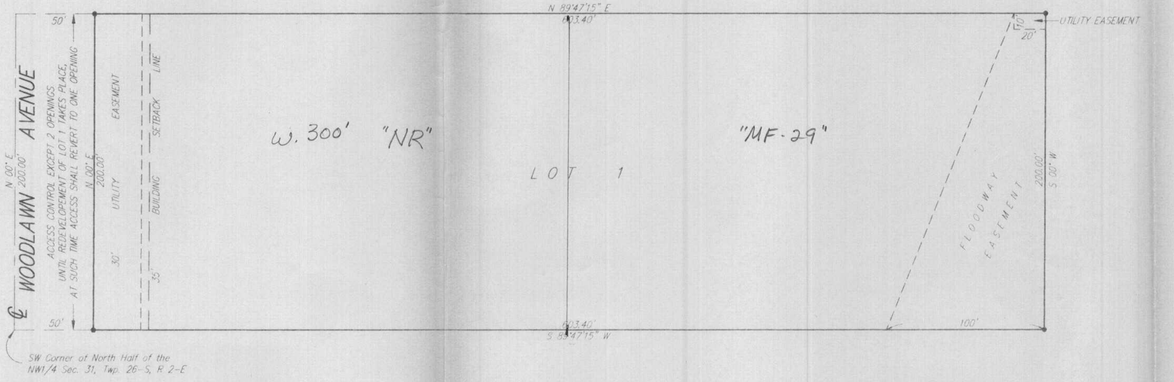
LINDER ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Drawing
4/25/96



State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "LINDER ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A tract in the North Half of the NW1/4 Sec. 31, Twp. 26-S, R-2-E, of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning at the SW Corner of said North Half of the NW1/4, thence East 653.4 feet; thence North 200 feet; thence West 653.4 feet; thence South 200 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 7 Feb 1996

Mark A. Savoy LS 788 7 Feb 96 KANSAS LAND SURVEYOR

Mark A. Savoy Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, to be known as "LINDER ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the Public. All abutter's rights of access to or from Woodlawn Avenue over and across the west line of Lot 1 are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Woodlawn Avenue at two locations, until such time that redevelopement of Lot 1 takes place; Upon the commencement of the redevelopment of Lot 1, access control to Woodlawn Avenue shall revert to one location, all as shall be determined by the City Engineer of the City of Wichita, Kansas. The Floodway easement is hereby granted for Floodway purposes. The Floodway shall be the responsibility of the owner of Lot 1, until such time as the governing body excercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. Minimum pad elevation is as shown on the face of the plat.

Carole A. Linder
Carole A. Linder

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 14th day of March 1996, by Carole A. Linder, a single person.

Barbara A. Bothum Notary Public

My App't. Exp. 8-23-99

BARBARA A. BOTHUM
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 8-23-99

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

Avco Financial Services of Colorado, Inc.

_____ _____

Liberty Lending Services, Inc.

_____ _____

State of Colorado)
County of Adams) SS

The foregoing instrument acknowledged before me, this 21st day of March 1996, by John R. Moore, of Avco Financial Services of Colorado, Inc., on behalf of the corporation.

Eva R. Schuler Notary Public

My App't. Exp. 3-14-00

State of Ohio)
County of _____) SS

The foregoing instrument acknowledged before me, this _____ day of _____ 1996, by _____, of Liberty Lending Services, Inc., on behalf of the corporation.

_____ Notary Public

My App't. Exp. _____

This plat of "LINDER ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 11th day of January, 1996.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
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 ____ day of _____, 1996.

_____ Mayor
Bob Knight

_____ Deputy 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

SRB

1" = 50'
• = 1/2" Rebar w/SRB Cap

Minimum Pad Elevation for
Lowest Floor = 1362 M.S.L.

BENCH MARK:
City of Wichita Standard Disc
NE Cor. of Handrail on Concrete Box Culvert
75'± S. of 34th St. N. on Woodlawn
Elev. = 177.97 (City of Wichita, Datum)
Elev. = 1365.37 (M.S.L.)

SRB 924 NORTH MAIN WICHITA, KANSAS 67203 316-264-8008 FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

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

January 11, 1996

Savoy, Ruggles, & Bohm, P.A S/D 95-87
c/o Mark Savoy
924 N. Main
WICHITA, KS 67203

Re: S/D - 87 LINDER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 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 January 4, 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: Carol Linder, 7701 E. Kellogg - Suite 850, WICHITA, KS 67207
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

January 4, 1996

Savoy, Ruggles, & Bohm, P.A S/D 95-87
c/o Mark Savoy
924 N. Main
WICHITA, KS 67203

Re: S/D - 87 LINDER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 4, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant shall guarantee the extension of sanitary sewer to this site and the final plat tracing shall grant an appropriate easement for such an extension. The applicant is also advised that any development on the eastern portion of this site will need to be served by a separate line to the east of the site. Consequently, another or separate guarantee would be required to extend sanitary sewer from that direction in addition to the extension serving the site's western portion.

B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements shall be provided at the time of site development.

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

D. — Provide for on plat + plattor's text instead of separate instrument. The applicant shall provide by separate instrument the contingent dedication of access control such that upon a change in this site's present use, only one (1) opening will be allowed to Woodlawn from this Addition. This instrument shall note that the cost of closing one of the openings will be born by the property owner. The face of the plat shall also note that a separate instrument has been filed granting such a contingent dedication.

E. In regard to the access control noted in the plattor's text, the text shall be corrected to note that access control is being dedicated across the lot's "west" line, not the "east" line.

F. This plat will not be released for recording until proof is provided that all applicable

See copy of CE to County To

property taxes have been paid. The platting binder indicates that presently over $1,378 in taxes are outstanding.

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

J. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 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: Carol Linder, 7701 E. Kellogg - Suite 850, WICHITA, KS 67207
Mike Lindebak, City Engineer

AGENDA ITEM NO. 3-6

METROPOLITAN AREA PLANNING COMMISSION

January 11, 1996

STAFF REPORT
(Final Plat Approved 1/4/96)

CASE NUMBER: S/D 95-87 LINDER ADDITION

OWNER/APPLICANT: Carol Linder, 7701 E. Kellogg - Suite 850, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East of Woodlawn and south of 37th Street North

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

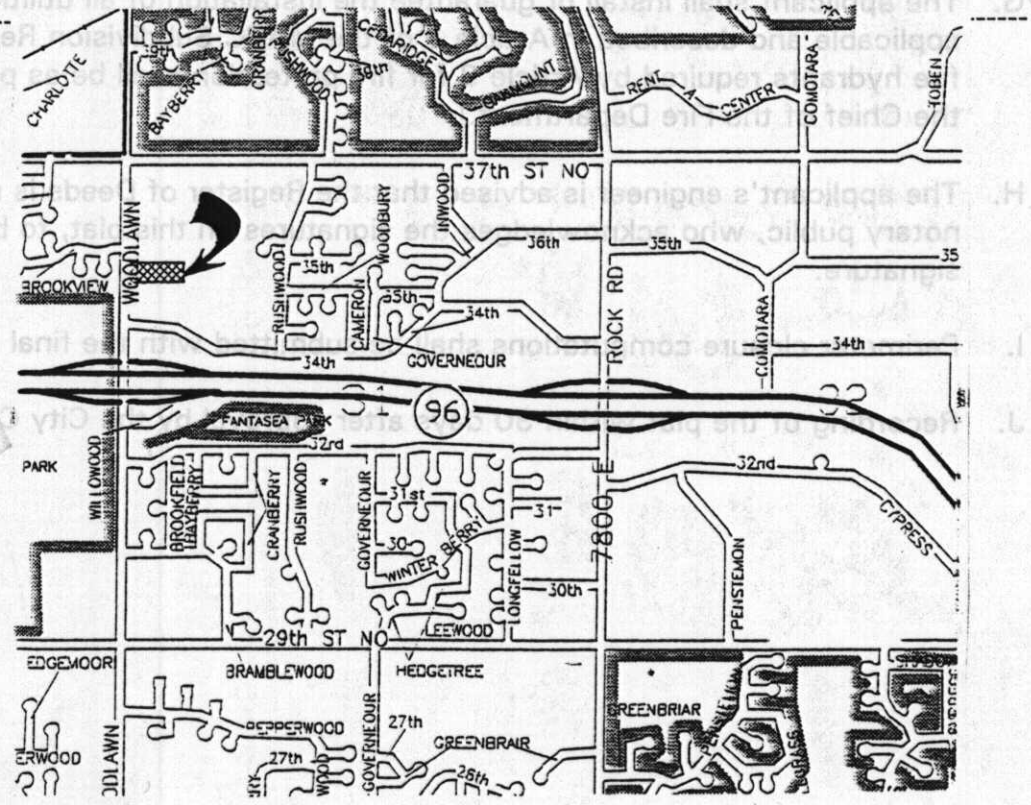
Residential:	"R-6"
Office:	
Commercial:	"O.C."
Industrial:	
Total:	1 lot

MINIMUM LOT AREA: 120,680 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "OC" and "R-6" (Z-3154)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements shall be provided at the time of site development.

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

D. The applicant shall provide by separate instrument the contingent dedication of access control such that upon a change in this site's present use, only one (1) opening will be allowed to Woodlawn from this Addition. This instrument shall note that the cost of closing one of the openings will be born by the property owner. The face of the plat shall also note that a separate instrument has been filed granting such a contingent dedication.

E. In regard to the access control noted in the plattor's text, the text shall be corrected to note that access control is being dedicated across the lot's "west" line, not the "east" line.

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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.

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