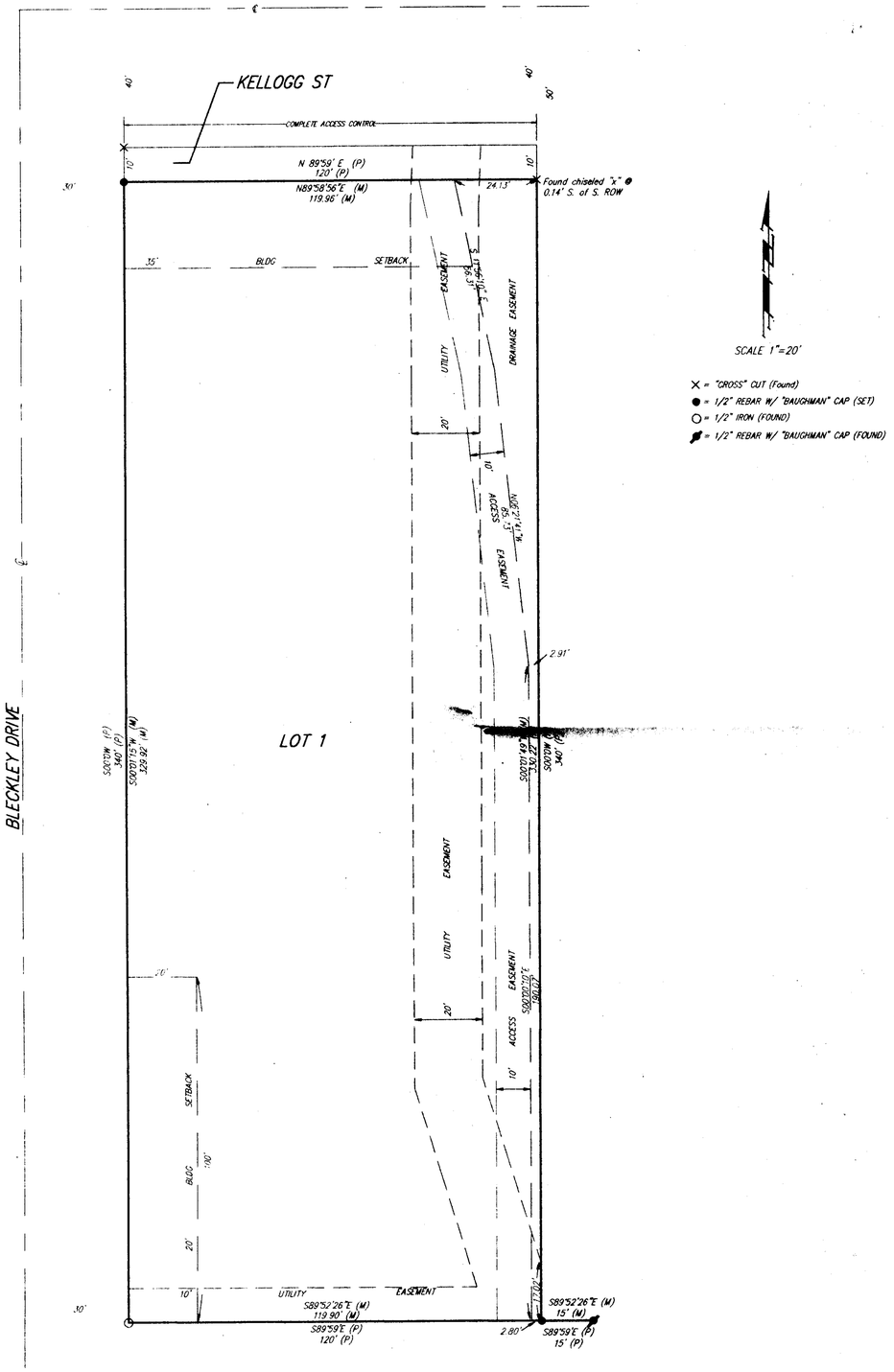
J & G ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE 1"=20'

× = "CROSS" CUT (Found)
● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
◪ = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)

State of Kansas) SS
County of Sedgwick)

We, Baughman Company P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "J & G ADDITION", Wichita, Sedgwick County, Kansas and that accompanying plat is a true and correct exhibit of the property surveyed and described as being a replat of Lot 1, Fordyce Addition to Wichita, Kansas, and Lots 1, 2, 3, and 4 Fallon's Second Addition to Wichita, Sedgwick County, Kansas, together with a tract in the East half of the N.W.1/4 of the N.W.1/4 of Section 25, T-27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as beginning 180 feet West and 40 feet South of the N.E. Corner of the N.W.1/4 of the N.W. 1/4 of said Section 25; thence South 140 feet; thence West 120 feet; thence North 140 feet; thence East 120 feet to the place of beginning, except the West 50 feet thereof.

Existing public easements and dedications being vacated by virtue of KSA 12-512(b).

Baughman Company, P.A.

_____ Surveyor
Steven Willett

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 and street to be known as "J & G 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 abutters rights of access to or from Kellogg over and across the North line of Lot 1; are hereby granted to the City of Wichita, Kansas. The access easement is granted for access to the drainage easement, this access easement shall be limited to use only by the appropriate governing body for maintenance within said drainage easement. The drainage easement is hereby granted as indicated for drainage purposes, this drainage easement shall be the responsibility of the owner of Lot 1, until such time as the governing body elects to assume the responsibility for the maintenance and improvements of the drainage. No building shall be constructed on or within said drainage easement, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the appropriate governing body. No structure shall be constructed below a minimum building pad elevation of 1536 City Datum or 1341 Mean Sea Level on said Lot 1.

J & G ENTERPRISES, L.L.C.

_____ Operating Manager
Jeanne E. Tiller

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this ____ day of _____, 1994, by Jeanne E. Tiller, Operating Manager for J & G Enterprises, L.L.C. on behalf of the L.L.C.

_____ Notary Public

My App't Exp. _____

This plat of "J & G 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 _____, 1994.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____ Chairman
James D. Miner

_____ 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 _____, 1994.

_____ Mayor
Elma Broadfoot

_____ Deputy City Clerk
Pat Burnett

Entered on transfer record this ____ day of _____, 1994.

_____ 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 _____, 1994, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

— SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1669
(316) 268-4421

April 21, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-15 - J & G ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 21, 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 April 15, 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 developers.

Please call if you have any questions.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh

cc: J & G Enterprises, L. L. C., 16066 Citation Road, Wichita, KS 67230
Timothy E. McKee, Esq., Triplett, Woolf, & Garretson, 151 N. Main - Suite 800, Wichita, KS 67202-1409
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be done as part of the site's development.

B. In regard to the 35-foot building setback to Kellogg, the final plat shall indicate the platting of the 35-foot building setback from Kellogg through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

C. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Bleckley in the area now lacking sidewalk.

D. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter or other acceptable document indicating that the removal of a trash bin from the drainage easement will be done upon completion of the site's development or sooner if requested by the City.

E. Prior to this plat being released for recording the applicant shall provide proof that as appropriate, property taxes as indicated in the platting binder, have been paid.

F. 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.

G. 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.

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. On the final plat tracing, the minimum building pad elevation should also be noted on the face of the plat, below the north arrow. Further, it shall be noted both on the face of the plat and in the plattor's text if this elevation is for the lowest level or floor and both on-site and off-site benchmarks are to be indicated.

METROPOLITAN AREA PLANNING COMMISSION

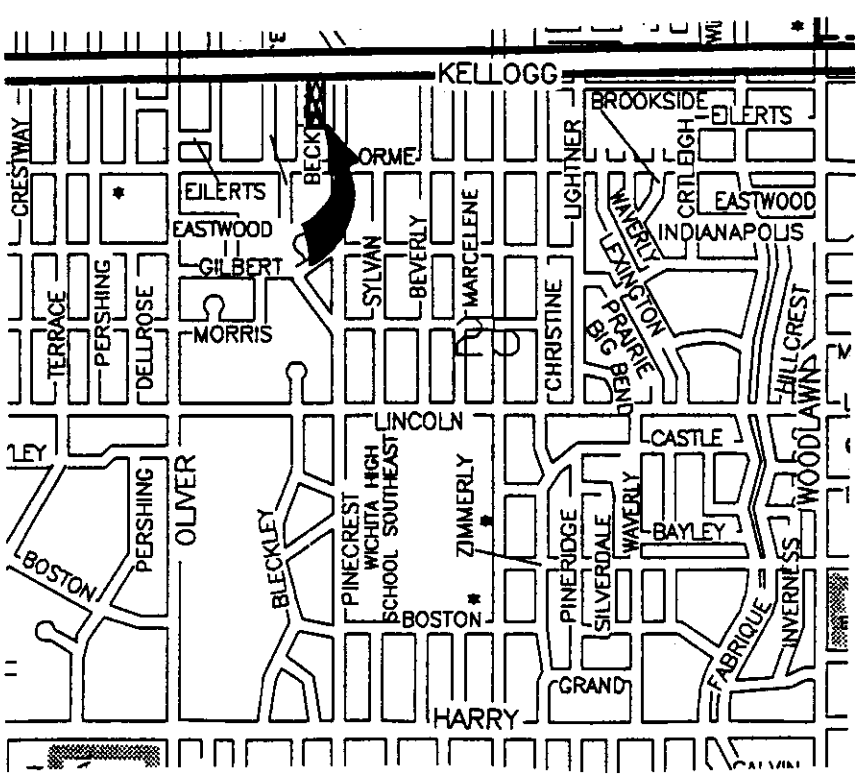
AGENDA ITEM NO. 2-3

April 21, 1994

STAFF REPORT
(Final Plat Approved 4/14/94, Preliminary Plat Approved 3/17/94)

CASE NUMBER:	S/D 94-15 J & G ADDITION
OWNER/APPLICANT:	J & G Enterprises, L.L.C., 16066 Citation Road, Wichita, KS 67230 and Timothy E. McKee, Esq., Triplett, Woolf & Garretson, 151 N. Main - Suite 800, Wichita, KS 67202-1409
SURVEYOR/ENGINEER:	Baughman Company, P. A., 315 Ellis, Wichita, KS 67211
LOCATION:	South of Kellogg; west of Edgemoor (between Bleckley and Pinecrest)
SITE SIZE:	0.91 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	0.91 Acres
CURRENT ZONING:	"A" and "BB"
PROPOSED ZONING:	"LC" (Z-3116)

VICINITY MAP:



FILE COPY