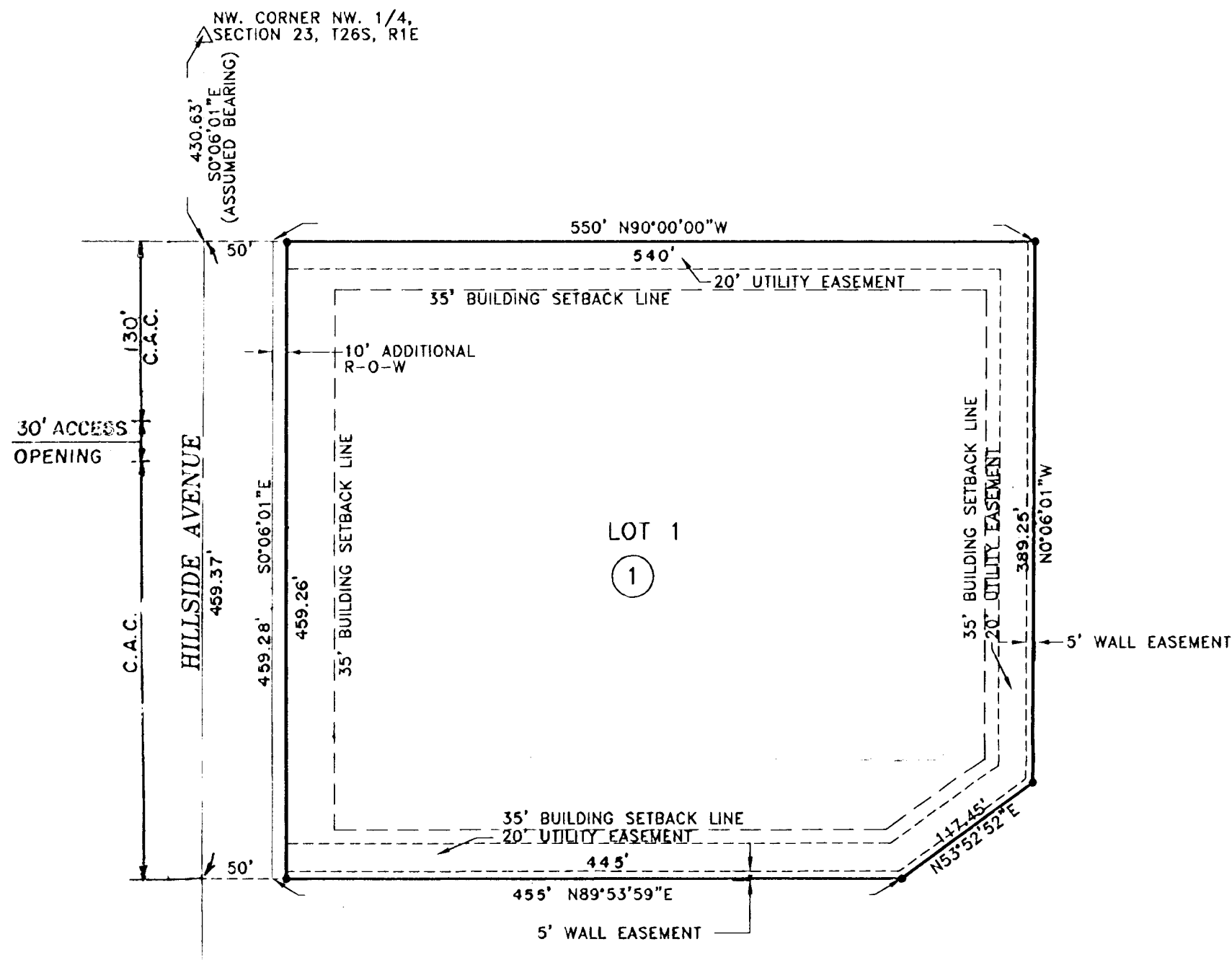
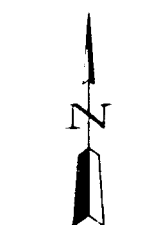




FINAL PLAT
KENNY ROGERS ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS
2004

NOTE: This subdivision is subject to the conditions of
Kenny Rodgers Commercial CUP (CUP2004-14, DP-275)



LEGEND
• = MONUMENT SET
SCALE: 1" = 100'
C.A.C. = COMPLETE ACCESS CONTROL

LEGAL DESCRIPTION

Beginning at a point on the West line of the Northwest Quarter of Section 23, Township 26 South, Range 1 East of the Sixty Principal Meridian, Sedgwick County, Kansas, said point being 430.63 feet south of the Northwest corner of said Northwest Quarter; thence south on the West line of said Northwest Quarter on an assumed bearing of S 0°06'01" E, a distance of 459.37 feet; thence N 89°53'59" E, 505.00 feet; thence N 53°52'52" E, 117.45 feet to a point 600.00 feet east of the West line of said Northwest Quarter; thence N 0°06'01" W, 389.25 feet; thence S 90°00'00" W parallel with the North line of said Northwest Quarter, a distance of 600.00 feet to the point of beginning, except the west 50 feet thereof for road.

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

Adolf E. Reiss LS#77 DATE 6-8-04
ADOLF E. REISS LAND SURVEYOR KANSAS

Know all men by these presents that Kenneth D. Rogers and April L. Rogers, husband and wife, have caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a block to be known as Kenny Rogers Addition, Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements are hereby granted as indicated for utility construction and maintenance. Access control as indicated of the public. Easements are hereby granted as indicated for utility construction and maintenance. The wall easement is hereby granted as indicated for the construction and maintenance of a private wall and utility main lines and service lines shall be allowed to cross this easement. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat known as Kenny Rogers Addition and 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.

Kenny Rogers KENNY D. ROGERS
April L. Rogers APRIL L. ROGERS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 10th day of June, 2004, by Kenny D. Rogers and April L. Rogers, husband and wife.

Rose Mary Saunders, Notary Public
My Appointment Expires: July 29, 2005

We, Farm Credit Services of Central Kansas, FLCA, holders of a mortgage on the above described property, do hereby consent to the plat of Kenny Rogers Addition, Wichita, Sedgwick County, Kansas.
Gerald E. Mills Loan Officer
GERALD E. MILLS

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this 10th day of June, 2004, by Gerald E. Mills, Loan Officer of Farm Credit Services of Central Kansas, FLCA.

Joel W. Watt, Notary Public
My Appointment Expires: 6-6-2008
JOEL W. WATT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6-6-2008

This plat of Kenny Rogers Addition, Wichita, Sedgwick County, Kansas was submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2004.

_____, Chair
RONALD L. MARNELL
_____, Secretary
JOHN L. SCHLEGEL

Reviewed in accordance with _____ on this _____ day of _____

TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat has been approved and accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

_____, Mayor
CARLOS MAYANS
_____, City Clerk
KAREN SUBLETT

Entered on transfer record this _____ day of _____, 2004.
_____, County Clerk
DON BRACE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ o'clock _____ M. on this _____ day of _____, 2004.

_____, Register of Deeds
BILL MEEK
_____, Deputy
LINDA KIZZIRE



Wichita-Sedgwick County Metropolitan Area Planning Department

June 10, 2004

Bob Previtera
Reiss and Goodness Engineers
2160 W. 21st Street North
Wichita, KS 67203

RE: SUB 2004-57 -- One-Step Final Plat of Kenny Rogers Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 10, 2004, 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 May 28, 2004.

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, AICP, Senior Planner
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

May 28, 2004

Bob Previtera
Reiss and Goodness Engineers
2160 W. 21st Street North
Wichita, KS 67203

RE: SUB 2004-57 -- One-Step Final Plat of Kenny Rogers Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 13, 2004, 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. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by City Council, the zone change will need to be approved.
- C. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. *An off-site sewer easement is needed.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. *City/County Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement is needed.*
- F. *County Surveying* advises that bearings on the preliminary plat do not match bearings on the final plat.
- G. The plat denotes one opening along Hillside. *Traffic and County Engineering requests the alignment of the proposed opening with the northernmost opening for the school across Hillside.*
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Kenny Rogers Commercial CUP (CUP 2004-14, DP-275).
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.

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- J. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- K. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- L. As required by the CUP, a wall easement needs to be platted around ^{SE Best} perimeter property lines. The easement shall be platted separately from the 20-ft utility easement.
- M. The platator's 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.

SUB 2004-57 - One-Step Final Plat of Kenny Rogers Addition
May 28, 2004
Page 3

V. 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.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, June 10, 2004. The meeting will begin at 12:30 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, AICP, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Kenneth D. Rogers, 3401 E. 53rd Street North, Kechi, KS 67067
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 5/27/04)

CASE NUMBER: SUB 2004-57 -- KENNY ROGERS ADDITION

OWNER/APPLICANT: Kenneth D. Rogers, 3401 E. 53rd Street North, Kechi, KS 67067

SURVEYOR/ENGINEER: Reiss and Goodness, 2160 W. 21st Street North, Wichita, KS 67203

LOCATION: East side of Hillside, South of 53rd Street North

SITE SIZE: 5.72 Acres

NUMBER OF LOTS

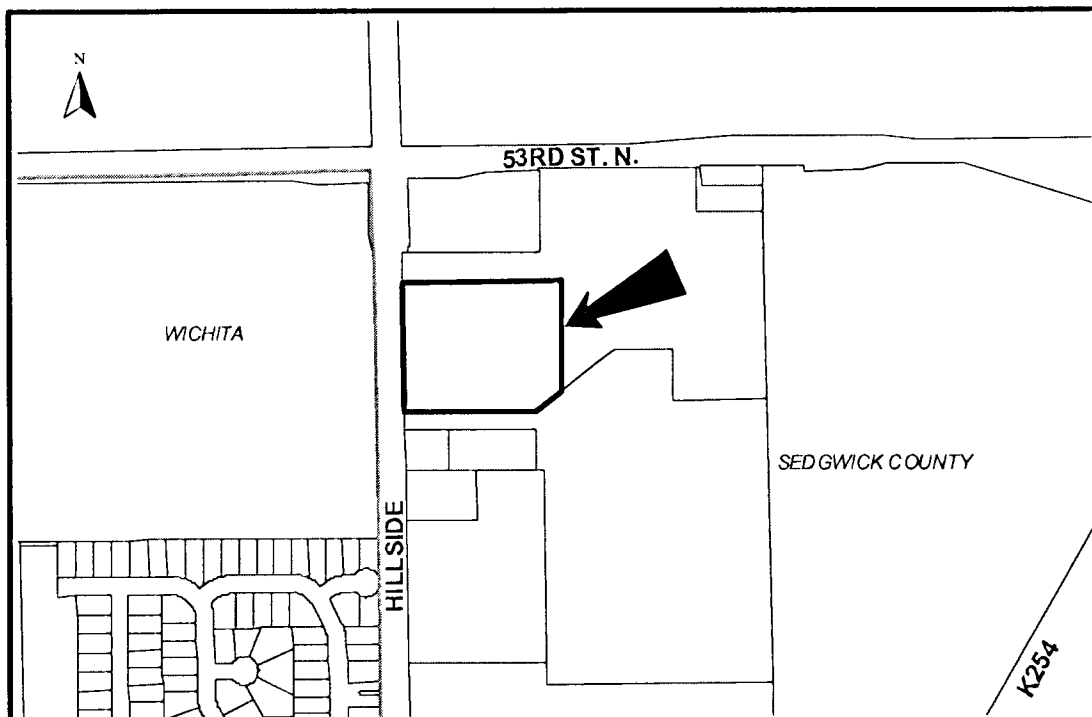
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 5.61 Acres

CURRENT ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2004-57 -- One-Step Final Plat of KENNY ROGERS ADDITION
June 10, 2004 - Page 2

NOTE: The applicant requests a zone change (ZON 2004-23) from SF-20, Single-Family Residential to LC, Limited Commercial. This site is located in the County adjoining Wichita's city limits and annexation is required. A Community Unit Plan (CUP 2004-14, DP-275) has also been proposed.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by City Council, the zone change will need to be approved.
- C. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. *An off-site sewer easement is needed.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. *City/County Engineering* needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. An off-site drainage easement is needed.*
- F. *County Surveying* advises that bearings on the preliminary plat do not match bearings on the final plat.
- G. The plat denotes one opening along Hillside. *Traffic and County Engineering requests the alignment of the proposed opening with the northernmost opening for the school across Hillside.*
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Kenny Rogers Commercial CUP (CUP 2004-14, DP-275).
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- K. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- L. As required by the CUP, a wall easement needs to be platted around perimeter property lines. The easement shall be platted separately from the 20-ft utility easement.
- M. The plat's 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.
- N. 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.)

- O. 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.
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