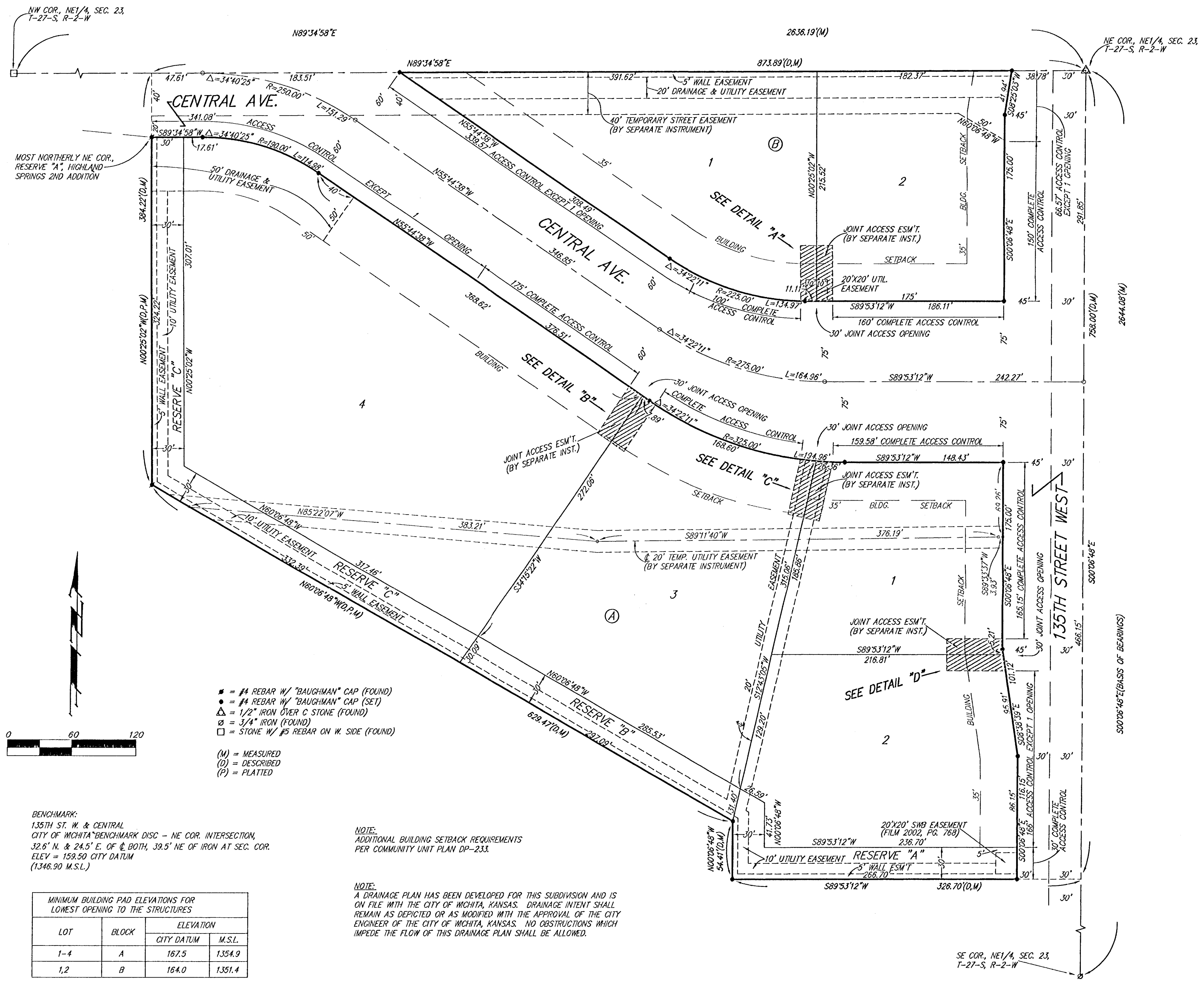


File tracing
received 1-26-01

HIGHLAND SPRINGS COMMERCIAL ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HIGHLAND SPRINGS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as beginning at the NE corner of the NE 1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas; thence S00°06'48"E along the east line of said NE 1/4, 758.00 feet; thence S89°53'12"W, 526.70 feet; thence N00°06'48"W, 54.41 feet; thence N60°06'48"W, 629.47 feet; thence N00°25'02"W, 384.22 feet to a point on the north line of said NE 1/4; thence N89°34'58"E along the north line of said NE 1/4, 873.89 feet to the point of beginning.

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

Michael G. Conrey, Surveyor
Michael G. Conrey

This plat of "HIGHLAND SPRINGS COMMERCIAL 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

Francis S. Garofalo, 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 _____, 2001.

Bob Knight, Mayor
Pat Burnett, City Clerk

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves to be known as "HIGHLAND SPRINGS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easements are hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross these easements. The streets are hereby dedicated to and for the use of the public. Reserves "A", "B", and "C" are hereby reserved for berms, open space, landscaping, drainage purposes, screening walls as confined to easements, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 2, Block A. Reserve "B" shall be owned and maintained by the owner of Lot 3, Block A. Reserve "C" shall be owned and maintained by the owner of Lot 4, Block A. 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. All 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.

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.

Don Brace, County Clerk

John E. Dugan, Marilyn K. Dugan
John E. Dugan, Marilyn K. Dugan

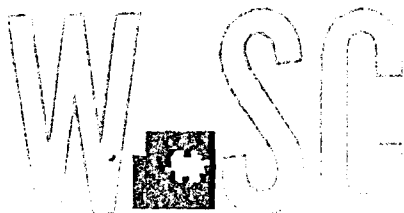
State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2001 at _____ o'clock _____ M., and is duly recorded.

Bill Meek, Register of Deeds
Linda Kizzire, Deputy

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this _____ day of _____, 2001, by John E. Dugan and Marilyn K. Dugan, husband and wife.

JUDITH M. TERHUNE, Notary Public
JUDITH M. TERHUNE
My App't. Exp. 11-7-2001

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 30, 2000

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

RE: S/D 00-15 -- Final Plat of HIGHLAND SPRINGS COMMERCIAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on March 30, 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 March 24, 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:

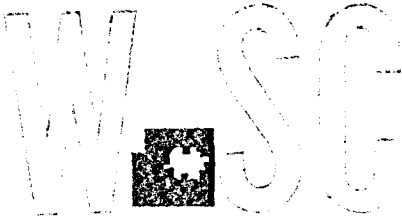
1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision 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.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 24, 2000

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

RE: S/D 00-15 -- Final Plat of HIGHLAND SPRINGS COMMERCIAL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 23, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A drainage guarantee is required. A drainage easement is required.
- D. The definite location of the KGE temporary easement needs to be provided on the plat.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along the south side of Central, including two joint openings. On the north side of Central two access openings are proposed, including one joint opening. Along 135th St. West, the plat proposes one access opening north of Central and two openings south of Central. For Lot 2, Block B, 150 feet of complete access control is required along 135th St. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135th St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.

- F. In accordance with the CUP, the following improvements are required: a) a guarantee for the construction of Central to three lanes between 135th St. West and where the realigned street meets the present location of Central and b) construction of a three lane roadway between the south line of Lot 2, Block A, and the north line of Lot 2, Block B along 135th St. West.
- G. A temporary road easement for Central Avenue will need to be established by separate instrument until the improvements to the new alignment of Central are completed.
- H. The joint access openings need to be established by separate instrument.
- I. A cross-lot circulation agreement shall be provided between the non-residential lots.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-233) and its special conditions for development on this property.
- L. 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.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.

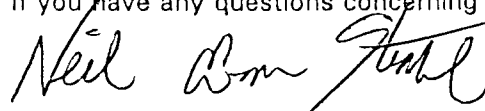
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *KGE requests a temporary easement to cover their line until Central is realigned. Any relocation or reconstruction of utilities made necessary by this plat shall be the responsibility of the Applicant.*
- U. 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.

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, March 30, 2000, at 1:00 p.m.

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

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: John Dugan, 2416 N. Morning Dew, Wichita, KS 67205
Thomas R. Docking, Morris, Laing, Evans, Brock and Kennedy, Chartered, 200 W. Douglas, Wichita, KS 67202-3048
Anthony L. and Loretta L. Marceau, 431 N. 135th Street West, Wichita, KS 67235
Joe M. and Alice A. Jacobs, Trustees of The Joe M. Jacobs Trust, 901 N. 135th Street West, Wichita, KS 67235
Lawrence Edward and Winifred Mary Albert, Trustees of The Lawrence Edward and Winifred Mary Albert Trust, 916 N. Robin, Wichita, KS 67212
Kenneth W. and Roxann Zeigler Living Trust, 13510 W. Central, Wichita, KS 67235
Leland R. and Linda S. League, 13314 W. Central, Wichita, KS 67235
John W. and Teresa L. McGreevy, 1304 N. Manchester Ct., Wichita, KS 67212
Lauretta Barr Vail, 7909 S. 70th Street, Lavista, NE 68128
Rhonda L. and Kenneth D. Shackelford, 606 N. Forestview Ct., Wichita, KS 67235
Douglas P. and Charlotte J. Moore, 602 N. Forestview, Wichita, KS 67235

STAFF REPORT

(Final Plat Approved 3/23/00; Preliminary Plat Approved 2/17/00)

CASE NUMBER: S/D 00-15 -- HIGHLAND SPRINGS COMMERCIAL ADDITION

OWNER/APPLICANT: John Dugan, 2416 N. Morning Dew, Wichita, KS 67205

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

LOCATION: Southwest corner of 135th St. West and Central

SITE SIZE: 10.84 Acres

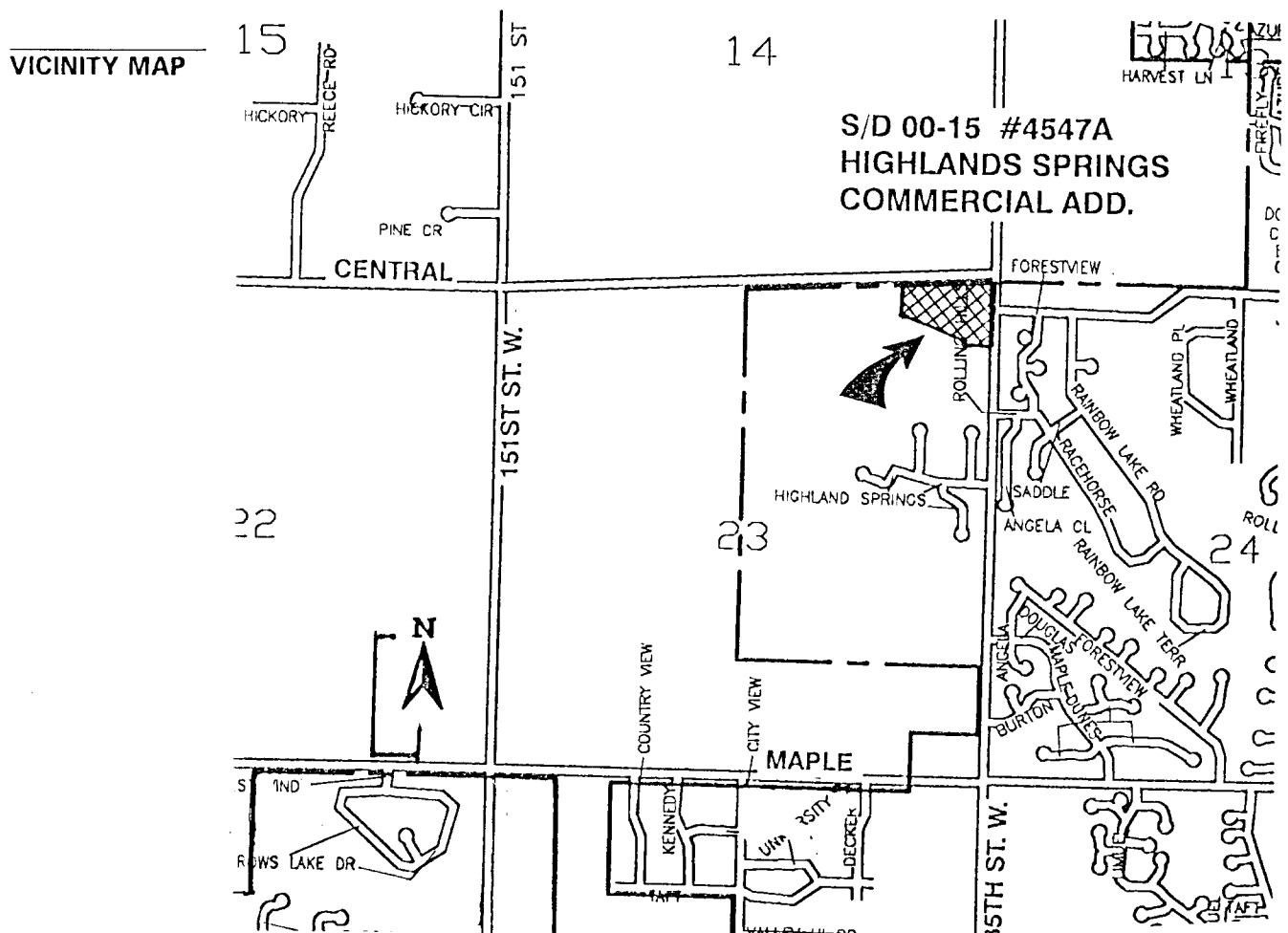
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	5
Industrial:	
Total:	6

MINIMUM LOT AREA: 35,225 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: GO, General Office; LC, Limited Commercial; SF-6, Single-Family Residential



S/D 00-15 -- Final Plat of HIGHLAND SPRINGS COMMERCIAL ADDITION
March 30, 2000 - Page 2

Note: The Sedgwick County District Court reversed the denial by City Council for a zone change and related CUP for this site. The Court's decision approved this site for a zone change (Z-3287) from SF-20, Single-Family Residential to LC, Limited Commercial (Lots 1,5 and 6) and GO, General Office (Lots 2 and 3) subject to platting. The site is also subject to the Highland Springs Community Unit Plan (DP-233). The plat involves a realignment of Central Avenue, eliminating the current jog at 135th Street West.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A drainage guarantee is required. A drainage easement is required.*
- D. The definite location of the KGE temporary easement needs to be provided on the plat.
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