

3-2-98 rec'd
find tracing

CHADSWORTH COMMERCIAL 3RD ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "CHADSWORTH COMMERCIAL 3RD 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
Lot 2, Chadsworth Commercial 2nd Addition, Wichita, Sedgwick County,
Kansas, EXCEPT that part of said Lot 2 described as follows: Beginning
at the SE Corner of Lot 1 in said Chadsworth Commercial 2nd Addition;
thence N00°12'E along the east line of said Lot 1, 204.42 feet to
the NE Corner of said Lot 1; thence N88°56'E along the north line of
said Lot 2, 304.95 feet to the NE Corner of said Lot 2; thence S00°12'W
along the east line of said Lot 2, 379.80 feet; thence S88°56'W parallel
with the north line of said Lot 2, 304.95 feet to an intersection with
the east line of said Lot 1 as extended south; thence N00°12'E along
said extended east line, 175.38 feet to the point of beginning.

All being situated in the SW1/4 of Sec. 5, Twp. 27-S, R-1-W
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 2-24-98 Surveyor
Michael G. Conrey

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots to be known as "CHADSWORTH
COMMERCIAL 3RD ADDITION", Wichita, Sedgwick County, Kansas. The
utility easements are hereby granted as indicated for the construction
and maintenance of all public utilities. The wall easement is hereby
granted as indicated for the construction and maintenance of a private
screening wall and utility main lines and service lines are allowed to
cross this easement. The drainage easements are hereby granted
as indicated for drainage purposes. Access controls as depicted
on the face of the plat are hereby granted to the City of Wichita,
Kansas. The permitted entrance locations shall be as determined
by the City Engineer of the City of Wichita, Kansas.

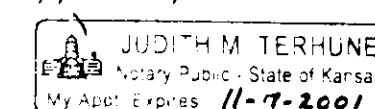
Mesa Homes, Inc.

Larry E. Bottenberg, Vice-President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 24 day of FEBRUARY, 1998, by
Larry E. Bottenberg, Vice-President of Mesa Homes, Inc., on behalf of
the corporation.

Judith M. Terhune Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001



We the undersigned, holders of a mortgage
on the above described property, do hereby consent to this plat of
"CHADSWORTH COMMERCIAL 3RD ADDITION", Wichita, Sedgwick County,
Kansas.

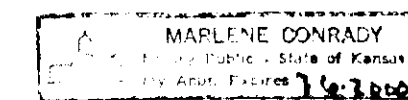
Garden Plain State Bank

Kyle B. Estep, Senior Vice-President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 24 day of FEB, 1998, by Kyle B. Estep, Senior
Vice-President of Garden Plain State Bank, on behalf of the bank.

Marlene Conrady Notary Public
MARLENE CONRADY

My App't. Exp. 7-6-2000



This plat of "CHADSWORTH COMMERCIAL 3RD
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 , 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

John C. Frye 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 , 1998.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this day
of , 1998.

James Alford County Clerk

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 , 1998, at o'clock M; and is duly
recorded.

Larry Consolver Register of Deeds

Michael D. Hurtt Deputy

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

September 26, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 97-72 One-Step Final Plat Of CHADSWORTH COMMERCIAL 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 25, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommended that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 19, 1997.

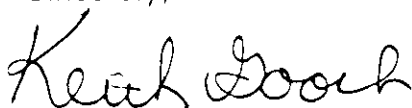
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City council and/or County Commission for consideration:

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.

S/D 97-72 One-Step Final Plat of CHADSWORTH COMMERCIAL 3RD ADDITION
September 26, 1997- Page 2

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

Sincerely,

A handwritten signature in black ink that reads "Keith Gooch". The signature is written in a cursive, flowing style.

Keith Gooch
Current Plans Division

KG:ch
Enclosure

cc: Mesa Homes, Inc., Attn. Larry Bottenburg, 7230 W. 13th, Wichita, KS 67212
Mike Lindebak, City Engineer
Jim Weber, PE Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S Seneca, Wichita, KS 67213

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
PHONE: 316-268-4421
FAX: 316-268-4090

September 19, 1997

Baughman Company, P.A.
315 Ellis
Wichita, KS 67202

Re: S/D 97-72 One-Step Final Plat Of CHADSWORTH COMMERCIAL 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 18, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

STAFF COMMENTS:

- A. A CUP adjustment shall be filed and approved before this plat is heard by the full MAPC. This adjustment will ask for an increase in the number of CUP parcels as well as an adjustment to the building setbacks.
- B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.

A guarantee shall be provided to extend sanitary sewer to Lots 2 and 3. An off-site easement needs to be provided for the sanitary sewer extension, which should be a 20-foot easement.

A 20 foot utility easement should be provided along the water line between Lot 3, Chadsworth Commercial 3rd Addition and the bowling alley, or the existing line should be moved. *City Engineering requests the drainage easement between Lots 2 and 3 be removed.*

- C. Traffic Engineering should be ready to comment on any improvements needed to Maize Road.

— A joint access easement shall be provided to the bowling alley and Lot 1, Chadsworth Commercial 2nd Addition. This easement will be provided by separate easement and shall remain open and unencumbered. The joint access easement shall be shown on the plat ant the appropriate wording placed in the platter's text.

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

- E. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

- F. 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.)

- G. 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.

- H. 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.

- I. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing.

- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- L. 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 and Southwestern Bell requests additional utility easements shown on the attached plat.**

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.

S/D 97-72 One-Step Final Plat of CHADSWORTH COMEMRCIAL 3RD ADDITION
September 19, 1997- Page 3

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, September 25, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, reading "Keith Gooch".

Keith Gooch
Current Plans Division

KG:ch
Enclosure

cc: Mesa Homes, Inc., Attn. Larry Bottenburg, 7230 W. 13th, Wichita, KS 67212
Mike Lindebak, City Engineer
Jim Weber, PE Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-7
September 25, 1997

STAFF REPORT
(One-Step Final-Approved 9/18/97)

CASE NUMBER: S/D 97-72 CHADSWORTH COMMERCIAL 3RD ADDITION

OWNER/APPLICANT: Mesa Homes, Inc., Attn. Larry Bottenburg,
7230 W. 13th, Wichita, KS. 67212

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

LOCATION: North of 21st St. N and east of Maize Road

SITE SIZE: 3.54 acres

NUMBER OF LOTS

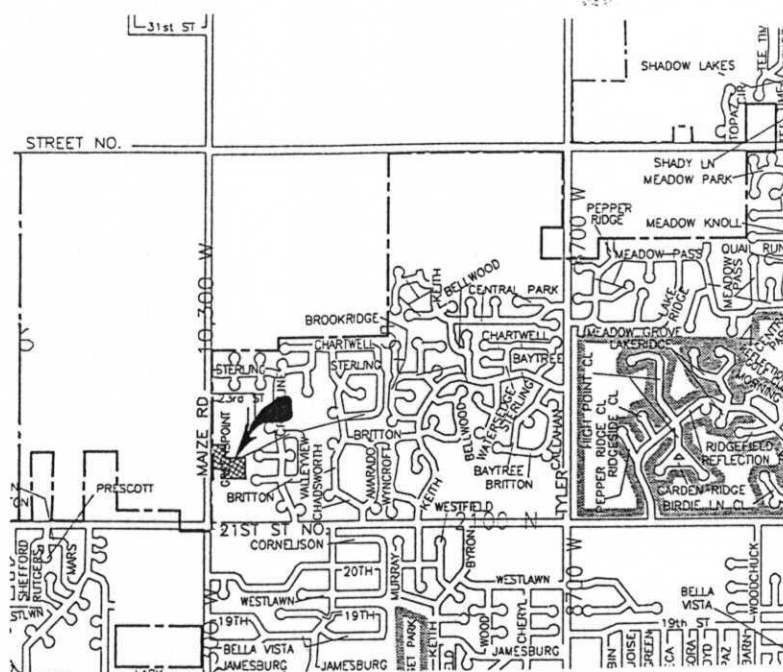
Residential:
Office:
Commercial: 3
Industrial:
Total: 3

MINIMUM LOT AREA: 26,346 sq. ft.

CURRENT ZONING: "LC" Limited Commercial

PROPOSED ZONING: "LC" Limited Commercial

VICINITY MAP:



STAFF COMMENTS:

A. A CUP adjustment shall be filed and approved before this plat is heard by the full MAPC. This adjustment will ask for an increase in the number of CUP parcels as well as an adjustment to the building setbacks.

B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.

A guarantee shall be provided to extend sanitary sewer to Lots 2 and 3. An off-site easement needs to be provided for the sanitary sewer extension, which should be a 20-foot easement.

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G. 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.

H. 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

S/D 97-72 -- One-Step Final Plat of CHADSWORTH COMMERCIAL 3RD ADDITION
September 25, 1997 -- Page 3

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.

- I. 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.
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- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. 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 and Southwestern Bell requests additional utility easements shown on the attached plat.**