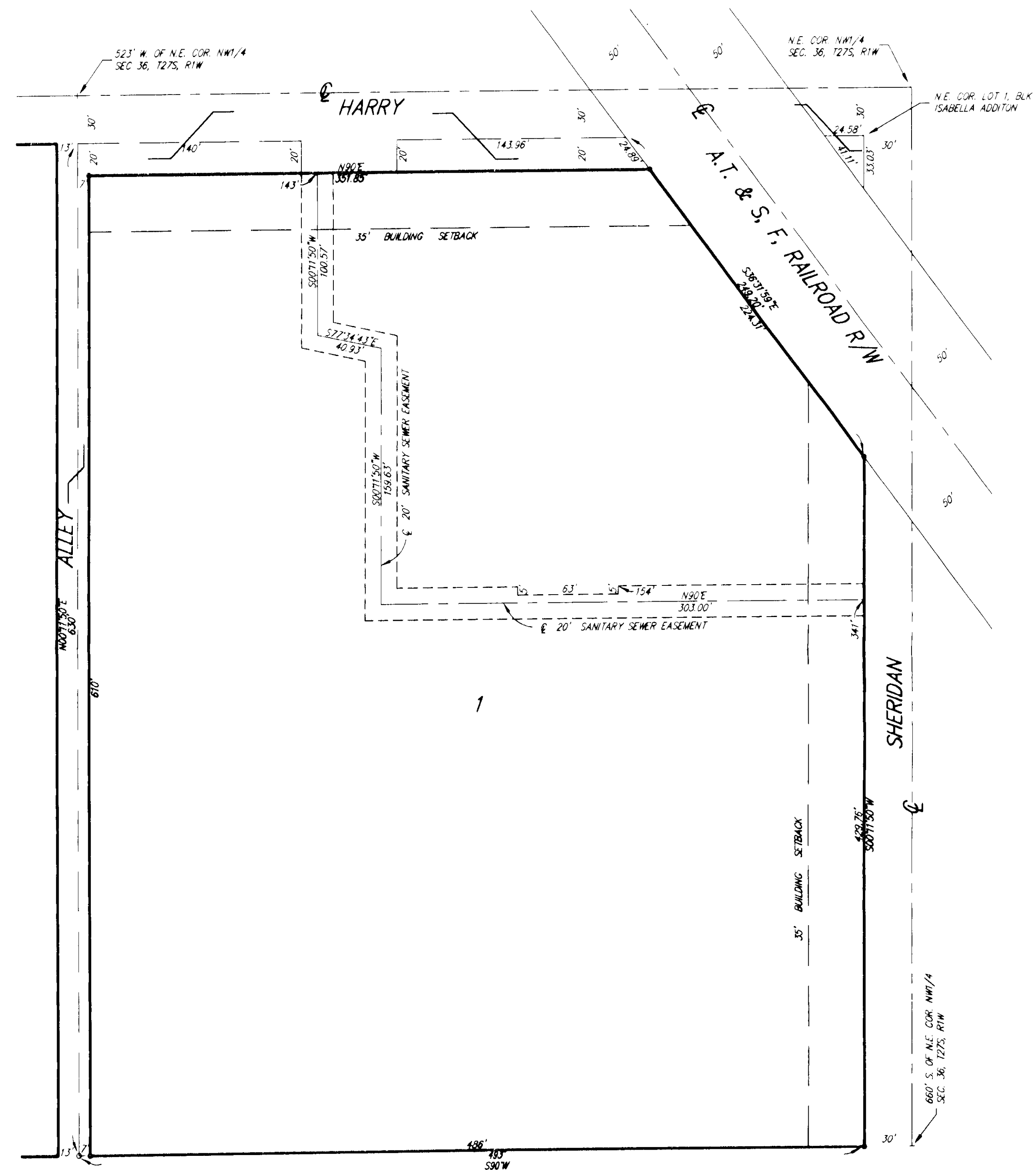


WSM PROPERTIES ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- = 1/2" REBAR W/ SRB CAP (SET)
- = 1/2" REBAR W/ SRB CAP (FOUND)

1" = 50'

State of Kansas) SS
Sedgwick County)

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "WSM PROPERTIES ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of the following:

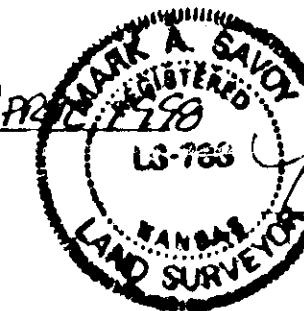
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block A, Isabella Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the vacated north-south Alley as platted in said Block A and adjoining said Lots, subject to Right of Way for the A.T. & S.F. Railroad, and Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, and 51, Block B, Isabella Addition to Wichita, Kansas, Sedgwick County, Kansas, and Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52, except the south 20 feet of Lot 51 and except the south 20 feet of Lot 52, in Isabella 2nd Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the vacated north-south Alley as platted in said Addition and adjoining said Lots, together with all of Earl Avenue (now All Hallows Avenue), as platted in said Isabella Addition and said Isabella 2nd Addition, and together with all of the Alley dedication recorded in Miscellaneous Book 572 at page 227 and together with all of the Street dedication for Merton Ave. as recorded in Miscellaneous Book 572 at page 225.

All being situated in the NW1/4 of Sec. 36, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 14 April 1998



Mark A. Savoy, RLS #788
Surveyor

Know all men by these presents that we, the undersigned have caused the land described in the surveyor's certificate to be platted into a Lot, Street and Alley to be known as "WSM PROPERTIES ADDITION", Wichita, Sedgwick County, Kansas. The Street and Alley are hereby dedicated to and for the use of the public. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.

EQUITABLE INTEREST:

WSM PROPERTIES,
a Kansas general partnership

John Griffith, General Partner
John Griffith

OWNER: The City of Wichita, Kansas

Bob Knight, Mayor

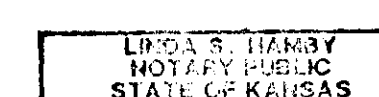
Pat Burnett, City Clerk

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this 14th day of April, 1998, by John Griffith, General Partner of WSM Properties, a Kansas general partnership on behalf of the partnership.

Linda S. Hamby, Notary Public

My App't. Exp. 12-30-99



State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1998, by Bob Knight, Mayor and Pat Burnett, City Clerk of the City of Wichita, Kansas, on behalf of the municipal corporation.

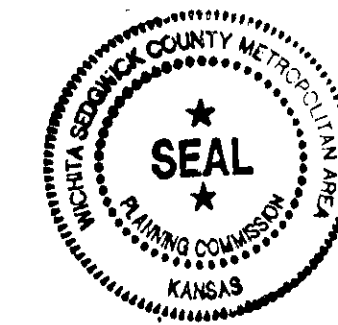
Notary Public

My App't. Exp. _____

This plat of "WSM PROPERTIES ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this 26th day of February, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission



John C. Frye, Chairman
John C. Frye

Marvin S. Krout, 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 _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

James Alford, County Clerk

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

State of Kansas) SS
Sedgwick County)

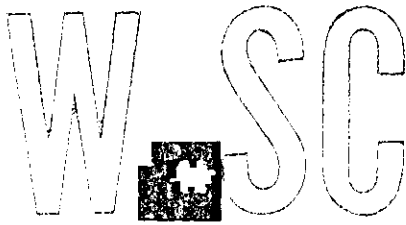
This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M. and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

SRB 924 NORTH MAIN 316-264-8008
WICHITA, KANSAS 67203 FAX 264-4821
http://www.fest.com/~srb E-mail: srb@fest.com
SAVOY, RUGGLES & BOHM, P. A.
ENGINEERING & SURVEYING

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE: 316/268-4421
FAX: 316/268-4390

February 26, 1998

Savoy, Ruggles & Bohm
Attn. Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 1998, 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 February 20, 1998.

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 this plat. This will be used by the City and County GIS Departments.

S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION
February 26, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: WSM Properties, 1030 N. Washington, Wichita, KS 67202
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

February 20, 1998

Savoy, Ruggles & Bohm
Attn. Mark Savoy
924 N Main
Wichita KS 67203

Re: S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if any guarantees are required to serve this site. A sanitary sewer easement will need to be shown on the plat to cover the existing sanitary sewer; otherwise a guarantee shall be provided for the relocation of the sewer line. City Engineering also requests the dedication of seven feet right-of-way for the alley on the west side of the plat to conform with a standard 20-foot alley.
- 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.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The final plat shall reference a tie point to a section corner.
- F. The MAPC Chair should be revised to read Richard E. Lopez.
- G. Traffic Engineering needs to comment on the need, if any, for improvements to Harry or



Sheridan. Traffic Engineering also needs to comment on the need for access controls along Sheridan or Harry. Five driveway openings within 460 feet of frontage along Sheridan and two openings within 350 feet of frontage along Harry currently exists on the site. The applicant shall guarantee the closure of any opening located in an area of complete access control. *Traffic Engineering encourages, but does not require, the closure of the driveways near the railroad.*

- H. ✓ The applicant is reminded that a platting binder is required with the final plat tracing.
- 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. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.*
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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

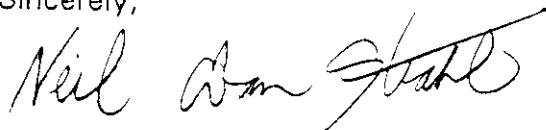
S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION
February 20, 1998 - Page 3

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: WSM Properties, 1030 N. Washington, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

February 26, 1998

STAFF REPORT

(One-Step Final Plat-Approved 02/19/98)

CASE NUMBER: S/D 98-7 - WSM PROPERTIES ADDITION

OWNER/APPLICANT: WSM Properties, 1030 N. Washington,
Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67203

LOCATION: South side of Harry Street, West side of Sheriden

SITE SIZE: 7.35 acres

NUMBER OF LOTS

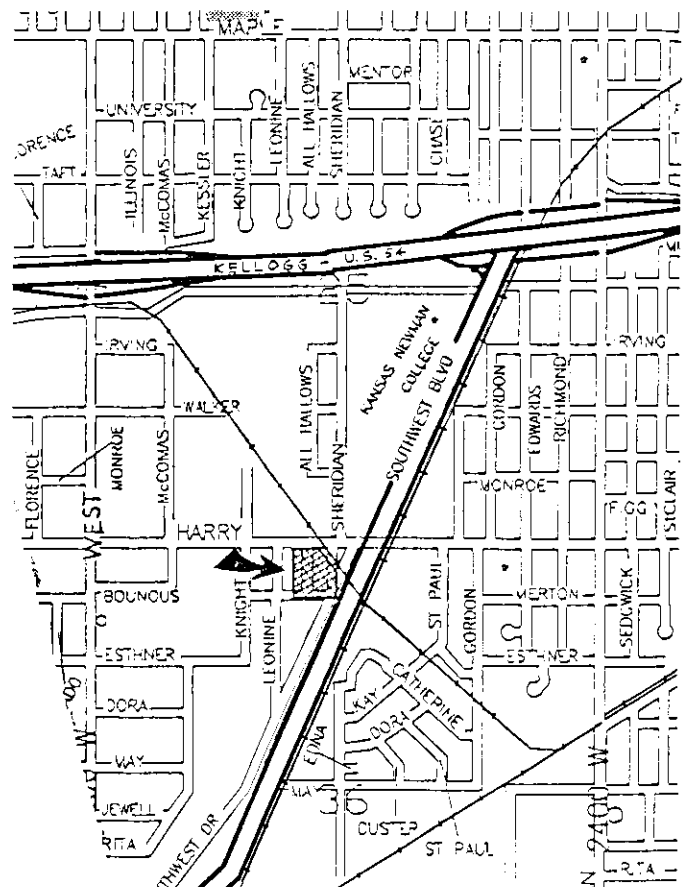
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 6.91 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of small (2,000 to 3,500 sq. ft) lots and two vacated alleys in the Isabella Addition and the Isabella 2nd Addition. An industrial building currently exists on the site which will be expanded. Seven access openings currently exist on the site; five along Sheridan and two along Harry.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required to serve this site. A sanitary sewer easement will need to be shown on the plat to cover the existing sanitary sewer; otherwise a guarantee shall be provided for the relocation of the sewer line. City Engineering also requests the dedication of seven feet right-of-way for the alley on the west side of the plat to conform with a standard 20-foot alley.
- 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.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
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- F. The MAPC Chair should be revised to read Richard E. Lopez.
- G. Traffic Engineering needs to comment on the need, if any, for improvements to Harry or Sheridan. Traffic Engineering also needs to comment on the need for access controls along Sheridan or Harry. Five driveway openings within 460 feet of frontage along Sheridan and two openings within 350 feet of frontage along Harry currently exists on the site. The applicant shall guarantee the closure of any opening located in an area of complete access control. Traffic Engineering encourages, but does not require, the closure of the driveways near the railroad.

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