Preliminary-Final Plat One-Step Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 19, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This plat will be subject to approval of the CUP adjustments to DP-76 and the final plat tracing shall indicate all appropriate conditions of such adjustments.

B. All lots have access to an existing sanitary sewer line. No guarantees will be required.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If the applicant wants traffic signalization and warrants are met, the applicant shall pay for the traffic signalization.

E. The applicant shall provide guarantees or a sidewalk certificate for the installation or reconstruction of sidewalks along all streets adjacent to this site.

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

G. On the final plat tracing, the access control to 21st Street North as shown on the face of the plat shall be clarified. The arrows and wording indicating "Access Control Except for One Opening" is overlapping areas shown as having "Complete Access Control", and should be removed. The one opening within the 51-foot section is the only intended area for access from 21st Street.

To assure that Lot 3 has access, either the two openings to Coolidge should be shown as one-opening being allocated to each of the two lots adjacent to Coolidge and/or a cross-lot

access agreement shall be provided.

H. Prior to this plat being released for recording, the following items noted in the platting binder shall be resolved.

1. Ownership of the site shall be shown as on the plat.
2. Proof shall be provided that all appropriate property taxes have been paid.
3. Releases of mortgages held by Kansas City Life Insurance shall be provided or this party shall be made a signatory to the plat.

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. 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.

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

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

N. The final plat shall indicate the utility easements requested by K.G.& E.-Electric which are indicated on the enclosed "marked" copy of the plat.

O. The applicant's drainage plan is approved.

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 26, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Dale Miller
Principal Planner

DM:rh
Enclosure: Marked Copy of plat
cc: Amidon Plaza, 601 N. Broadway, Wichita, KS 67214
D. J. Christie, Inc., 13915 W. 10th, Lenexa, KS 66215
Attn: Terry Smythe, Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

AGENDA ITEM NO. 5-3

METROPOLITAN AREA PLANNING COMMISSION

September 26, 1996

STAFF REPORT
(Combined Preliminary-Final One Step Plat Approved 9/19/96)

CASE NUMBER: S/D 96-62 AMIDON PLAZA ADDITION

OWNER/APPLICANT: Amidon Plaza, 601 N. Broadway, Wichita, KS 67214
and
OWNER/APPLICANT: D. J. Christie, Inc., 13915 W. 10th 107th, Lenexa, KS 66215

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

LOCATION: North of 21st Street North and east of Amidon

SITE SIZE: 8.47 Acres

NUMBER OF LOTS

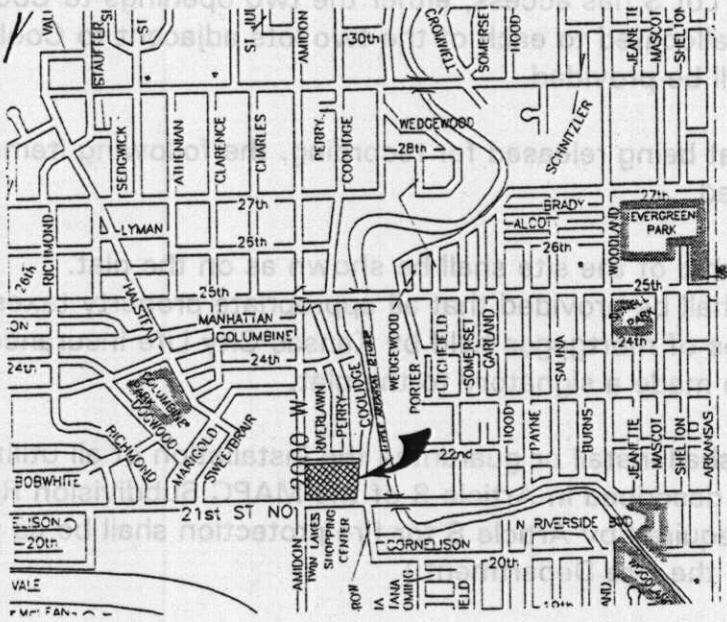
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 14,175 sq. ft.

CURRENT ZONING: "LC", "B", and "GO" See: Assoc. Case: DP-76

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

NOTE: This site is being replatted to correspond to proposed adjustments being requested for the CUP (DP-76) which governs the uses of the site. A new parcel is being created, building setbacks are being revised and access to adjacent streets is being altered. This plat is, however, being submitted prior to the approval of the requested CUP adjustments.

STAFF COMMENTS:

A. This plat will be subject to approval of the CUP adjustments to DP-76 and the final plat tracing shall indicate all appropriate conditions of such adjustments.

B. All lots have access to an existing sanitary sewer line. No guarantees will be required.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If the applicant wants traffic signalization and warrants are met, the applicant shall pay for the traffic signalization.

E. The applicant shall provide guarantees or a sidewalk certificate for the installation or reconstruction of sidewalks along all streets adjacent to this site.

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

G. On the final plat tracing, the access control to 21st Street North as shown on the face of the plat shall be clarified. The arrows and wording indicating "Access Control Except for One Opening" is overlapping areas shown as having "Complete Access Control", and should be removed. The one opening within the 51-foot section is the only intended area for access from 21st Street.

   To assure that Lot 3 has access, either the two openings to Coolidge should be shown as one-opening being allocated to each of the two lots adjacent to Coolidge and/or a cross-lot access agreement shall be provided.

H. Prior to this plat being released for recording, the following items noted in the platting binder shall be resolved.

   1. Ownership of the site shall be shown as on the plat.
   2. Proof shall be provided that all appropriate property taxes have been paid.
   3. Releases of mortgages held by Kansas City Life Insurance shall be provided or this party shall be made a signatory to the plat.

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. 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.

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

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

N. The final plat shall indicate the utility easements requested by K.G.& E.-Electric which are indicated on the enclosed "marked" copy of the plat.

O. The applicant's drainage plan is approved.