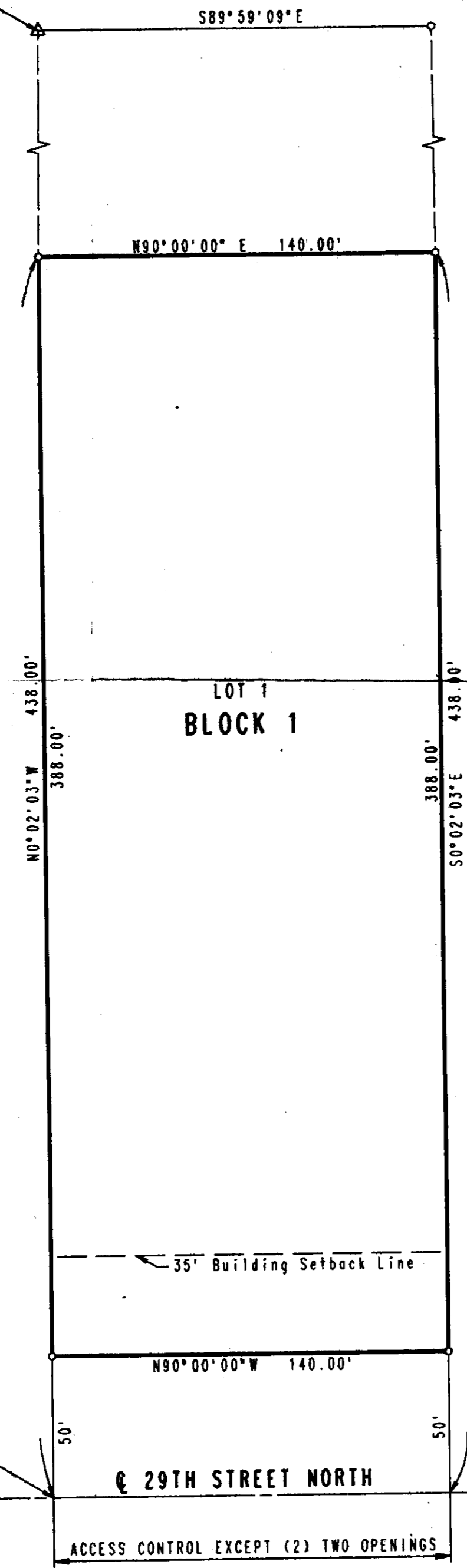


29TH STREET SUBSTATION ADDITION TO SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/10/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-11-92

OFFICE COPY
DO NOT REMOVE

N.W. CORNER, S.E. 1/4
SEC. 34, T26S, R2E
OF THE 6TH P.M.



FINAL PLAT



SCALE: 1"=20'
o = 3/4" IRON SET

B.M. - RAILROAD SPIKE IN WEST FACE OF EAST
POLE ON 2-POLE HIGH LINE STRUCTURE
87' EAST AND 76' SOUTH OF SOUTH
1/4 CORNER SEC. 34, T26S, R2E.
ELEV. = 1408.48

LOT 1
BLOCK 1

35' Building Setback Line

29TH STREET NORTH

ACCESS CONTROL EXCEPT (2) TWO OPENINGS

*Southwest Corner of
- East*

Handwritten calculations:
388
140

528
388

140

528

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 _____ DAY OF _____, 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED 29TH STREET SUBSTATION ADDITION TO SEDGWICK COUNTY, KANSAS INTO A LOT, A BLOCK AND A STREET, THE SAME BEING DESCRIBED AS: THE SOUTH 438 FEET OF THE WEST 140 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

MICHAEL W. BERRY R.L.S. 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 A STREET, THE SAME TO BE KNOWN AS 29TH STREET SUBSTATION ADDITION, TO SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 29TH STREET NORTH OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1, AND HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO 29TH STREET NORTH AT (2) TWO LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY.

OWNER: KANSAS GAS AND ELECTRIC COMPANY

BY: _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED ON THIS _____ DAY OF _____, 1993, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF KANSAS GAS AND ELECTRIC COMPANY 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 ACT AND DEED OF SAID COMPANY, 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 _____

WE MORGAN GUARANTY TRUST COMPANY OF NEW YORK, AS TRUSTEE HOLDER OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLATTING OF 29TH STREET SUBSTATION ADDITION TO SEDGWICK COUNTY, KANSAS.

TRUST OFFICER _____ INDIVIDUAL TRUSTEE _____

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, A.D. _____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ A TRUST OFFICER OF MORGAN GUARANTY TRUST COMPANY OF NEW YORK, A CORPORATION, DULY ORGANIZED, INCORPORATED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, WHO IS PERSONALLY KNOWN TO BE SUCH OFFICER, AND WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED, AS SUCH OFFICER, THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAID CORPORATION AND THAT SAID INSTRUMENT OF WRITING WAS SO EXECUTED BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

ON THIS _____ DAY OF _____ IN THE YEAR OF _____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF NEW YORK, IN THE COUNTY OF NEW YORK, PERSONALLY APPEARED AND CAME _____ TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND WHOSE NAME IS SUBSCRIBED THERETO AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992.

_____, CHAIRMAN
L.O. BRECKENRIDGE, JR.

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1993.

_____, MAYOR
FRANK M. OJILE

_____, DEPUTY CITY CLERK
PAI BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY KANSAS THIS _____ DAY OF _____, 1993.

_____, CHAIRMAN
BETSY GWIN

_____, CHAIRMAN PRO TEM
MARK F. SCHROEDER

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
TOM WINTERS

_____, COMMISSIONER
BILLY Q. MCCRAY

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

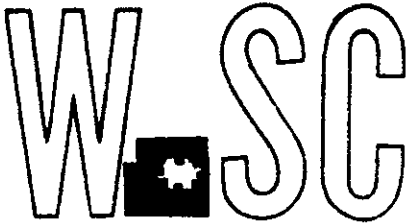
ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1993.

_____, COUNTY CLERK
SUSAN E. CROCKETT-SPOON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, W., ON THIS _____ DAY OF _____, 1993.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA



December 18, 1992

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888

P.E.C., P.A.
(318) 268-4421

c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 92-63 29th STREET SUBSTATION ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 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 11, 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: Kansas Gas & Electric Company, c/o Jim Hopkins, P. O. Box
208, Wichita, Ks 67201
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The size of this plat implies the use of a septic system. However, if nonhabitable uses are intended for this site, the applicant should contact the Health Department to request a waiver.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee will be held for future development.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes due on this have been paid.
- E. On the final plat tracing, the tie point reference at the "southwest corner of the plat shall be clearly labeled as the southwest corner of the southeast 1/4".
- 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.

December 17, 1992

STAFF REPORT
(Final Plat Approved 12/10/92)

CASE NUMBER: S/D 92-63 - 29th STREET SUBSTATION ADDITION

OWNER/APPLICANT: Kansas Gas and Electric Company, c/o Jim Hopkins, P. O. Box 208, Wichita, KS 67201

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

LOCATION: One-half mile east of Greenwich Road on the north side of 29th Street North

SITE SIZE: 1.41 Acres

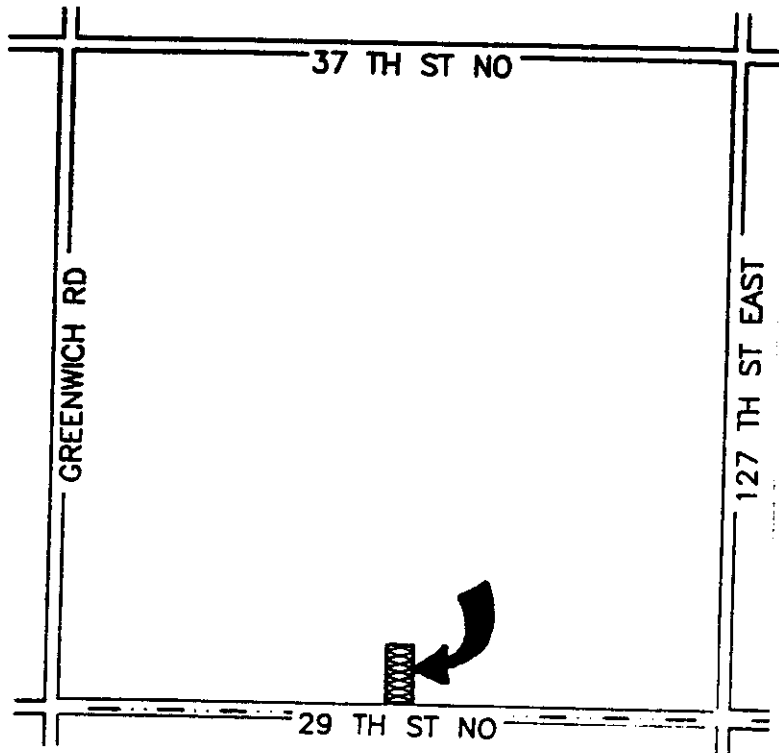
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	
Other:	1
Total:	1

MINIMUM LOT AREA: 61,320 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



RE COPY