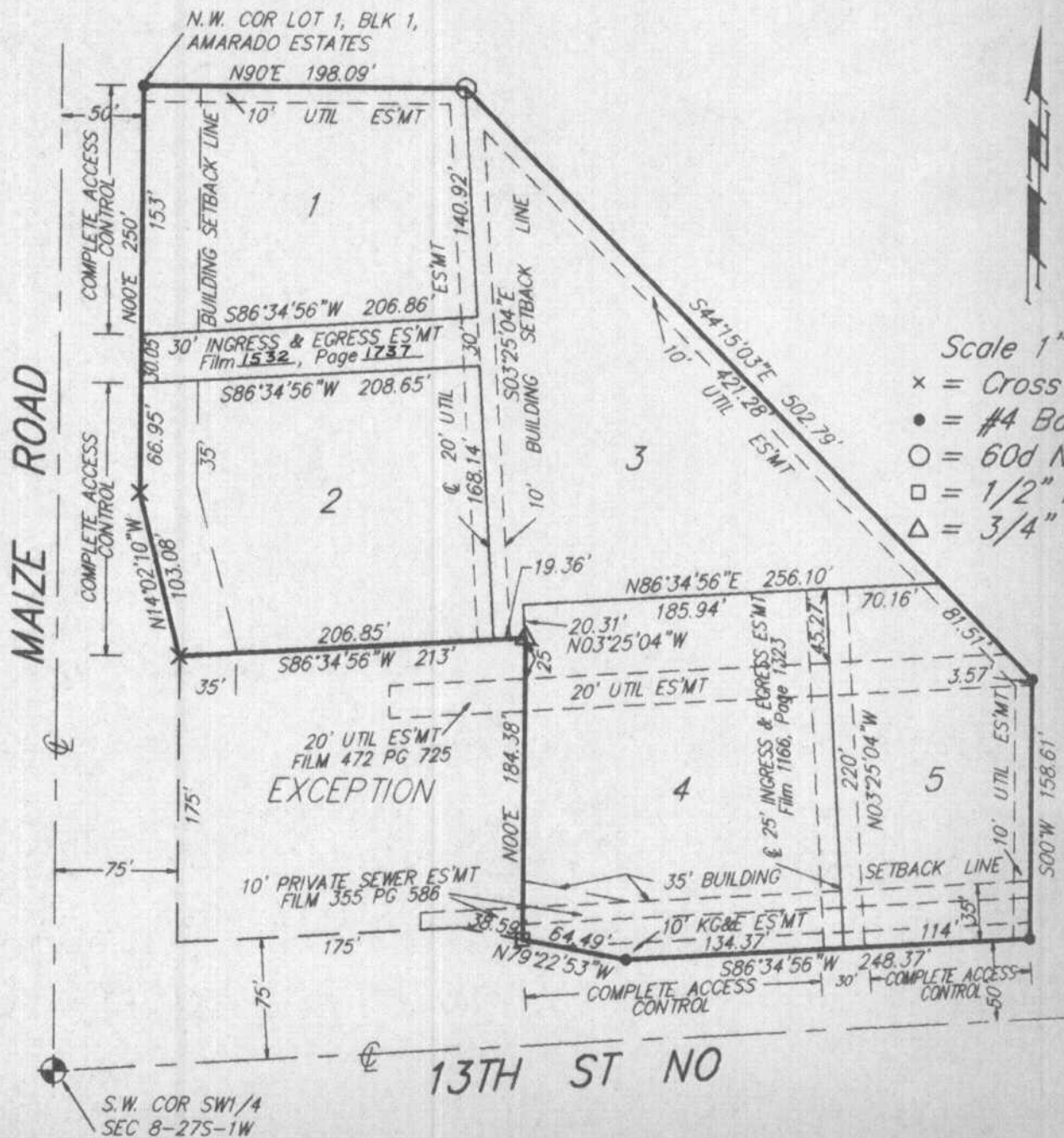


copied from
Tracing 7/18/95

AMARADO ESTATES 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



This plat of "AMARADO ESTATES 4TH ADDITION, Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 29th day of June, 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman
John W. McKay, Jr.

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 _____, 1995.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

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 "AMARADO ESTATES 4TH 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, except that part described as beginning at the S.W. Corner of said Lot 1; thence N 00° E, along the west line of said Lot 1, 175 feet; thence N 86°34'56" E, 213 feet; thence S 00° E, 184.38 feet more or less to a point on the south line of said Lot 1; thence N 79°22'53" W, along the said south line of Lot 1, 38.59 feet to a deflection corner of said Lot 1; thence S 86°34'56" W, 175 feet to the point of beginning, Block 1, Amarado Estates an Addition to Wichita, Sedgwick County, Kansas.

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

All being situated in the SW1/4 of Sec. 8, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.



Gregory F. Severns
Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "AMARADO ESTATES 4TH 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 to or from Maize Rd, over and across the west line of Lots 1 and 2 and to or from 13th St No over and across all except the east 15 feet of the south line of Lot 4 and over and across all except the west 15 feet of the south line of Lot 5 are hereby granted to the City of Wichita, Kansas.

Leslie G. Rudd

Susan Rudd

ST. JOSEPH MEDICAL CENTER

SCOTT A. HELT

Vice President

State of ~~Kansas~~ ^{Colorado}
Sedgwick County) SS The foregoing instrument acknowledged before me, this 20th day of June, 1995, by Leslie G. Rudd and Susan Rudd, husband and wife.

My App't Exp. 3-10-98

GAY L. JAMES
Notary Public

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 12th day of JULY, 1995, by SCOTT A. HELT Vice President of ST. JOSEPH MEDICAL CENTER on behalf of the Medical Center.

My App't Exp. 1-15-98

ROGER A. SILVA
Notary Public

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 29, 1995

Baughman Company S/D 91-22
315 Ellis
Wichita, KS 67211

Re: S/D 91-22 AMARADO ESTATES 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 1995, 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 June 22, 1995.

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: Leslie Rudd, 2416 E. 37th Street North, Wichita, KS 67219
St. Joseph Medical Center, Attn: Scott Helt, 1515 S. Clifton - Suite 110, Wichita, Ks 67218
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 22, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/268-4421
FAX 316/268-4390

Baughman Company S/D 91-22
315 Ellis
Wichita, KS 67211

Re: S/D 91-22 AMARADO ESTATES 4TH ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 1995, 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 serve the lots being platted. Specifically, Lot 2 requires the extension of sanitary sewer.
- ☒ B. *u/skimp* The applicant shall guarantee the closure of the drive on 13th Street North located in the area being dedicated with complete access control.
- ☒ C. The applicant shall guarantee decel lanes to serve both the entrance on Maize Road and on 13th St. North.
- ☒ D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ E. The two vehicular ingress and egress easements shall be established by separate instrument(s) and depicted on the final plat tracing along with the pertinent recording information. The text of the instrument(s) establishing the easements shall clearly state which properties are benefited by the easements, which properties are responsible for initial construction and maintenance of the driving surface within the easements, and that obstruction of the easements is prohibited. If vehicle parking is desired on one or both sides of the access easement, then prior approval must be obtained from the engineer with appropriate jurisdiction. A copy of the easement(s) shall be submitted to Planning for review. After approval, the applicant shall record the easement(s) and submit a copy of the recorded easement(s) to planning for the plat file.
- ☒ F. On the final plat tracing all print, such as on the face of the plat, shall be at least 8 points in size or larger. Print smaller than this size cannot be microfilmed nor recorded by the Register of Deeds.

- 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, June 29, 1995 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: Leslie Rudd, 2416 E. 37th Street North, Wichita, KS 67219
St. Joseph Medical Center, Attn: Scott Helt, 1515 S. Clifton - Suite 110, Wichita, Ks
67218
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

June 29, 1995

STAFF REPORT

(Revised Final Plat Approved 6/22/95)

CASE NUMBER: S/D 91-22 AMARADO ESTATES 4TH ADDITION

OWNER/APPLICANT: Leslie Rudd, 2416 E. 37th Street North, Wichita, KS 67219
AND

OWNER: St. Joseph Medical Center, Attn: Scott Helt, 1515 S. Clifton - Suite 110,
Wichita, Ks 67218

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

LOCATION: North of 13th Street North and east of Maize Road

SITE SIZE: 4.2 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 5

Industrial:

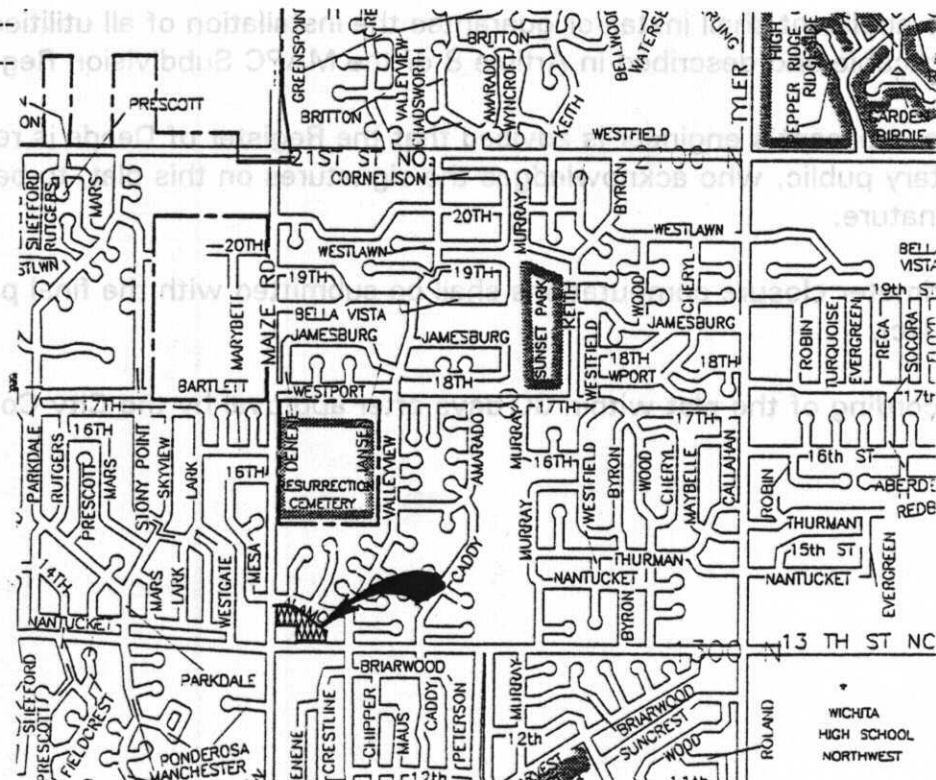
Total: 5

MINIMUM LOT AREA: 24,768 sq. ft.

CURRENT ZONING: "LC" Light Commercial

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Specifically, Lot 2 requires the extension of sanitary sewer.
- B. The applicant shall guarantee the closure of the drive on 13th Street North located in the area being dedicated with complete access control.
- C. The applicant shall guarantee decel lanes to serve both the entrance on Maize Road and on 13th St. North.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The two vehicular ingress and egress easements shall be established by separate instrument(s) and depicted on the final plat tracing along with the pertinent recording information. The text of the instrument(s) establishing the easements shall clearly state which properties are benefited by the easements, which properties are responsible for initial construction and maintenance of the driving surface within the easements, and that obstruction of the easements is prohibited. If vehicle parking is desired on one or both sides of the access easement, then prior approval must be obtained from the engineer with appropriate jurisdiction. A copy of the easement(s) shall be submitted to Planning for review. After approval, the applicant shall record the easement(s) and submit a copy of the recorded easement(s) to planning for the plat file.
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- 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.