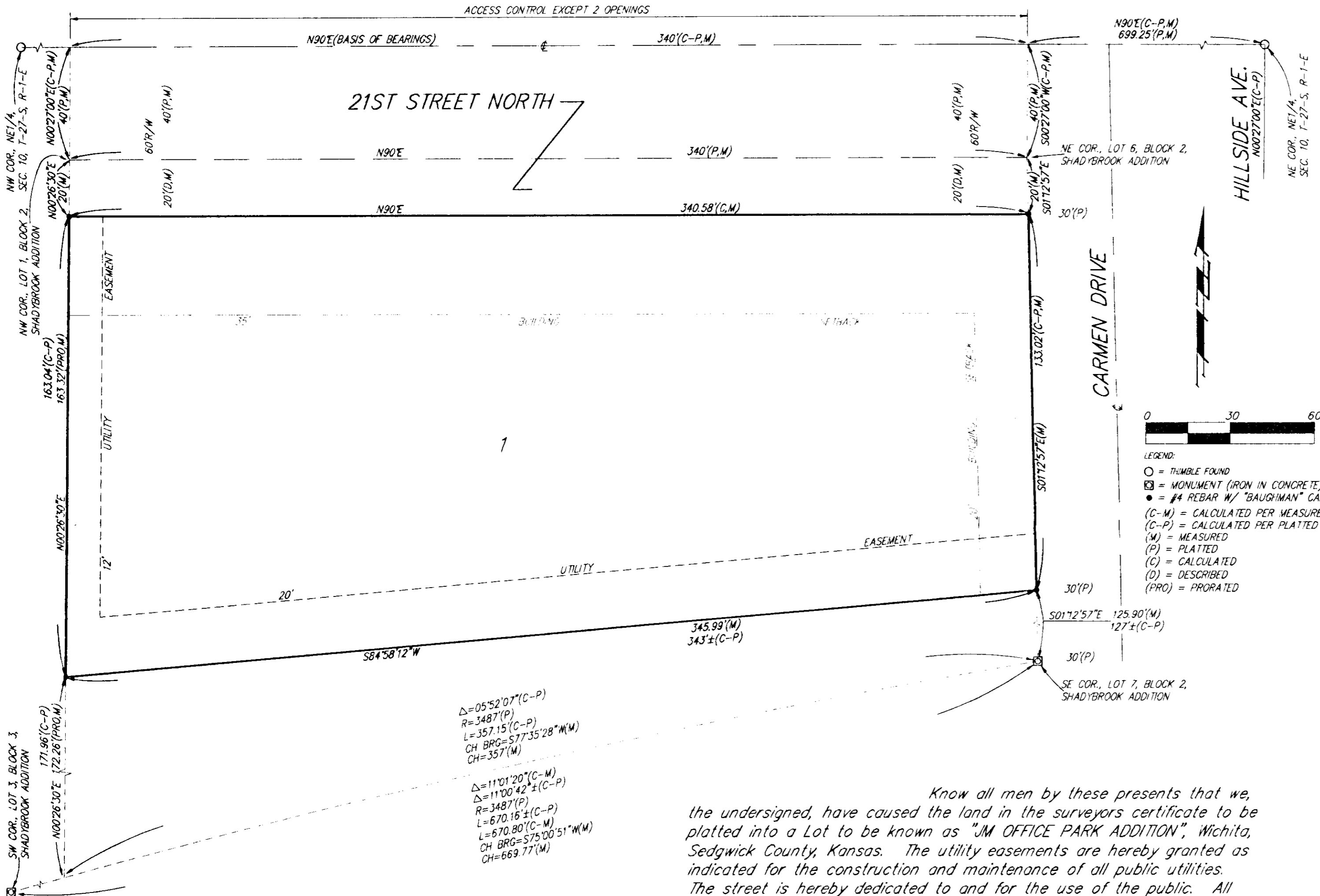


# JM OFFICE PARK ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



$\Delta = 05^{\circ}52'07''$  (C-P)  
 $R = 3487'$  (P)  
 $L = 357.15'$  (C-P)  
 $CH BRG = S77^{\circ}35'28''$  W(W)  
 $CH = 357'$  (M)

$\Delta = 11^{\circ}01'20''$  (C-M)  
 $\Delta = 11^{\circ}00'42''$  (C-P)  
 $R = 3487'$  (P)  
 $L = 670.16'$  (C-P)  
 $L = 670.80'$  (C-M)  
 $CH BRG = S75^{\circ}00'51''$  W(W)  
 $CH = 669.77'$  (M)

State of Kansas) Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "JM OFFICE PARK ADDITION", Wichita, Sedgwick County, Kansas anathat the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 1, 2, 3, 4, 5, and 6, except the north 20 feet of said Lots, and the north 8 feet of Lots 7, 8, 9, 10, 11, and 12, all in Block 2, Shadybrook Addition to Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 10, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey  
 Michael G. Conrey  
 Registered Professional Land Surveyor  
 No. 8716-24-97



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "JM OFFICE PARK ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is 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 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 21st Street North at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas.

JM Limited, a Kansas corporation

*Abner V. J. Jackson*  
 ABNER V. J. JACKSON, Pres.

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this 9<sup>th</sup> day of OCTOBER, 1997, by ABNER V. J. JACKSON, PRESIDENT of JM Limited, a Kansas corporation, on behalf of the corporation.

Philipp J. Meyer  
 PHILIP J. MEYER, Notary Public  
 My App't. Exp. 5/5/01

PHILIP J. MEYER  
 NOTARY PUBLIC  
 STATE OF KANSAS

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "JM OFFICE PARK ADDITION", Wichita, Sedgwick County, Kansas.

American Bank

*Patrick Reagan, Jr.*  
 PATRICK REAGAN, JR., President

State of Kansas) Sedgwick County) SS The foregoing instrument acknowledged before me, this 22nd day of October, 1997, by PATRICK REAGAN, JR., PRESIDENT of American Bank, on behalf of the bank.

My App't. Exp. 2/5/2000

*Lisa A. Amey*  
 LISA A. AMEY, Notary Public

LISA A. AMEY  
 NOTARY PUBLIC  
 STATE OF KANSAS  
 My App't. Exp. 2/5/2000

This plat of "JM OFFICE PARK 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 \_\_\_\_\_, 1997  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
 John C. Frye

\_\_\_\_\_, 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 \_\_\_\_\_, 1997.

\_\_\_\_\_, Mayor  
 Bob Knight

\_\_\_\_\_, City Clerk  
 Pat Burnett

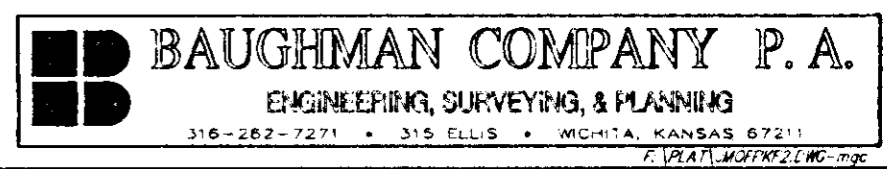
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

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

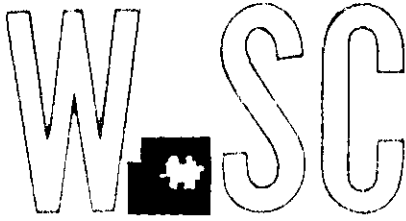
State of Kansas) Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

\_\_\_\_\_, Register of Deeds  
 Larry Consolver

\_\_\_\_\_, Deputy  
 Michael D. Hurtt



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

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

March 3, 1997

FILE COPY

Re: S/D 97-11-- J.M. OFFICE PARK (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 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 February 21, 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.

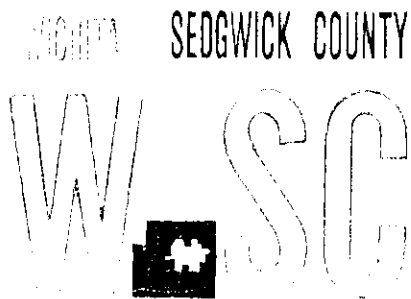
Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:ifb

cc: Attn.: Val Jackson, C/O J. M. Limited, 1011 E. 13th Street, North, Wichita, KS 67214  
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 21, 1997

FILE COPY

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

Re: S/D 97-11- J. M. OFFICE PARK (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to cover existing sanitary sewer lines, the final plat tracing shall indicate 20-foot easements or provide by separate instrument off-site easements that when combined with easements on the plat, equal 20 feet. *8' off site Brady platted*
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development. The applicant is advised that on-site detention may or will be required.
- C. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Carmen Drive adjacent to this site.
- D. As offered during the zone change case, the applicant shall submit for recording a restrictive covenant concerning uses and signage restrictions for this site.
- E. On the final plat tracing, building setbacks should either not be platted with zoning being allowed to determine the setback but if platted, the setbacks per the Subdivision Regulations will require a 35-foot setback to 21st Street North and a 20-foot setback to Carmen Drive.
- F. On the final plat tracing, the suffix "North" shall be added to the 21st Street "North" street name.
- G. 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

February 21, 1997

Page 2

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.)

- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, February 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:ifb

Enclosure: Marked Copy of plat

cc: Attn. Val Jackson, C/O J.M. Limited, 1011 E. 13TH Street, North, Wichita, KS 67214  
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

February 27, 1997

**STAFF REPORT**  
(Final Plat, Approved 2/20/97)

**CASE NUMBER:** S/D 97-11 - J.M. OFFICE PARK

**OWNER/APPLICANT:** Attn. Val Jackson, C/O J.M. Limited, 1011 E. 13TH Street, North, Wichita, KS 67214

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

**LOCATION:** South of 21st Street North and west of Hillside

**SITE SIZE:** 1.2 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 50,675 square feet

**CURRENT ZONING:** "TF-3", MF-29

**PROPOSED ZONING:** "LC" (Z-3182)

**VICINITY MAP:**



STAFF COMMENTS:

- A. In order to cover existing sanitary sewer lines, the final plat tracing shall indicate 20-foot easements or provide by separate instrument off-site easements that when combined with easements on the plat, equal 20 feet.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development. The applicant is advised that on-site detention may or will be required.
- C. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Carmen Drive adjacent to this site.
- D. As offered during the zone change case, the applicant shall submit for recording a restrictive covenant concerning uses and signage restrictions for this site.
- E. On the final plat tracing, building setbacks should either not be platted with zoning being allowed to determine the setback but if platted, the setbacks per the Subdivision Regulations will require a 35-foot setback to 21st Street North and a 20-foot setback to Carmen Drive.
- F. On the final plat tracing, the suffix "North" shall be added to the 21st Street "North" street name.
- G. 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.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council and/or County Commission.