

THUNDERBIRD 8TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

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 "THUNDERBIRD 8TH ADDITION", Wichita, Sedgewick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

All of Lot 1, Block 1, Thunderbird 7th Addition to Wichita, Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date _____ Surveyor
Mark A. Savoy

This plat of "THUNDERBIRD 8TH 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 _____, 1993

Wichita-Sedgwick County Metropolitan Area Planning Commission

L. O. Breckenridge, Jr. Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1993.

Elma Broadfoot **Mayor**

Pat Burnett City Clerk

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted in Lots and a Street to be known as "THUNDERBIRD 8TH ADDITION", Wichita, Sedgwick County, Kansas. The easement is 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 Dougherty, over and across the west line of Lot 3 and to or from 13th St. over and across the north line of Lot 3 and to or from Zoo Blvd., over and across the easterly line of Lot 3 are hereby granted to the City of Wichita, provided however that Lot 3 shall have access to Zoo Blvd. at two locations over all except the northerly 200 feet of the easterly line of said Lot 3, as shall be determined by the City Engineer of the City of Wichita, Kansas.

A.J. Soerries Real Estate, Inc.

A.J. Soerries President

Entered on transfer record this _____ day of _____,
1993.

Susan E. Crockett-Spoan County Clerk

State of Kansas)
Sedgewick County) SS

This is to certify that this plot has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1923, at _____ o'clock _____ M. and is duly recorded.

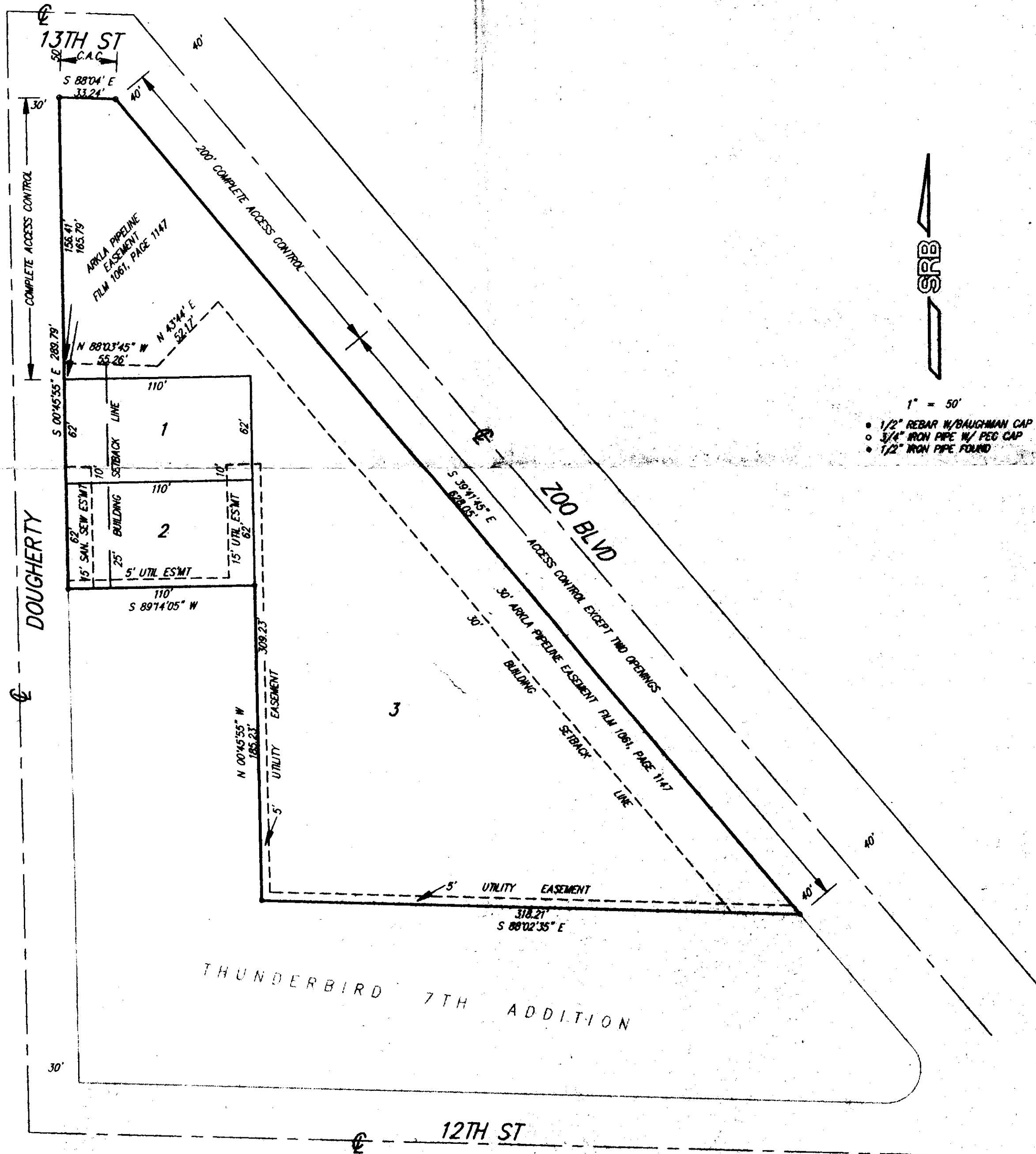
Register of Deeds
Pat Kettler

Ed Roca Deputy

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____ 1993, by A.J. Soerries, President of A.J. Soerries Real Estate Inc., on behalf of the Corporation.

My App't Exp. _____ Notary Public



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

May 7, 1993

Mark Savoy
Savoy, Ruggles & Bohm, P. A.
841 S. Hillside
Wichita, KS 67211

Re: S/D 92-23 THUNDERBIRD 8th ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on May 6, 1993, 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 30, 1993.

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: A. J. Soerries, Real Estate, Inc., 902 N. West Street,
Wichita, KS 67203
Mike Lindebak, City Engineer

- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

May 6, 1993

STAFF REPORT
(Final Plat Approved 4/29/93)

CASE NUMBER: S/D 93-23 - THUNDERBIRD 8TH ADDITION

OWNER/APPLICANT: A. J. Soerries, Real Estate, Inc., 902 N. West Street, Wichita, KS 67203

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, P. A., 841 S. Hillside, Wichita, KS 67211

LOCATION: Southwest corner of Zoo Boulevard and 13th Street North

SITE SIZE: 2.02 Acres

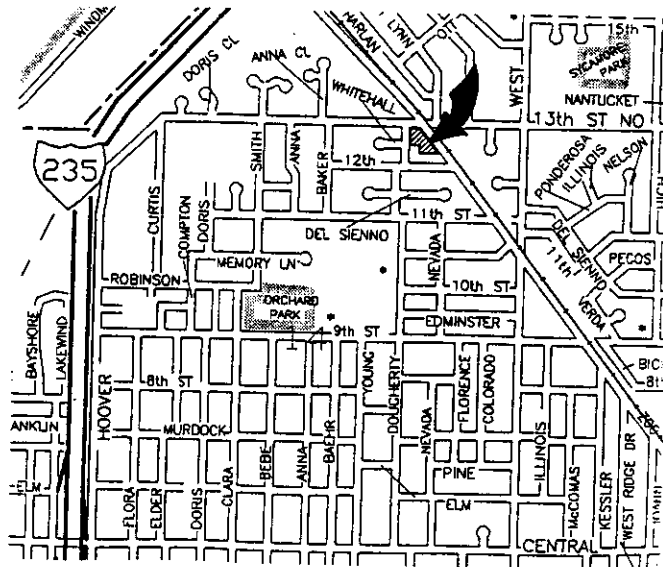
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	1
Industrial:	
Total:	3

MINIMUM LOT AREA: 6,820 sq. ft.

CURRENT ZONING: "OC" Office Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. On the final plat tracing, complete access control shall be indicated across Lots 1 and 2's common lot lines with Lot 3. Since such access control is not a public dedication, it needs to be created by a private covenant which shall be submitted to Planning for review and shall be recorded by the applicant so that the document's recording information can be referenced in the face of the final plat tracing. This access control also shall not be referenced in the plat's text.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. Although a sidewalk certificate was submitted with the Thunderbird 7th plat to install sidewalks along Dougherty, such a sidewalk certificate shall again be provided for this (re)plat. That is, at the time of development, sidewalk needs to be installed adjacent to the west line of Lots 1, 2, and 3.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the Arkla Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- H. 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.
- I. 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.
- J. 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.