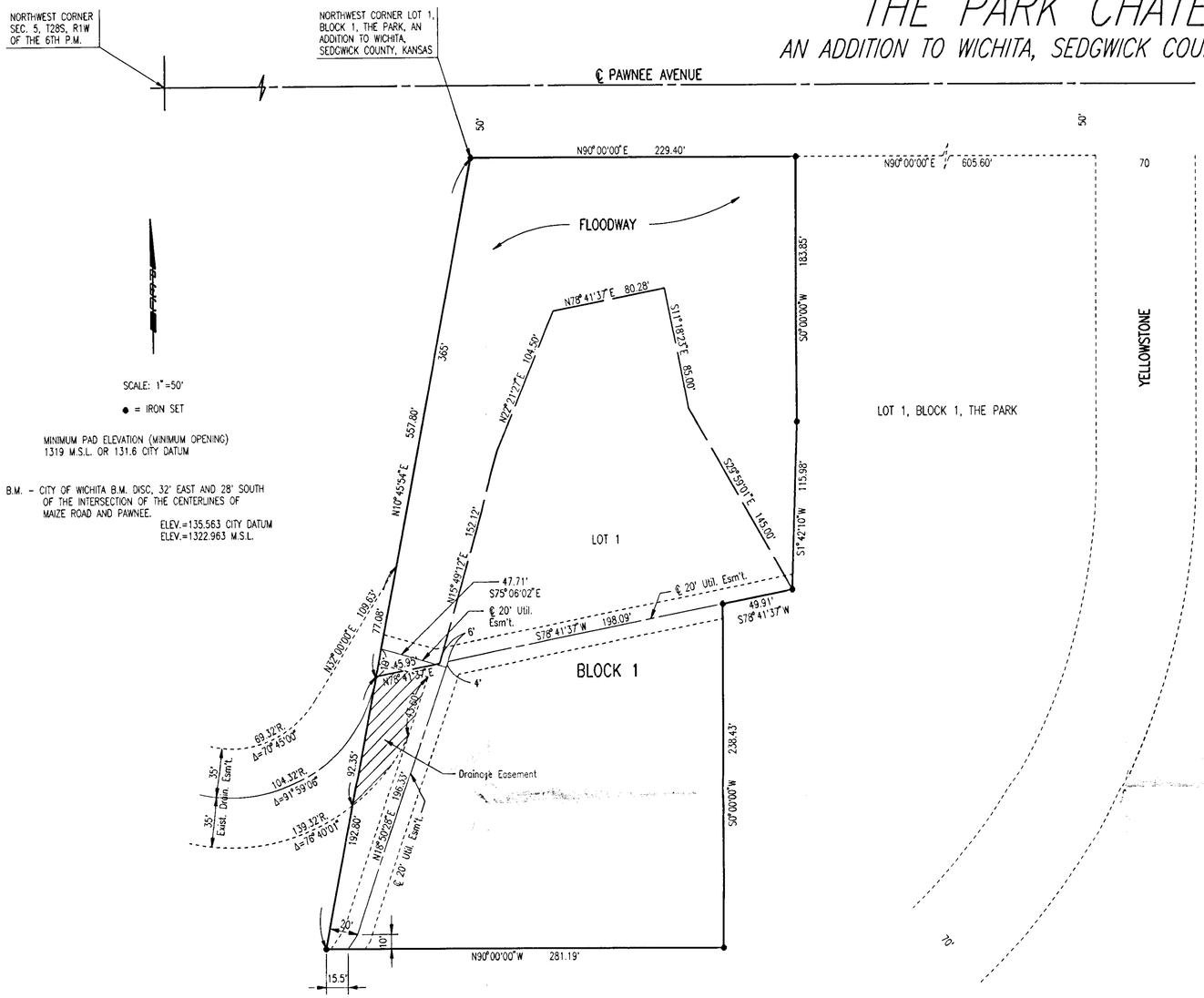
THE PARK CHATEAU

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing 5/15/96



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 10th DAY OF July, 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PARK CHATEAU, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND A FLOODWAY, THE SAME BEING A REPLAT OF THAT PART OF LOT 1, BLOCK 1, THE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS:

THAT PART OF LOT 1, BLOCK 1, THE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES, 00 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT 1, 229.40 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES WEST, 183.85 FEET; THENCE SOUTH 01 DEGREE, 42 MINUTES, 10 SECONDS WEST, 115.98 FEET; THENCE SOUTH 78 DEGREES, 41 MINUTES, 37 SECONDS WEST, 49.91 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES WEST, 238.43 FEET TO THE NORTH LINE OF THE PARK 2ND ADDITION; THENCE NORTH 90 DEGREES WEST, ALONG SAID NORTH LINE, 281.19 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 10 DEGREES, 45 MINUTES, 54 SECONDS EAST, ALONG SAID WEST LINE 557.80 FEET TO THE POINT OF BEGINNING.

THAT PART OF LOT 1, BLOCK 1, THE PARK, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED ABOVE, TOGETHER WITH THE ACCESS CONTROL TO PAWNEE, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

MICHAEL W. BERRY, P.E., R.L.S. NO. 995
PROFESSIONAL ENGINEERING CONSULTANT, 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 A LOT, A BLOCK, AND A FLOODWAY. THE SAME TO BE KNOWN AS THE PARK CHATEAU, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED ARE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF LOT 1, BLOCK 1, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY, PROVIDED FURTHER THAT NO BUILDING(S) SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL, OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE APPROPRIATE GOVERNING BODY. THE MINIMUM PAD ELEVATION (LOWEST OPENING) FOR LOT 1, BLOCK 1, SHALL BE 131.6 CITY DATUM OR 1319 M.S.L.

FOR ADDITIONAL INFORMATION AND BUILDING SET BACK LINES SEE C.U.P. OP-66 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER(S)

MARK A. CHAPPELLE

LONNA CHAPPELLE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED ON THIS 10th DAY OF July, 1996, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME MARK A. CHAPPELLE AND LONNA CHAPPELLE, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

GARY L. WILEY, NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 15, 1997

GARY L. WILEY
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-15-97

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 11th DAY OF July, 1996.

SUSAN OSBORNE-HOWES, CHAIR

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

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

July 11, 1996

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-47 - PARK CHATEAU ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 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 July 3, 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

Don Losew
Senior Planner

DL:rh
cc: Mark A. Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209
Mike Lindebak, City Engineer

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4421
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July 3, 1996

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-47 - PARK CHATEAU ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Wednesday, July 3, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Plat. The applicant shall guarantee any drainage improvements required by the platting of this property, including a box structure across the floodway as needed to provide this site with access to Pawnee.

B. Plat. The applicant shall provide a guarantee to participate in the planned paving of Pawnee adjacent to this site.

C. – Still hold from attorney – noting site not subj to OTHER Res. Since this property is a replat of a portion of The Park Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat if it is determined that this property has any responsibility for any of the reserves. The applicant's agent shall provide information to the Planning Department about the existing ownership and maintenance responsibilities of the reserves.

D. The applicant is advised that the title binder of this site is indicating that property taxes are due. Release of the final plat tracing will require proof that such taxes have been paid.

E. 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.)

F. 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.

G. 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.

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

I. Recording of the plat within 30 days after approval by the City Council.

J. 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.

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, July 11, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Mark A. Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-8

July 11, 1996

STAFF REPORT
(Final Plat Approved 7/3/96)

CASE NUMBER: S/D 96-47 - THE PARK CHATEAU

OWNER/APPLICANT: Mark A. Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209

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

LOCATION: East of Maize Road and south of Pawnee

SITE SIZE: 3.23 Acres

NUMBER OF LOTS

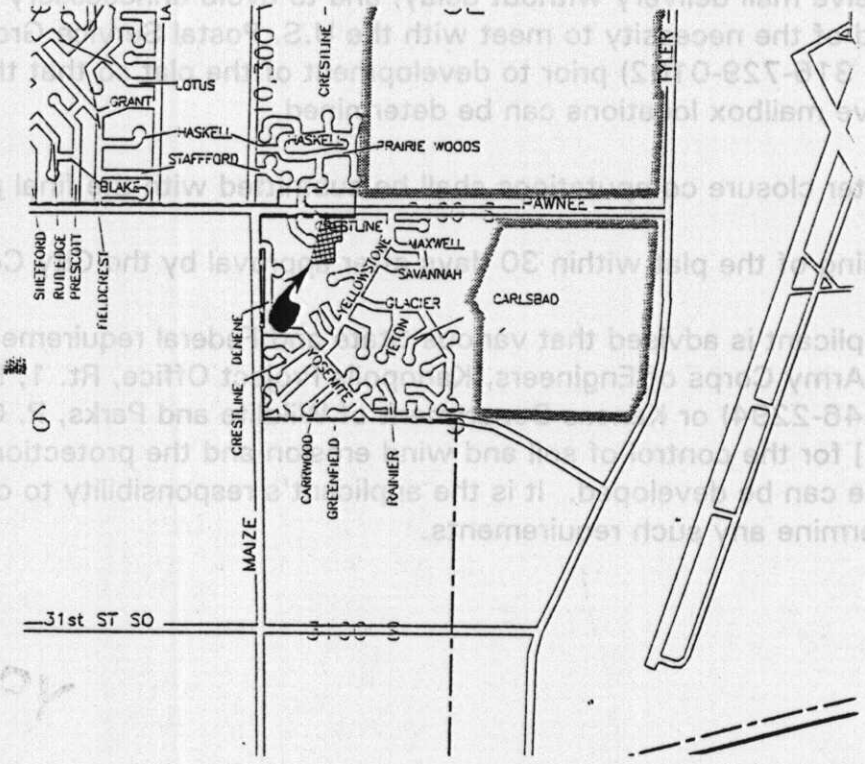
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.23 Acres

CURRENT ZONING: MF-18

PROPOSED ZONING: MF-18

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property, including a box structure across the floodway as needed to provide this site with access to Pawnee.

B. The applicant shall provide a guarantee to participate in the planned paving of Pawnee adjacent to this site.

C. Since this property is a replat of a portion of The Park Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat if it is determined that this property has any responsibility for any of the reserves. The applicant's agent shall provide information to the Planning Department about the existing ownership and maintenance responsibilities of the reserves.

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F. 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.

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