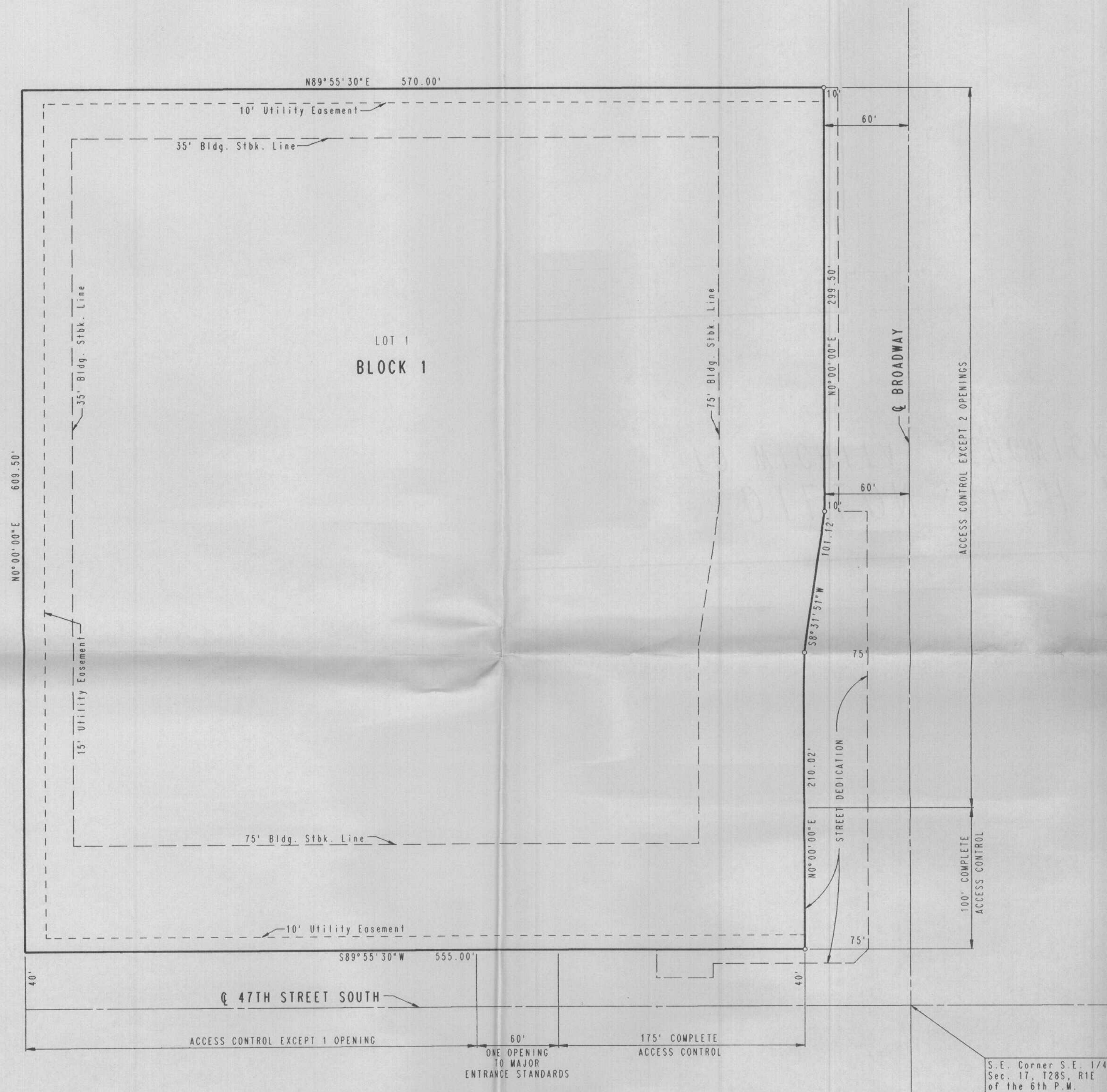


Copy of Tracing DILLON 11TH ADDITION
12/1/94 TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1"=50'
○ = IRON SET
SEPTEMBER 26, 1994

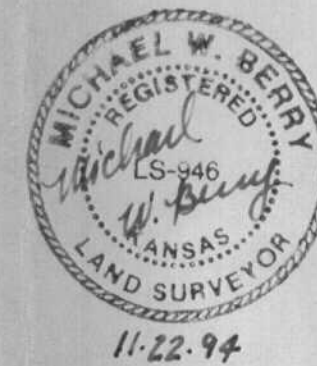
- B.M. #1: CITY OF WICHITA DISC AT AT NORTHEAST CORNER TRAFFIC SIGNAL
BASE AT SOUTHWEST CORNER BROADWAY AND 47TH STREET SOUTH.
ELEV.=87.44
- B.M. #2: RAILROAD SPIKE IN EAST FACE POWER POLE, 4TH POLE NORTH OF
47TH STREET SOUTH AND 630' WEST OF BROADWAY. ELEV.=86.86

FOR ADDITIONAL BUILDING SETBACK LINES SEE C.U.P. D.P.-216 ON FILE AT
THE WICHITA-METROPOLITAN AREA PLANNING DEPARTMENT.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 28 DAY OF November, 1994, I HAVE CAUSED TO BE SURVEYED AND PLATTED DILLON 11TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND STREETS THE SAME BEING A REPLAT OF LOT 1, SHEPLER'S 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; ALSO REPLAT OF LOT 1, BLOCK A, K.E. TAGUE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND A TRACT OF LAND DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 350 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 75 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 20 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 155 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 100 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 230 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST 180 FEET TO THE POINT OF BEGINNING. ALL PORTIONS OF LOT 1, SHEPLER'S 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, AND LOT 1, BLOCK A, K.E. TAGUE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(B) AMENDED.



Michael W. Berry
MICHAEL W. BERRY, R.L.S. NO. 946
PROFESSIONAL ENGINEERING CONSULTANTS, 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 STREETS THE SAME TO BE KNOWN AS DILLON 11TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS, AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM BROADWAY AND 47TH STREET SOUTH OVER AND ACROSS THE EAST AND SOUTH LINES OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO BROADWAY AT TWO (2) LOCATIONS AND TO 47TH STREET SOUTH AT TWO (2) LOCATIONS. ALL LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

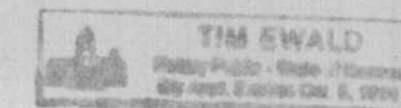
FOR ADDITIONAL BUILDING SETBACK LINES SEE C.U.P. D.P.-216 ON FILE AT THE WICHITA-METROPOLITAN AREA PLANNING DEPARTMENT.

OWNER: Norma F. Shepler
NORMA F. SHEPLER

OWNER: AMVETS POST NO. 36 AND AUXILIARY, AND
SAD SACKS WHEAT BASKET POST NO. 36, INCORPORATED

BY: Duane E. Caldwell, PRESIDENT
DUANE E. CALDWELL

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS



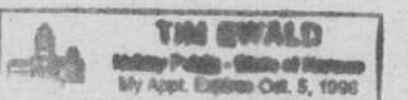
BE IT REMEMBERED ON THIS 28 DAY OF November, 1994, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME NORMA F. SHEPLER TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Tim Ewald, NOTARY PUBLIC
TIM EWALD
MY COMMISSION EXPIRES 10-5-96

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS 28 DAY OF November, 1994, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DUANE E. CALDWELL, PRESIDENT OF AMVETS POST 36 AND AUXILIARY, AND SAD SACKS WHEAT BASKET POST NO. 36 INCORPORATED, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Tim Ewald, NOTARY PUBLIC
TIM EWALD
MY COMMISSION EXPIRES 10-5-96



WE KENNETH E. TAGUE AND FLOANN M. TAGUE, HUSBAND AND WIFE, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED TRACT, DO HEREBY CONSENT TO THE PLATTING OF DILLON 11TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

KENNETH E. TAGUE FLOANN M. TAGUE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS ____ DAY OF _____, 1994, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME KENNETH E. TAGUE AND FLOANN M. TAGUE, 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.

_____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS 14 DAY OF November, 1994.

JOHN W. MCKAY, JR., CHAIRMAN

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 _____, 1994.

ELWA BROADFOOT, MAYOR

PAT BURNETT, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 1994.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ M., ON THIS ____ DAY OF _____, 1994.

PAT KETTLER, REGISTER OF DEEDS

ED RESA, DEPUTY

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 17, 1994

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

Re: S/D 94-73 DILLON 11th ADDITION - (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on November 17, 1994, 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 November 10, 1994.

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: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St.
South, Wichita, KS 67216
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, KS
67002
Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501
Mike Lindebak, City Engineer

DILLON

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

November 10, 1994

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

Re: S/D 94-73 DILLON 11th Addition (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 10, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. As indicated by the CUP, DP-216 and zone change Z-3147 the following improvements shall be guaranteed.

 - ☒ 1. The reconstruction of the median in Broadway to provide for a left turn lane to serve this site.
 - ☒ 2. The construction of an accel/decel lane along Broadway and 47th Street South as determined necessary by Traffic Engineering.
 - ☒ 3. The installation of sidewalks along both Broadway and 47th Street South.
 - ☒ 4. The closure of driveways or other opening located in areas of complete access control or in excess of the allowed number of openings. As appropriate, these improvements may be included with the guarantees for the above improvements.
- ☒ B. Guarantees shall be provided for those portions of major entrances located in public right-of-way.
- ☒ C. As indicated by City Engineering because of the presence of a sanitary sewer line along the west line of the plat, a 10-foot utility easement shall be provided along the plat's west line. As indicated by the CUP, the masonry type wall required along the west line of the plat, cannot be placed within this utility easement. Not only is a "wall easement" unnecessary for a one-lot plat but it was not intended that such easements would be a means to technically allow for a wall to be located within a utility easement. If the applicant desires to place the wall within the easement both an adjustment to the CUP and a hold harmless agreement

Shows 15' = OK

need to be pursued.

- ☒ D. As indicated by Traffic Engineering, the applicant is advised that any intended breaks in the medians adjacent to this site will require approval by the State.
- ☒ E. The applicant is advised that any relocation of utilities made necessary by this plat will be the responsibility of the applicant.
- ☒ F. Prior to submitting the final plat tracing, as requested by Planning, an acceptable means for assuring the removal of existing structures being located within areas of platted building setbacks shall be provided.
- ☒ 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.
- ☒ 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, November 17, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St.
South, Wichita, KS 67216
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, KS
67002
Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501
Mike Lindebak, City Engineer

FILE COPY

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

November 17, 1994

STAFF REPORT

(Final Plat Approved 11/10/94, Preliminary Plat Approved 10/13/94)

CASE NUMBER: S/D 94-73 DILLON 11TH ADDITION

OWNER/APPLICANT: Amvets Post #36, Amvets Post #36 Auxiliary Wheat Basket Sad Sack #36, 220 E. 47th St. South, Wichita, KS 67216
and
Norma Shepler Revocable Trust, c/o Norma F. Shepler, Trustee, 118 Lexington, Andover, Ks 67002

CONTRACT PURCHASER: Dillon Real Estate Co., Inc., c/o Lee Kelly, 2700 E. Fourth, Hutchinson, KS 67501

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

LOCATION: Northwest corner of 47th Street South and Broadway

SITE SIZE: 8.3 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

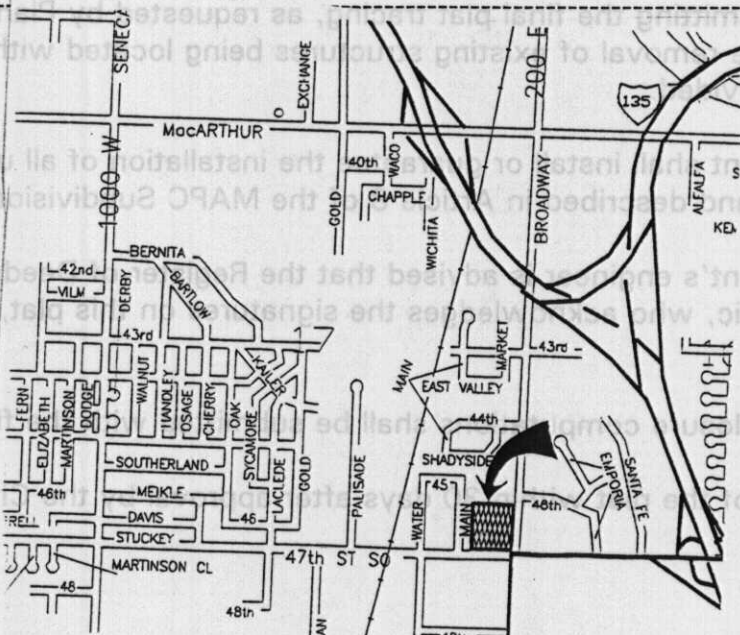
1

MINIMUM LOT AREA: 7.89 Acres

CURRENT ZONING: "AA, LC & C"

PROPOSED ZONING: "C" DP-216 and Z-3147

VICINITY MAP:



STAFF COMMENTS:

- A. As indicated by the CUP, DP-216 and zone change Z-3147 the following improvements shall be guaranteed.
 - 1. The reconstruction of the median in Broadway to provide for a left turn lane to serve this site.
 - 2. The construction of an accel/decel lane along Broadway and 47th Street South as determined necessary by Traffic Engineering.
 - 3. The installation of sidewalks along both Broadway and 47th Street South.
 - 4. The closure of driveways or other opening located in areas of complete access control or in excess of the allowed number of openings. As appropriate, these improvements may be included with the guarantees for the above improvements.
- B. Guarantees shall be provided for those portions of major entrances located in public right-of-way.
- C. As indicated by City Engineering because of the presence of a sanitary sewer line along the west line of the plat, a 10-foot utility easement shall be provided along the plat's west line. As indicated by the CUP, the masonry type wall required along the west line of the plat, cannot be placed within this utility easement. Not only is a "wall easement" unnecessary for a one-lot plat but it was not intended that such easements would be a means to technically allow for a wall to be located within a utility easement. If the applicant desires to place the wall within the easement both an adjustment to the CUP and a hold harmless agreement need to be pursued.
- D. As indicated by Traffic Engineering, the applicant is advised that any intended breaks in the medians adjacent to this site will require approval by the State.
- E. The applicant is advised that any relocation of utilities made necessary by this plat will be the responsibility of the applicant.
- F. Prior to submitting the final plat tracing, as requested by Planning, an acceptable means for assuring the removal of existing structures being located within areas of platted building setbacks shall be provided.
- 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.
- 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.