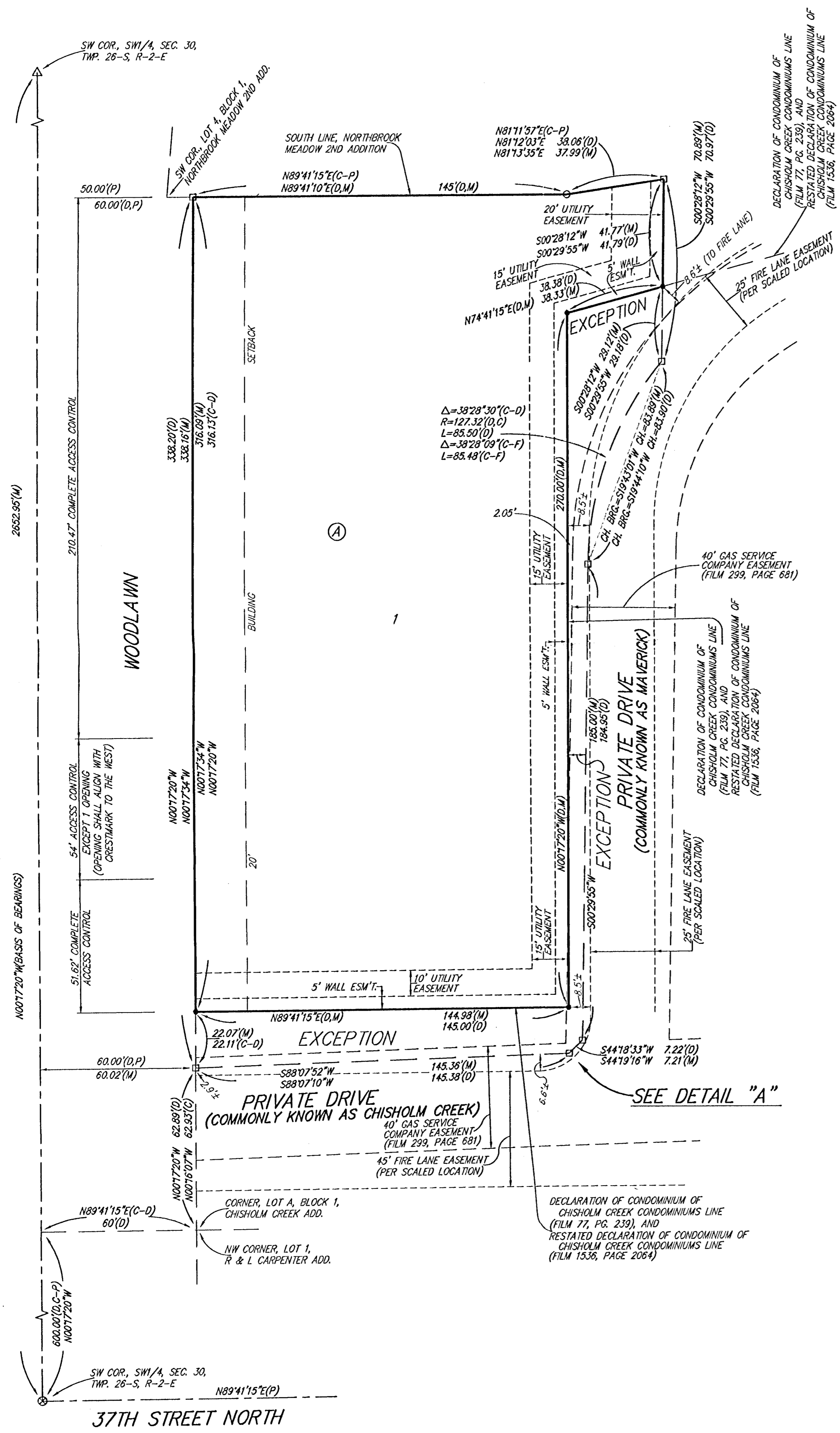


CHISHOLM CREEK 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing
received 11-6-01



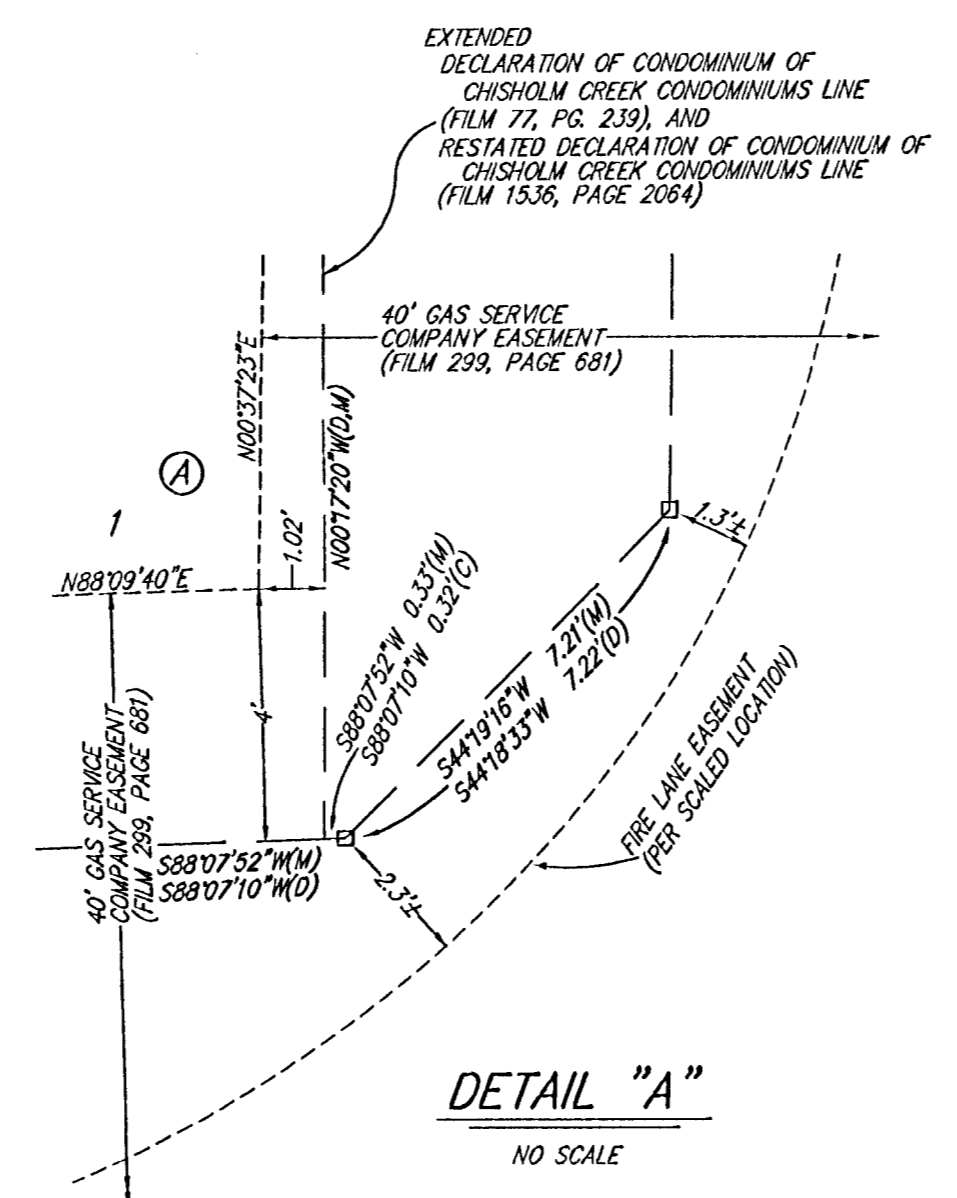
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 3/4" IRON W/ THIMBLE (FOUND)
- △ = #5 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = 1/2" IRON (FOUND)

- (M) = MEASURED
- (D) = DESCRIBED
- (P) = PLATED
- (C) = CALCULATED
- (C-D) = CALCULATED PER DESCRIBED INFO.
- (C-P) = CALCULATED PER PLATED INFO.
- (C-F) = CALCULATED PER FOUND MONUMENTATION

BENCHMARK:
CITY OF WICHITA BENCHMARK DISC - WOODLAWN AND 37TH STREET NORTH, SE CORNER OF INTERSECTION, 75.7' E. & 56.3' S. OF E. BOTH, ELEV. = 1830.4 CITY DATUM (1370.44 NGVD)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		ELEVATION	
LOT	BLOCK	CITY DATUM	NGVD
1	A	173.0	1360.40

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.



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "CHISHOLM CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County, Kansas, described as commencing at a corner of said Lot A, said corner being 60 feet east and 600 feet north of the SW corner of the SW 1/4 of Sec. 30, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence N00°17'20"W along the west line of said Lot A, 62.89 feet for a place of beginning; thence continuing N00°17'20"W, along the west line of said Lot A, 338.20 feet to a point on the south line of Northbrook Meadow 2nd Addition, an Addition to Wichita, Sedgwick County, Kansas; thence N89°41'10"E along the south line of said Northbrook Meadow 2nd Addition, 145.00 feet to a deflection point in said line; thence N81°12'03"E along said south line, 38.06 feet; thence S00°29'55"W, 70.97 feet; thence southwesterly along a curve to the left having a radius of 127.32 feet, an arc distance of 85.50 feet, and with a chord bearing and distance of S19°44'10"W, 83.90 feet; thence S00°29'55"W, 184.95 feet; thence S44°18'33"W, 7.22 feet; thence S88°07'10"W, 145.38 feet to the point of beginning, EXCEPT therefrom the following described tract: Commencing at a corner of Lot A, Block 1, Chisholm Creek Addition to Sedgwick County, Kansas, said corner being 60 feet east and 600 feet north of the SW corner of the SW 1/4 of Sec. 30, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence N00°17'20"W along the west line of said Lot A, 62.89 feet for a point of beginning; thence continuing N00°17'20"W along the west line of said Lot A, 22.11 feet to the intersection with a line of Declaration of Condominium of Chisholm Creek Condominiums, (Film 77, Page 239), and Restated Declaration of Condominium of Chisholm Creek Condominiums, (Film 1536, Page 2064); thence N89°41'15"E along said Declaration line, 145.00 feet to a deflection point in said Declaration line; thence N00°17'20"W along said Declaration line, 270.00 feet to a deflection point in said Declaration line; thence N74°41'15"E along said Declaration line 38.38 feet; thence S00°29'55"W, 29.18 feet; thence southwesterly along a curve to the left having a radius of 127.32 feet, an arc distance of 85.50 feet, and with a chord bearing and distance of S19°44'10"W, 83.90 feet; thence S00°29'55"W, 184.95 feet; thence S44°18'33"W, 7.22 feet; thence S88°07'10"W, 145.38 feet to the point of beginning.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
All being situated in the SW 1/4 of Sec. 30, Twp. 26-S, R-2-E of the 6th P.M., Sedgwick County, Kansas
Baughman Company, P.A.

Michael D. Conrey
Michael G. Conrey
18-071
REGISTERED
LAND SURVEYOR
KANSAS

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and a Block to be known as "CHISHOLM CREEK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

DeWayne Hofer
DeWayne Hofer
Barbara Hofer
Barbara Hofer
Warren S. Freeborn
Warren S. Freeborn
Joann Lee Freeborn
Joann Lee Freeborn

State of Kansas) SS The foregoing instrument acknowledged before me, this 16 day of October, 2001, by DeWayne Hofer and Barbara Hofer, husband and wife.
Patricia M. Murk
Patricia M. Murk
Notary Public
My App't. Exp. 2-14-03

This plat of "CHISHOLM CREEK 2ND 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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Acting Chairman
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2001.

At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

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

Entered on transfer record this _____ day of _____, 2001.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2001 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas) SS The foregoing instrument acknowledged before me, this 16 day of October, 2001, by Warren S. Freeborn and Joann Lee Freeborn, husband and wife.

Patricia M. Murk
Patricia M. Murk
Notary Public
My App't. Exp. 2-14-03



Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2000

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

RE: S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on July 13, 2000, 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 July 7, 2000.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

July 7, 2000

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

RE: S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. No guarantees are required.
- 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 requested.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Woodlawn in alignment with Crestmark. The dedication of access controls shall be referenced in the plat's text. The access controls are approved.
- E. The described distance and bearing for the southeastern property line as referenced in the legal description of the plat's text needs to be included on the face of the plat.
- F. It is recommended that the utility easements be set back from the south and east property lines appropriately to protect existing tree rows.

As requested, the Applicant has increased the utility easements to 20 feet along the east and south property lines.

- G. If platted, the building setback may be a minimum of 20 feet to conform with the NR District zoning standards.

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

- H. The Fire Lane easement and the Declaration of Condominium Line needs sufficient ties to locate it definitely with respect to the subdivision.
- I. The following note needs to be removed under the Bench Mark: "Note: Minimum building pad elevation requirements will be established on the final plat."
- J. The plattor'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.
- K. 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.)
- L. 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.
- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION

July 7, 2000

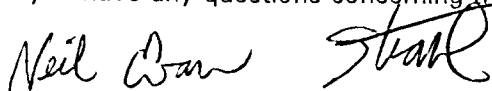
Page 3

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 13, 2000, at 12:30 p.m.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: DeWayne Hofer, 1514 Country Club Avenue, Concordia, KS 66901
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat Approved 7/6/00; Deferred 5/18/00; Preliminary Plat Approved 2/17/00)

CASE NUMBER: S/D 00-13 -- CHISHOLM CREEK 2ND ADDITION

OWNER/APPLICANT: DeWayne Hofer, 1514 Country Club Ave., Concordia, KS 66901

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

LOCATION: North of 37th St. North, East side of Woodlawn

SITE SIZE: 1.23 Acres

NUMBER OF LOTS

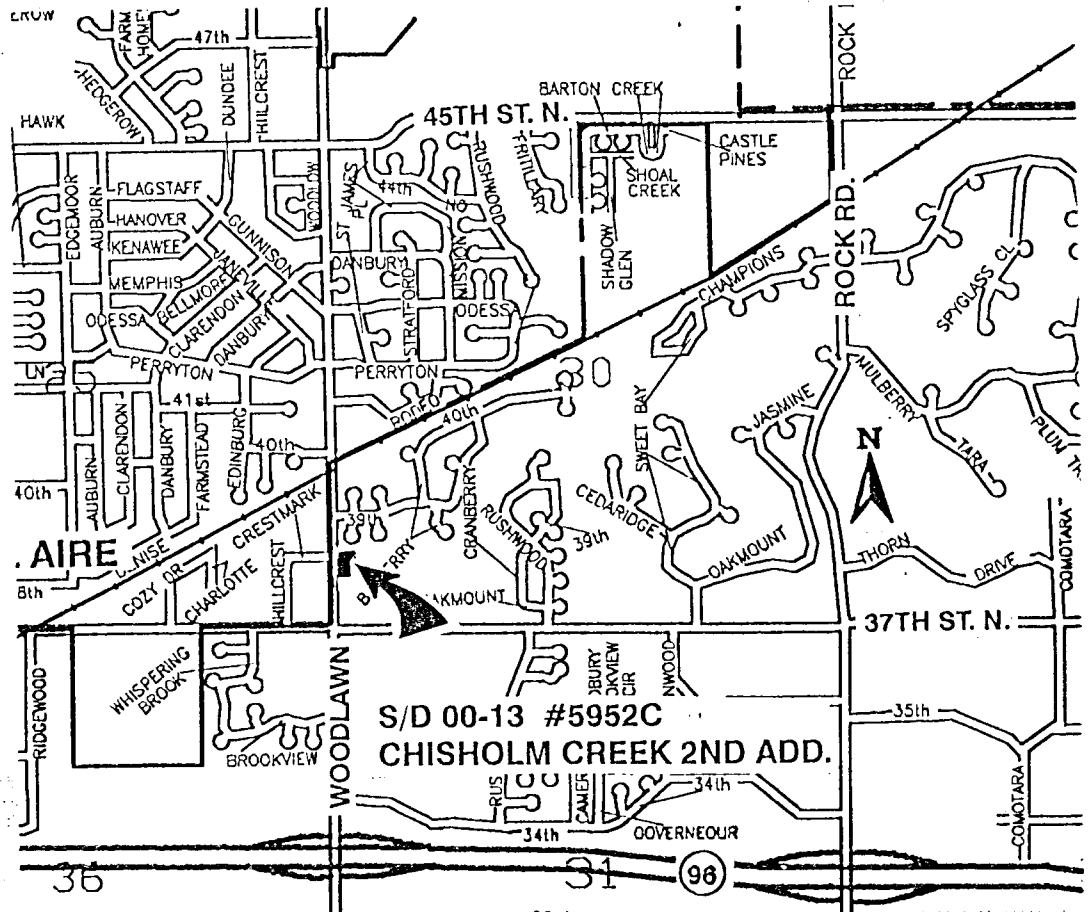
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.23 Acres

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail

VICINITY MAP



Note: This site has been approved for a zone change (Z-3329) from MF-18, Multi-Family Residential to NR, Neighborhood Retail. This is a replat of a portion of the Chisholm Creek Addition.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for any guarantees or easements. *No guarantees are required.*
- 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 requested.*
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along Woodlawn in alignment with Crestmark. The dedication of access controls shall be referenced in the plattor's text. *The access controls are approved.*
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- F. It is recommended that the utility easements be set back from the south and east property lines appropriately to protect existing tree rows.

As requested, the Applicant has increased the utility easements to 20 feet along the east and south property lines.
- G. If platted, the building setback may be a minimum of 20 feet to conform with the NR District zoning standards.
- H. The Fire Lane easement and the Declaration of Condominium Line needs sufficient ties to locate it definitely with respect to the subdivision.
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- J. The plattor'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.
- K. 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.)
- L. 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.

**S/D 00-13 -- Final Plat of CHISHOLM CREEK 2ND ADDITION
July 13, 2000 - Page 3**

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