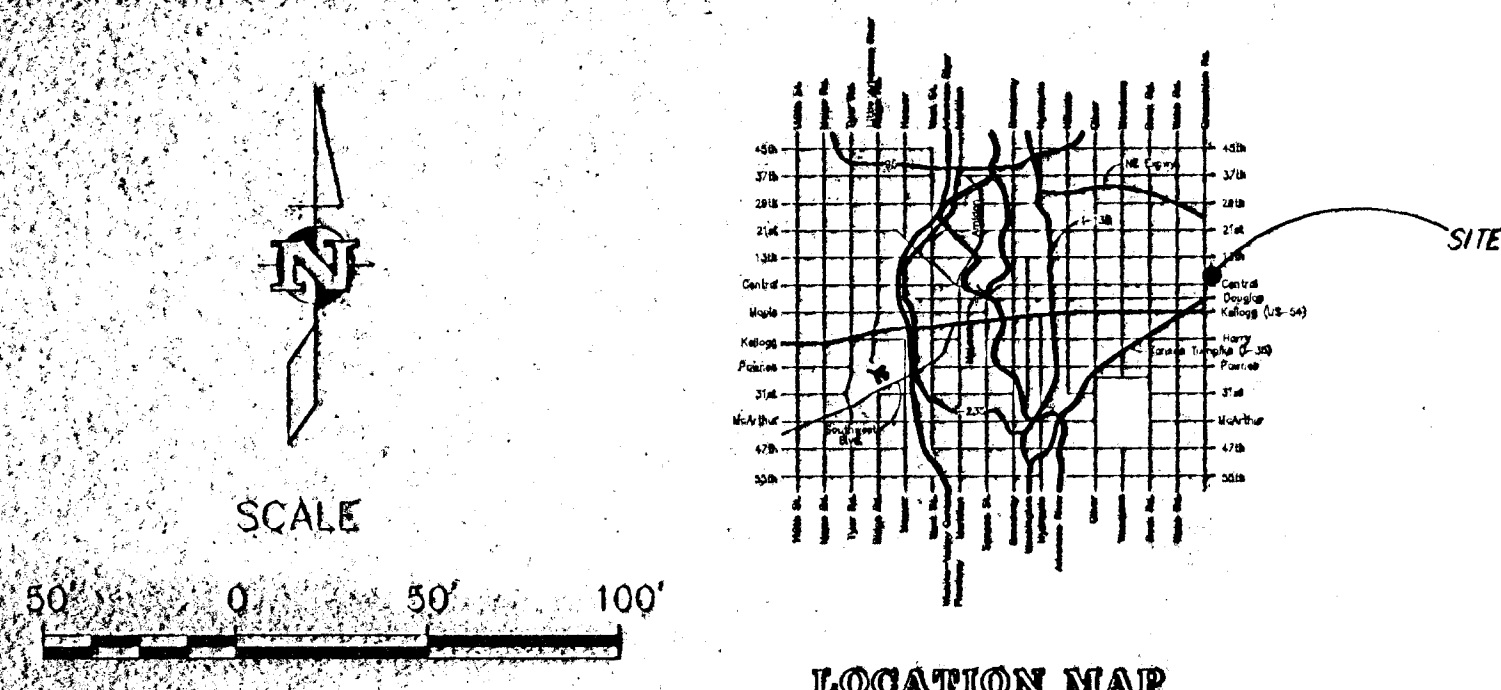


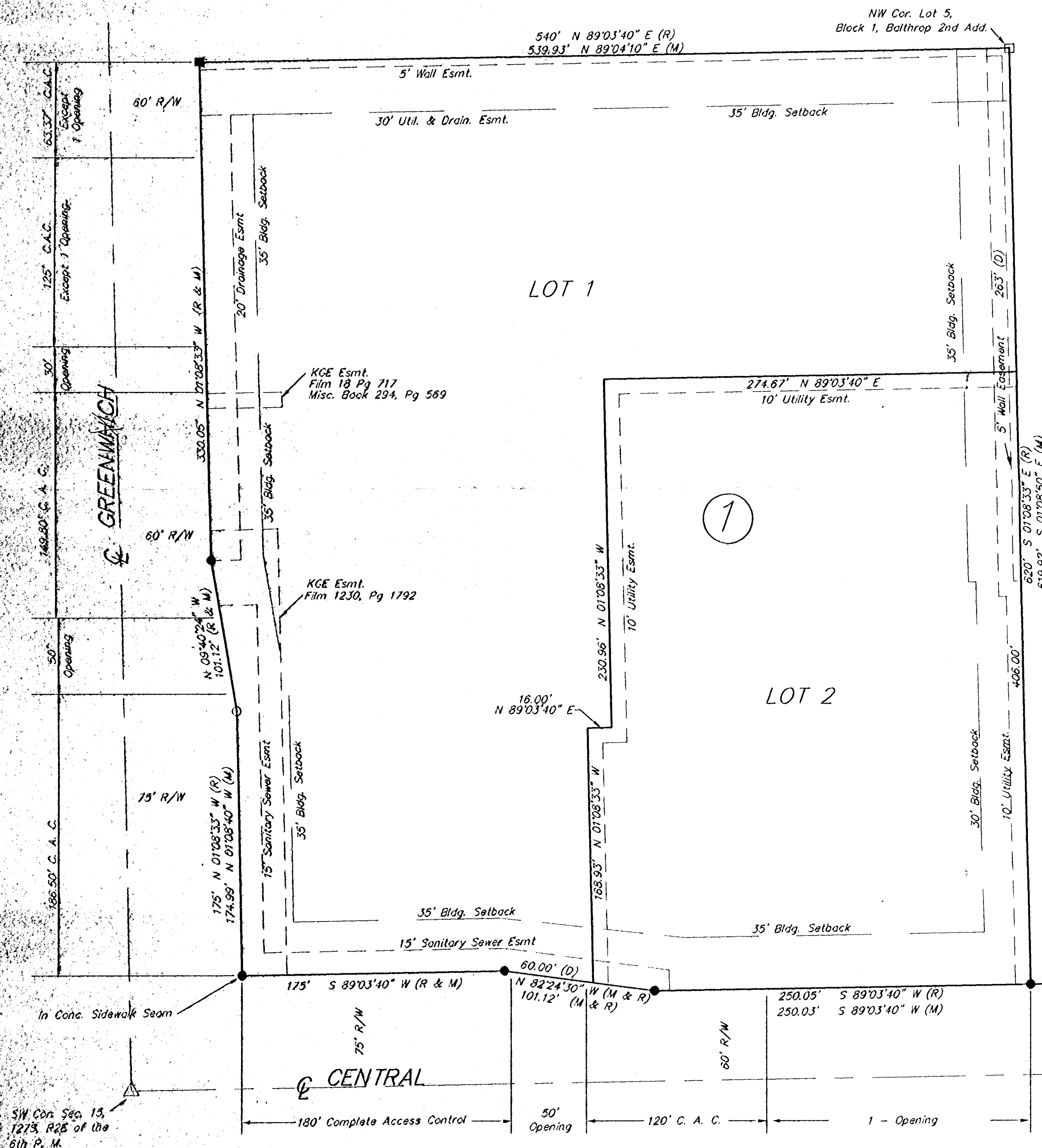
BALTHROP THIRD ADDITION

Wichita, Sedgwick County, Kansas



LOCATION MAP

NOTE: THIS PLAT SUBJECT TO THE
CONDITIONS OF COMMUNITY
UNIT PLAN, DP-232



State of Kansas } ss
Sedgwick County }

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "BALTHROP THIRD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

A replat of Lots 16 and 17 and Block 5, Balthrop Addition and Lot 14, Block 1, Balthrop Second Addition to Wichita, Sedgwick County, Kansas

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

Steven Brosemer
Steven Brosemer, L.S. #752

Know all men by these presents that we, the undersigned owners have caused the land described in the Surveyors certificate to be platted into Lots to be known as "BALTHROP THIRD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The screening wall easement is for the construction and maintenance of a screening wall. Utilities may cross the screening wall easement or be within the easement where wall and utility easements are combined. Abutter's rights of access to all streets are hereby granted to the city unless otherwise shown. A drainage plan has been developed for this plat and all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the city engineer and shall allow for the unobstructed conveyance of storm water.

Scott Davies
Davies, L.L.C.
Scott Davies, Member

John C. Balthrop
John C. Balthrop, Trustee of the
Cecilia Balthrop Living Trust U/A
dated April 16, 1992

State of Kansas } ss
Sedgwick County }

The foregoing instrument was acknowledged before me, this 29th day of September, 1999, by John C. Balthrop, Trustee of the Cecilia Balthrop Living Trust U/A dated April 16, 1992 personally known to be the same persons who executed the foregoing instrument of writing and has duly acknowledged the execution of same.

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-02-01

Douglas Klassen
Douglas Klassen, Notary Public

My App't. Exp. 4-02-01

State of Kansas } ss
Sedgwick County }

The foregoing instrument was acknowledged before me, this 28th day of September, 1999, by Scott Davies, Member of Davies, L.L.C. personally known to be the same person who executed the foregoing instrument of writing and has duly acknowledged the execution of same.

Douglas Klassen
Douglas Klassen, Notary Public

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-02-01

LEGEND

- C.A.C. = Complete Access Control
- - 1/2" Rebar Found w/ ID Cap
- - 1/2" Rebar Set w/ "LS 752" ID Cap
- (R) - As per Record Documents
- (M) - Measured
- (C) - Calculated
- - 1/2" Rebar Found w/ "PEC" ID Cap
- ⊗ - + Cut on Curb
- - Pipe found w/ "PEC" ID Cap

State of Kansas } ss
City of Wichita }

This plat of "BALTHROP THIRD 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 ___, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

_____, Chair
Bill Johnson

_____, Secretary
Marvin S. Krout

State of Kansas } ss
City of Wichita }

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

Entered on transfer record this ___ day of ___, 1998.

_____, County Clerk
James Alford

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 ___, 1999, at ___ o'clock ___; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

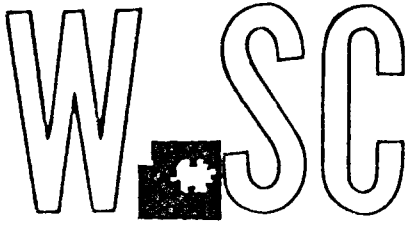


AUSTIN MILLER & P.A.
ENGINEERING SERVICES

Survey work performed by:
GeoTech, Inc.
1512 W. 6th Ave. Suite 1
Emporia, KS 66801
(316) 342-7491

254 S. Laura, Suite 210 Wichita, KS 67211
316/262-1281 fax: 316/262-6773

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

August 12, 1999

Tim Austin
Austin Miller, P.A.
254 S. Laura, Ste. 210
Wichita, KS 67211

RE: S/D 99-50 -- One-Step Final Plat of BALTHROP 3RD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on August 12, 1999, 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 August 6, 1999.

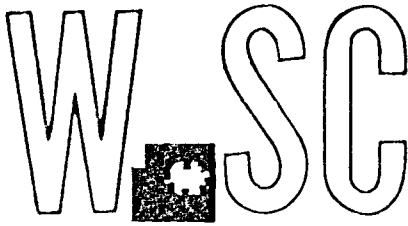
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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



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

August 6, 1999

Tim Austin
Austin Miller, P.A.
254 S. Laura, Ste. 210
Wichita, KS 67211

RE: S/D 99-50 -- One-Step Final Plat of BALTHROP 3RD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 5, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and is served by the County. A new sewer petition is required along with a sanitary sewer layout.
- B. City Engineering need to comment on the existing guarantees and the need for providing new or revised guarantees. A guarantee for extension of stormwater sewer is required. A cross-lot drainage agreement and off-site drainage agreement are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan has been approved.
- E. Traffic Engineering shall comment on the access controls. Two openings along Central and two openings along Greenwich are permitted for this plat. 125 feet of complete access control is required from the north line of the plat. The westernmost opening along Central is limited to right turns only.
- F. An adjustment to the CUP will be needed to revise parcel boundaries to correspond with the platted lots.
- G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be

submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

- H. An adjustment to the CUP will be needed for any revisions in the access controls.
- I. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-232.
- J. 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.
- 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. *Southwestern Bell has requested additional easements.*
- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

S/D 99-50— One-Step Final Plat of BALTHROP 3RD ADDITION
August 6, 1999
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. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 12, 1999, at 1:00 p.m.

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

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Cassey Bachrodt, 7701 E. Kellogg, Wichita, KS 67207
Scott Davies, Davies, LLC, 8800 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213

also Copy sent to:
John C. Balthrop
704 N. Quail Court
Wichita, KS 67114

STAFF REPORT
(One-Step Final Plat Approved 8/05/99)

CASE NUMBER: S/D 99-50 - BALTHROP 3RD ADDITION

OWNER/APPLICANT: Davies, LLC, Attn: Scott Davies, 8800 W. Central, Wichita, KS 67212; John C. Balthrop, 704 N. Quail Ct., Newton, KS 67114

AGENT: Casey Bachrodt, 7701 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Austin Miller, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: Northeast corner of Central and Greenwich

SITE SIZE: 7.52 acres

NUMBER OF LOTS

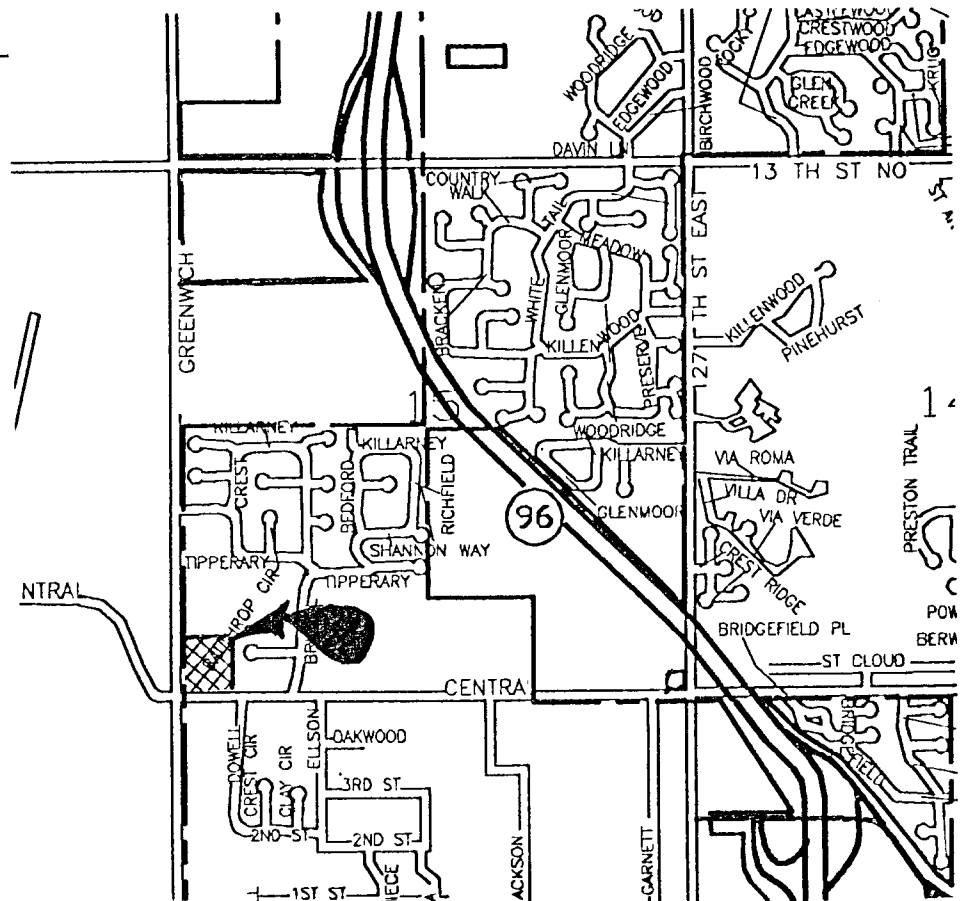
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 3.9 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of the Balthrop and Balthrop 2nd Addition and is governed by the Preston Trails Community Unit Plan DP-232.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and is served by the County. *A new sewer petition is required along with a sanitary sewer layout.*
- B. *City Engineering* need to comment on the existing guarantees and the need for providing new or revised guarantees. *A guarantee for extension of stormwater sewer is required. A cross-lot drainage agreement and off-site drainage agreement are required.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. *City Engineering* needs to comment on the status of the applicant's drainage plan. *A drainage plan has been approved.*
- E. *Traffic Engineering* shall comment on the access controls. *Two openings along Central and two openings along Greenwich are permitted for this plat. 125 feet of complete access control is required from the north line of the plat. The westernmost opening along Central is limited to right turns only.*
- F. An adjustment to the CUP will be needed to revise parcel boundaries to correspond with the platted lots.
- G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- H. An adjustment to the CUP will be needed for any revisions in the access controls.
- I. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-232.
- J. 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.
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- 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.
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