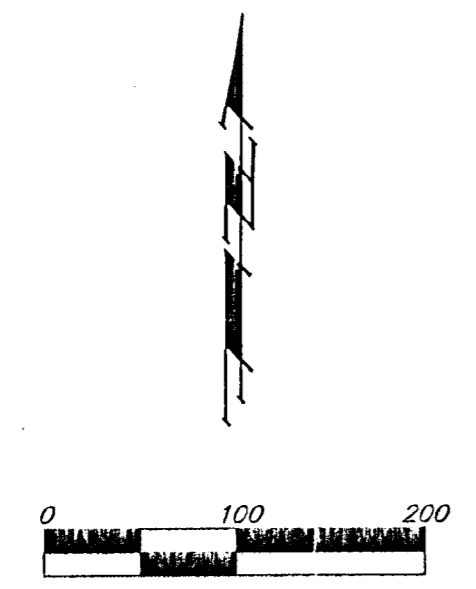
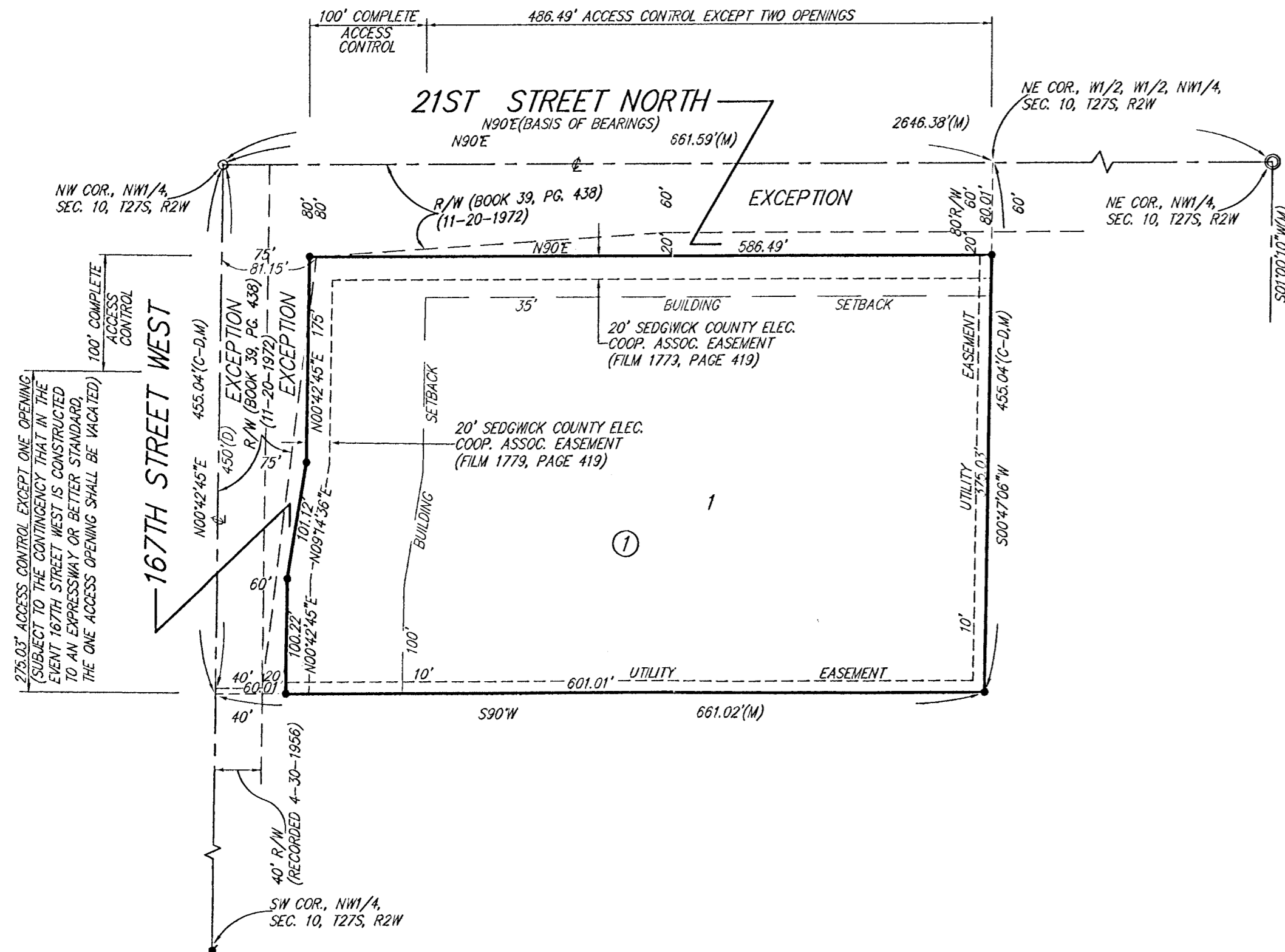


# BURBANK ADDITION

SEDGWICK COUNTY, KANSAS

Final tracing received  
9-14-99



- = #5 REBAR (FOUND)
- = 1" IRON (FOUND)
- = 1" IRON IN THUMBLE (FOUND)
- = #4 REBAR W/ 'BAUGHMAN' CAP (SET)

- (M) = MEASURED
- (D) = DESCRIBED
- (C-D) = CALCULATED PER DESCRIBED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "BURBANK ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The north 455 feet of the W1/2 of the W1/2 of the NW1/4 of Sec. 10, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as beginning at the NW corner of the W1/2 of the W1/2 of said NW1/4; thence east along the north line of said NW1/4, a distance of 661.56 feet; thence south and parallel to the west line of said NW1/4 to a point 60 feet south of the north line of said NW1/4; thence west 60 feet south of and parallel to the north line of said NW1/4, a distance of 280.41 feet; thence westerly to a point 80 feet south and 81.15 feet east of the NW corner of said NW1/4; thence southerly to a point 450 feet south and 40 feet east of the NW corner of said NW1/4; thence west and parallel to the north line of said NW1/4, to a point on the west line of said NW1/4, 450 feet south of the point of beginning; thence north along the west line of said NW1/4 to the point of beginning, and EXCEPT that portion lying within the west 40 feet of said NW1/4.

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

Michael G. Conroy  
Surveyor  
LS-974  
KANSAS  
LAND SURVEYOR

This plat of "BURBANK ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
\_\_\_\_\_, 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 \_\_\_\_\_, 1999.

\_\_\_\_\_, Mayor  
Bob Knight  
\_\_\_\_\_, City Clerk  
Pat Burnett

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 Streets to be known as "BURBANK ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 21st Street North over and across the north line of Lot 1, Block 1, are hereby granted to the appropriate governing body provided, however, that said Lot 1, Block 1, shall have access to 21st Street North at two locations over all except the west 100 feet of the north line of said Lot 1, Block 1, as shall be determined by the Engineer for the appropriate governing body. All abutters rights of access to or from 167th Street West over and across the west line of Lot 1, Block 1, are hereby granted to the appropriate governing body provided, however, that said Lot 1, Block 1, shall have access to 167th Street West at one location over all except the north 100 feet of the west line of said Lot 1, Block 1, as shall be determined by the Engineer for the appropriate governing body, (subject to the contingency that in the event 167th Street West is constructed to an expressway or better standard, the one access opening shall be vacated).

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, Chairman  
Bill Hancock

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_, County Clerk  
James Alford

Diane R. MacNair-Burbank  
John K. Burbank

State of Kansas) SS The foregoing instrument acknowledged before me, this 2<sup>nd</sup> day of SEPTEMBER, 1999, by Diane R. MacNair-Burbank and John K. Burbank, wife and husband.

JUDITH M. TERHUNE  
Notary Public - State of Kansas  
My App't. Expires 11-7-2001

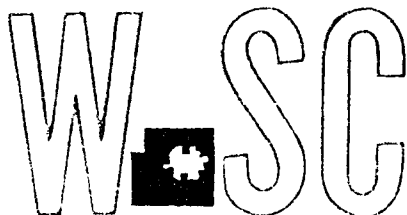
Judith M. Terhune  
Notary Public  
My App't. Exp. 11-7-2001

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 \_\_\_\_\_, 1999, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Bill Meek

\_\_\_\_\_, Deputy  
Linda Kizzire

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

May 19, 1997

FILE COPY

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

Re: S/D 97-27 - BURBANK ADDITION (One-Step, Preliminary-Final Plat)

Gentlemen:

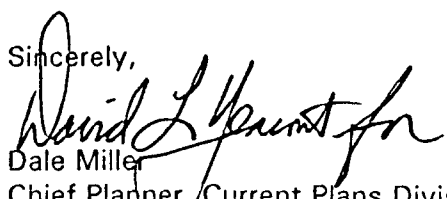
At the regular meeting of the Metropolitan Area Planning Commission on May 15, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 12, 1997.

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 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 developments.

Please call if you have any questions.

Sincerely,

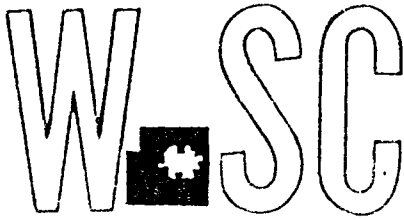
  
Dale Miller

Chief Planner, Current Plans Division

DM:lfb

cc: Diane McNair, 15028 West Maple, Wichita, KS 67235  
Mike Lindebak, City Engineer, Public Works Department (1-71)

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

FILE COPY

May 12, 1997

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

Re: S/D 97-27 - BURBANK ADDITION (One-Step, Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Health Department requests the applicant to file a covenant that states that if the use on the property generates effluent in excess of 750 gallons per day, the property owner will seek additional permit review and approval by KDHE or City-County Health.

The applicant will submit test result from one on-site bore test.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. City Engineering indicates no petitions for the future extension of municipal water and sanitary sewer need to be provided at this time.
- D. A petition for a left turn lane should be provided for 21st Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, text indicating access control, except for one opening subject to the contingency that in the event 167th Street is constructed to an expressway or better standard, the access point would be vacated. Also, on the final plat tracing, the dimension for the areas of access control shall also be shown on the face of the plat.

Access control, except for two (2) openings shall be shown along 21st Street.

S/D 97-27 - BURBANK ADDITION (One-Step, Preliminary-Final Plat)

May 12, 1997

Page 2

- G. A building setback of 100 feet from the right-of-way lines for 167th Street should be shown with 35 feet of setback for 21st Street.
- H. In the plat binder, two (2) easements are indicated by separate instruments for the benefit of entities not typically considered as users of platted easements. If these easements in any way impact (are located on) this site, such easements shall be shown, labeled and recording information shown. If not on the site, the applicant's agent shall provide documentation showing that easements are off-site.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from County Engineering indicates the applicant's drainage plan has been approved.
- O. Southwestern Bell indicates the applicant needs to acknowledge their easement.

Note: This plat is a one-step plat and, if approved, will be placed on the next MAPC scheduled meeting date.

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. Also, 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.

S/D 97-27 - BURBANK ADDITION (One-Step, Preliminary-Final Plat)

May 12, 1997

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 15, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Dale Miller". The signature is written in a cursive style with a long horizontal stroke at the end.

Dale Miller

Chief Planner, Current Plans Division

DL:lfb

Enclosure: Marked Copy of plat

cc: Diane McNair, 15028 West Maple, Wichita, KS 67235  
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

May 15, 1997

STAFF REPORT

(One-Step, Preliminary-Final Plat, Deferred from 4/17/97)

CASE NUMBER: S/D 97-27 - BURBANK ADDITION

OWNER/APPLICANT: Diane McNair  
15028 West Maple, Wichita, KS 67235; 722-6652

SURVEYOR/ENGINEER: Baughman Company, P.A.  
315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: Southeast corner of 21st Street North and 167th Street West.

SITE SIZE: 5.1 Acres

NUMBER OF LOTS

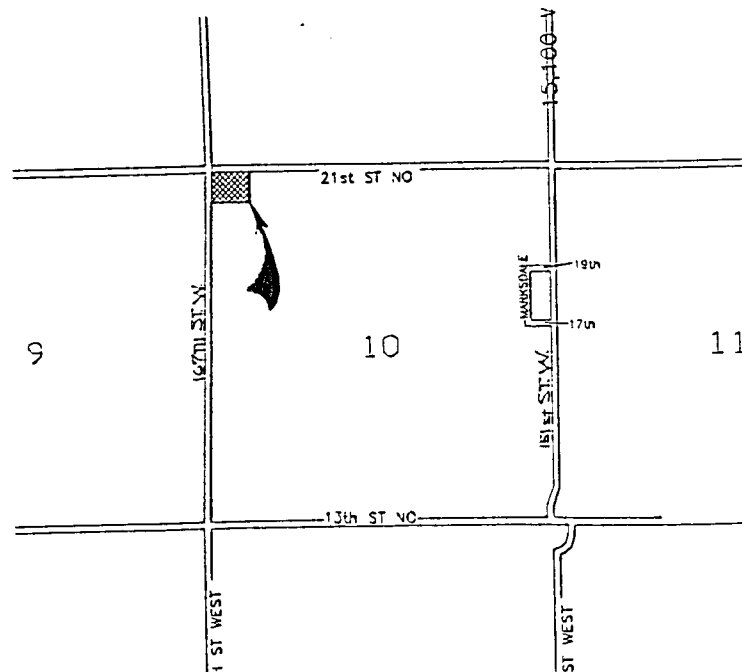
Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

MINIMUM LOT AREA: 375 square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" (SCZ-0722)

VICINITY MAP:



NOTE: Although presently beyond municipal services, this 5.1 acre site was recently approved for "LC" zoning (SCZ-0722).

STAFF COMMENTS:

- A. Health Department requests the applicant to file a covenant that states that if the use on the property generates effluent in excess of 750 gallons per day, the property owner will seek additional permit review and approval by KDHE or City-County Health.

The applicant will submit test result from one on-site bore test.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.

- C. City Engineering indicates no petitions for the future extension of municipal water and sanitary sewer need to be provided at this time.

- D. A petition for a left turn lane should be provided for 21st Street.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. On the final plat tracing, text indicating access control, except for one opening subject to the contingency that in the event 167th Street is constructed to an expressway or better standard, the access point would be vacated. Also, on the final plat tracing, the dimension for the areas of access control shall also be shown on the face of the plat.

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- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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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- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from **County Engineering** indicates the applicant's drainage plan has been approved.
- O. Southwestern Bell indicates the applicant needs to acknowledge their easement.

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