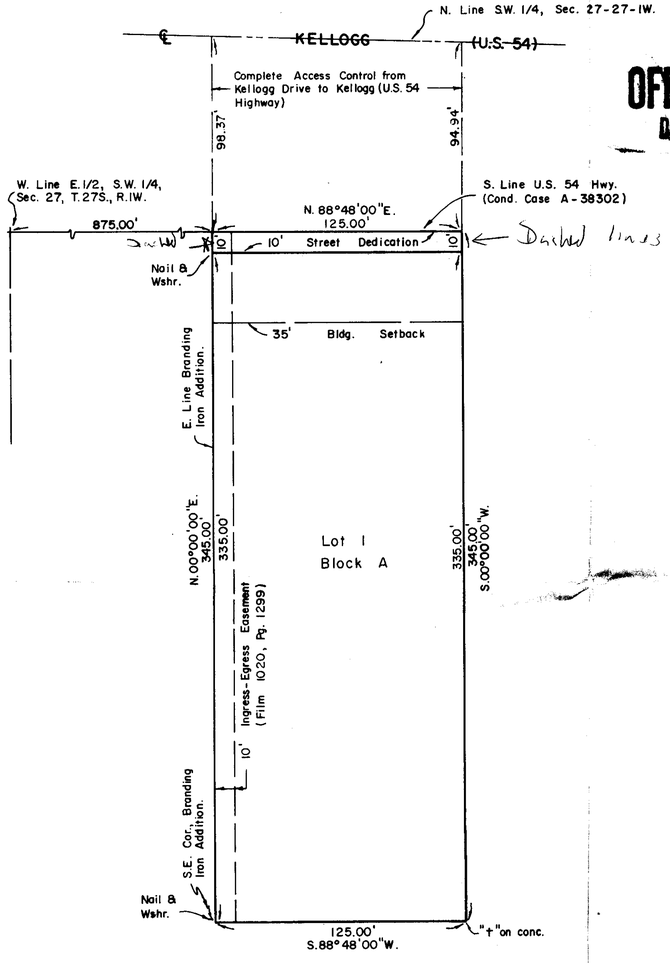
FINAL PLAT

SHEPLER'S FOURTH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/23/92 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-24-92



OFFICE COPY
DO NOT REMOVE

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "SHEPLER'S FOURTH ADDITION" to Wichita, Sedgwick County, Kansas, into a Lot, a Block and a Street, the same being accurately set forth on the accompanying plat and described as being the East 125 feet of the West 225 feet of the following tract: Beginning at a point on the South line of U.S. Highway #54 as condemned in Case A-38302, said point being 775 feet East of the West line of the East Half of the Southwest Quarter of Section 27, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East on the South line of said Highway, 507 feet to a point 40 feet West of the East line of the East Half of the Southwest Quarter; thence South 345 feet; thence West 506.6 feet to a point 775 feet East of the West line of the East Half of the Southwest Quarter; thence North 345 feet to beginning.

_____
Don C. Moehring II Surveyor

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 same to be surveyed and platted into a Lot, a Block and a Street, to be known as "SHEPLER'S FOURTH ADDITION" to Wichita, Sedgwick County, Kansas. The Streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The utility easement recorded in Film 16, Page 597, within the above described tract of land, is hereby released by virtue of K.S.A. 12-512(b) Amended.

SHEPLERS, INC.

_____, Chief Financial Officer
John T. Mosley

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this_____day of_____, 1993, before me, a Notary Public in and for said State and County, came John T. Mosley, Chief Financial Officer, on behalf of the Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the 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.

_____, Notary Public
Orpha M. Hall

My Commission Expires_____

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "SHEPLER'S FOURTH ADDITION".

THE LIBERTY NATIONAL BANK AND TRUST COMPANY OF OKLAHOMA CITY

_____, Vice President
Brad A. Vincent

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Be it remembered that on this_____day of_____, 1993, before me, a Notary Public in and for said State and County, came The Liberty National Bank and Trust Company of Oklahoma City by Brad A. Vincent, Vice President, on behalf of the Bank, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the act and deed of said Bank. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public
Luella Jenks

My Commission Expires_____

We the undersigned, mortgagee on the above described property, do hereby consent to the plat of "SHEPLER'S FOURTH ADDITION".

FIRST NATIONAL COMMERCIAL CORPORATION

_____, Vice President
Mark B. Selker

STATE OF N. CAROLINA, COUNTY OF MECKLENBURG, SS:

Be it remembered that on this_____day of_____, 1993, before me, a Notary Public in and for said State and County, came First National Commercial Corporation by Mark B. Selker, Vice President, on behalf of the Corporation, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same on behalf of and as the 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.

_____, Notary Public
Debbie Barnett

My Commission Expires_____

This plat of "SHEPLER'S FOURTH ADDITION" to Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this_____day of_____, 1992

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
L. O. Breckenridge, Jr.

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 1993.

_____, Mayor
F. M. Ojile

_____, Deputy City Clerk
Pat Burnett

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at_____on the_____day of_____, 1993.

_____, Register of Deeds
Pat Kattler

_____, Deputy
Ed Resa

Entered on Transfer record this_____day of_____, 1993

_____, County Clerk
Don Wright

Susan Cruckshank Spann

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

December 30, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: **S/D 92-68 SHEPLER'S FOURTH ADDITION (Final Plat)**

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on Wednesday, December 30, 1992, 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 December 24, 1992.

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
Senior Planner

DL:rh

cc: Shepler's Inc., 6501 West Kellogg, Wichita, KS 67209
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee the abandonment and relocation of the sanitary sewer line adjacent to the south line of this plat. A temporary sewer easement shall be provided along this site's south line to cover this sewer line until the relocation is completed.

The applicant is advised that the portion of easement not on this plat will need to be vacated as a separate easement.

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

C. The final plat tracing shall indicate the dedication of 15 feet of right-of-way from the site's northern portion for Kellogg (Dugan interchange).

D. On the final plat tracing, the area north of the north property line being dedicated as street right-of-way shall be drawn with dashed lines, instead of solid lines, at the ends of the area being dedicated.

E. The applicant shall submit for the plat file a copy of the ingress-egress easement indicated along the plat's west property line.

F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

G. The applicant is advised that the County Clerk's signature block may need to be amended before this plat is submitted for recording.

H. 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.

I. 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.

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

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

METROPOLITAN AREA PLANNING COMMISSION

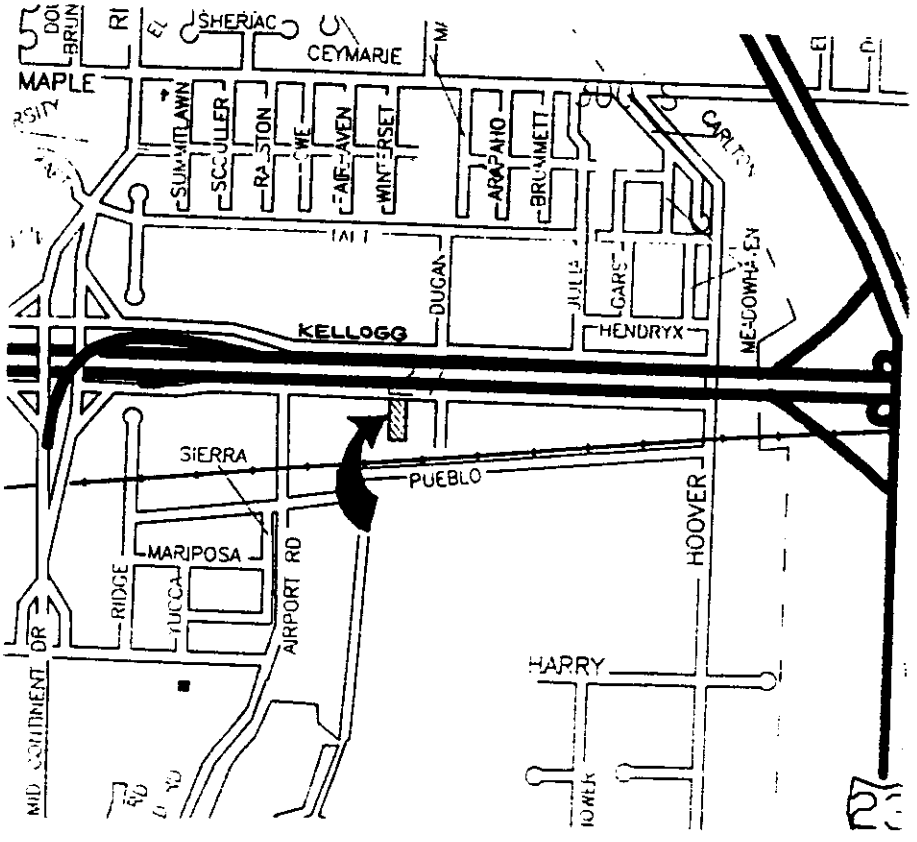
AGENDA ITEM NO. 2-2

December 30, 1992

STAFF REPORT
(Final Plat Approved 12/23/92)

CASE NUMBER:	**S/D 92-68 - SHEPLERS FOURTH ADDITION**
OWNER/APPLICANT:	Shepler's Inc., 6501 W. Kellogg, Wichita, KS 67209
SURVEYOR/ENGINEER:	Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211
LOCATION:	West of Dugan on the south side of Kellogg
SITE SIZE:	43,125 sq. ft.
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	41,875 sq. ft.
CURRENT ZONING:	"C" Commercial

VICINITY MAP:



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