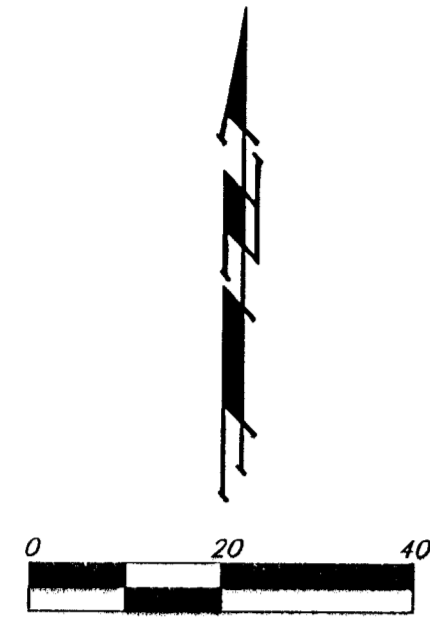


CASA DE LA FAMILIA ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- = 3/4" IRON (FOUND)
- ⊗ = #6 REBAR (FOUND)
- ⊙ = 1/2" IRON IN THIMBLE (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (CM) = CALCULATED PER FOUND MONUMENTATION
- (C-P) = CALCULATED PER PREVIOUSLY PLATTED INFO.
- (C-D) = CALCULATED PER DESCRIBED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "CASA DE LA FAMILIA ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A tract in the SE1/4 of Sec. 32,
Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as
beginning 430 feet south and 30 feet east of the NW corner of said
SE1/4; thence south, 95 feet, thence east, 260 feet; thence north, 95 feet;
thence west to the point of beginning. Being Lots 17, 18, 19, and 25,
and one half of the vacated street adjacent thereto, in the vacated
Gibbons Gardens, Sedgwick County, Kansas.

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

Baughman Company, P.A.



Michael G. Conroy
Michael G. Conroy, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into a Lot, a Block, and a Street, to be known as "CASA DE LA
FAMILIA 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
Arkansas Ave. over and across the west line of Lot 1, Block A, are hereby
granted to the City of Wichita, Kansas provided, however, that said Lot 1,
Block A, shall have access to said Arkansas Ave. at one location over the
south 30 feet of the west line of said Lot 1, Block A.

Casado-McKay, Inc.

John W. McKay, Jr., President
John W. McKay, Jr.

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 19th day of FEBRUARY, 2004, by John W. McKay, Jr.,
President of Casado-McKay, Inc., on behalf of the corporation.



Judith M. Terhune, Notary Public
Judith M. Terhune
My App't. Exp. 11-7-2005

This plat of "CASA DE LA FAMILIA 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Ronald L. Marnell

_____, Secretary
John L. Schlegel

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2004.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Schofield

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

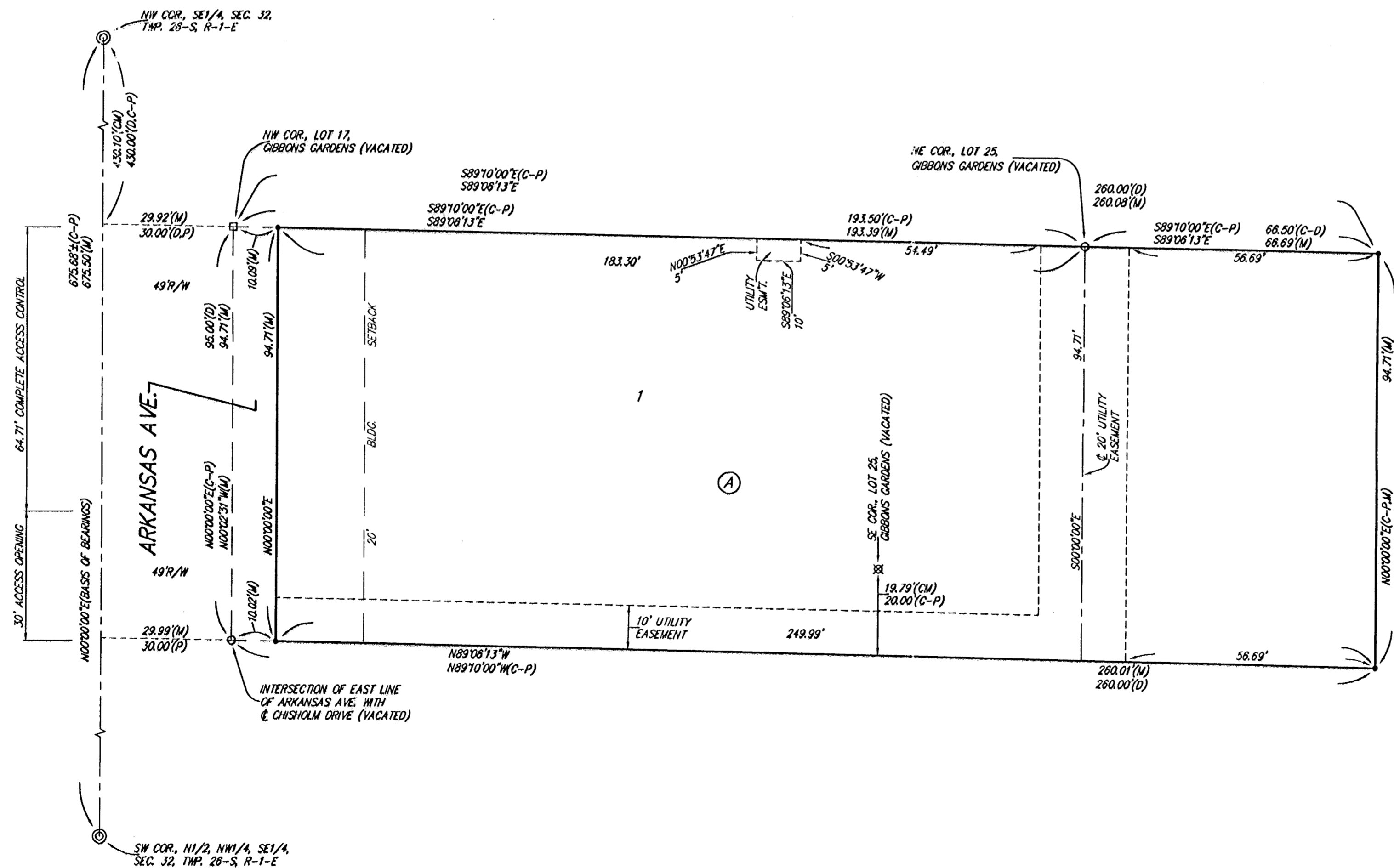
Entered on transfer record this _____ day
of _____, 2004.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2004 at _____ o'clock _____ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire



NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS
ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL
REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH
IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



Wichita-Sedgwick County Metropolitan Area Planning Department

November 20, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-126 -- One-Step Final Plat of Casa De La Familia Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated November 14, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

November 14, 2003

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-126 -- One-Step Final Plat of Casa De La Familia Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 13, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Municipal services are available to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. An off-site drainage agreement is needed.**
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along Arkansas. **One opening is permitted along the south line of the property. Cross-lot access shall be permitted for the benefit of the abutting property to the south, if and when said lot is developed for non-residential use. A restrictive covenant or agreement shall be provided addressing this condition.**
- E. A 40-ft street right-of-way is proposed along Arkansas which is classified as an arterial. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. **The 40-ft half-street right-of-way is approved by the Subdivision Committee.**
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

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- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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.
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

SUB 2003-126 -- One-Step Final Plat of Casa De La Familia Addition
November 14, 2003
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, November 20, 2003. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Casado-McKay, Inc., Attn: John McKay, 236 S. Topeka, Wichita, KS 67212
Neil Cable, City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-126 -- CASA DE LA FAMILIA ADDITION

OWNER/APPLICANT: Casado-McKay, Inc., Attn: John McKay, 236 S. Topeka, Wichita, KS 67212

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

LOCATION: North of 29th St. North, West of Broadway

SITE SIZE: .56 Acres

NUMBER OF LOTS

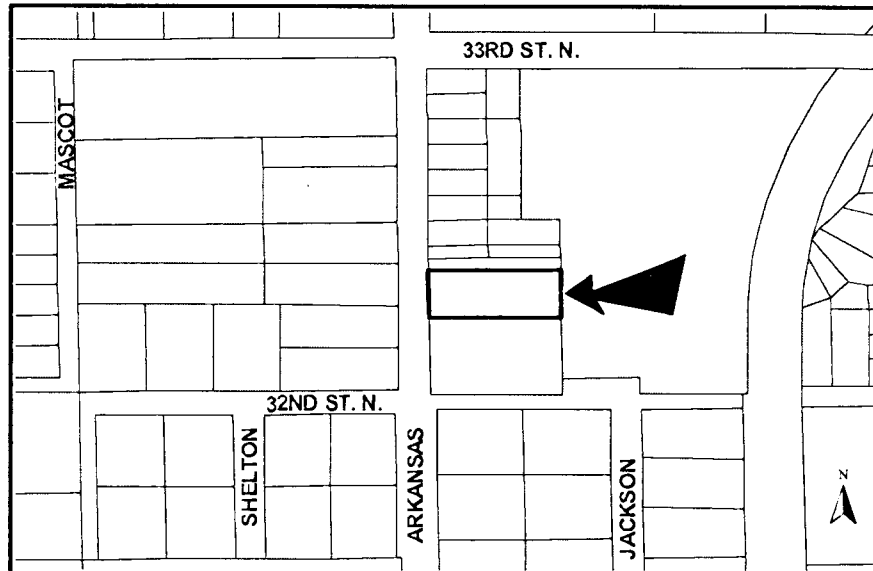
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 23,679 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



SUB 2003-126 -- One-Step Final Plat of CASA DE LA FAMILIA ADDITION
November 20, 2003 - Page 2

NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2003-34) from SF-5, Single-Family Residential to GO, General Office subject to platting.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. An off-site drainage agreement is needed.**
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along Arkansas. **One opening is permitted along the south line of the property. Cross-lot access shall be permitted for the benefit of the abutting property to the south, if and when said lot is developed for non-residential use. A restrictive covenant or agreement shall be provided addressing this condition.**
- E. A 40-ft street right-of-way is proposed along Arkansas which is classified as an arterial. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. **The 40-ft half-street right-of-way is approved by the Subdivision Committee.**
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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.

SUB 2003-126 -- One-Step Final Plat of CASA DE LA FAMILIA ADDITION
November 20, 2003 - Page 3

- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
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