

BARNUM ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

received 1-13-98

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "BARNUM ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: A tract in the SW1/4 of Sec. 9,
Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described
as follows: Beginning at a point 961 feet east and 65 feet north of
the SW corner of said Sec. 9, said easterly distance being measured
along the south line of said Sec. 9, and said northerly distance at
right angles with the south line of said Sec. 9; thence north along a
line at right angles with the south line of said Sec. 9, a distance of
586.09 feet; thence west parallel with the south line of said Sec. 9,
a distance of 74.32 feet; thence south and parallel with the east line
of said tract to a point 65 feet north of the south line of said Sec. 9;
thence east along a line parallel with the south line of said Sec. 9,
a distance of 74.32 feet to the point of beginning, TOGETHER with
a tract described as beginning at a point 1109.64 feet east and 65 feet
north of the SW corner of said Sec. 9, said easterly distance being
measured along the south line of said Sec. 9, and said northerly
distance at right angles with the south line of said Sec. 9; thence north
along a line at right angles with the south line of said Sec. 9, a distance
of 586.09 feet; thence west parallel with the south line of said Sec. 9,
a distance of 148.64 feet; thence south along a line at right angles
with the south line of said Sec. 9, a distance of 586.09 feet to a point
65 feet north of the south line of said Sec. 9; thence east 148.64 feet
to the point of beginning.

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

Baughman Co., P.A.

LEGEND

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊗ = 3/4" IRON IN THIMBLE (FOUND)
- ⊙ = 1/2" IRON IN THIMBLE (FOUND)
- ⊠ = 1/2" IRON IN CONC. (FOUND)
- ✦ = 3/4" DRIFT PIN (FOUND)

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

Michael G. Conrey, Surveyor
Michael G. Conrey

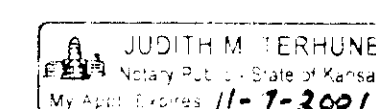
Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into Lots to be known as "BARNUM ADDITION", Wichita,
Sedgwick County, Kansas. The utility easements are hereby granted
as indicated for the construction and maintenance of all public utilities.
All abutters rights of access to or from MacArthur Road over and
across the south line of Lots 1 and 2 are hereby granted to the City
of Wichita, Kansas provided, however, that Lot 1 shall have access
to MacArthur Road at one location and Lot 2 shall have access to
MacArthur Road at one location, all as shall be determined by the
City Engineer of the City of Wichita, Kansas.

James D. Barnum
James D. Barnum

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 9th day of JANUARY, 1998, by James D. Barnum,
a single person.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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



This plat of "BARNUM ADDITION", Wichita,
Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Comm-
ission, Wichita, Kansas.
Dated this ____ day of ____, 199__
Wichita-Sedgwick County Metropolitan Area Planning Commission

Richard Lopez, Chairman
Richard Lopez

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 ____, 199__

Bob Knight, Mayor
Bob Knight

Pat Burnett, City Clerk
Pat Burnett

Entered on transfer record this ____ day
of ____, 199__

James Alford, County Clerk
James Alford

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this ____ day
of ____, 199__, at ____ o'clock ____ M.; and is duly
recorded.

Larry Consolver, Register of Deeds
Larry Consolver

Michael D. Hurtt, Deputy
Michael D. Hurtt

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

Capitol Federal Savings and Loan Association

CORINNE J. ACHILLES, Notary Public
CORINNE J. ACHILLES

State of Kansas) SS The foregoing instrument acknowledged before me,
Sedgwick County) this ____ day of ____, 199__, by Corinne J. Achilles,
President, of Capitol Federal Savings and Loan Association, on behalf of
the association.

Daniel L. Jones, Notary Public
DANIEL L. JONES

My App't. Exp. 3-24-2001



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

October 17, 1997

FILE COPY

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: S/D 97-73 - One-Step Final Plat of BARNUM ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **October 16, 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 **October 10, 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,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Jim Barnum, 4141 S. Seneca, Apt. 322, Wichita, KS 67217
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 67202-1688
(316) 268-4424
FAX (316) 268-4390

October 10, 1997

FILE COPY

Baughman Company, P.A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

RE: S/D 97-73 - One-Step Final Plat of BARNUM ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. It appears existing sewer and water service are available to the site. Engineer will need to comment on any guarantees or easements needed. *The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.*
- B. Engineering needs to comment on the status of the applicant's drainage plan. *Engineering comments that the plan is acceptable. Applicant will need to provide an off-site drainage agreement.*
- C. Traffic Engineer needs to comment on the acceptability of access controls, and if any improvements are needed to MacArthur Road. *Traffic Engineering has required one point of access to each lot.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. 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.)
- F. 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.

- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. 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.
- L. The MAPC Chairman signature block should be revised to read Richard Lopez.
- M. The applicant's agent is advised that the land being platted does not correspond with the legal description on the platter's text and in the platting binder.
- N. The applicant shall guarantee the closure of any driveway openings that exceed the number of allowed openings.
- O. 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.

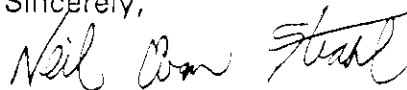
If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, October 16, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 97-73 - One-Step Final Plat of BARNUM ADDITION
October 10, 1997 -- Page 3

Sincerely,

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

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ifb

Enclosure: Marked Copy of plat

cc: Jim Barnum, 4141 S. Seneca, Apt. 322, Wichita, KS 67217
Mike Lindebak, City Engineer, Public Works Department, 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

October 16, 1997

STAFF REPORT

(One-Step Final Plat-Approved 10/9/97)

FILE COPY

CASE NUMBER: S/D 97-73 BARNUM ADDITION

OWNER/APPLICANT: Jim Barnum, 4141 S. Seneca, Apt. 322,
Wichita, KS 67217

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

LOCATION: North side of MacArthur Road, east of Broadway

SITE SIZE: 3.33 acres

NUMBER OF LOTS

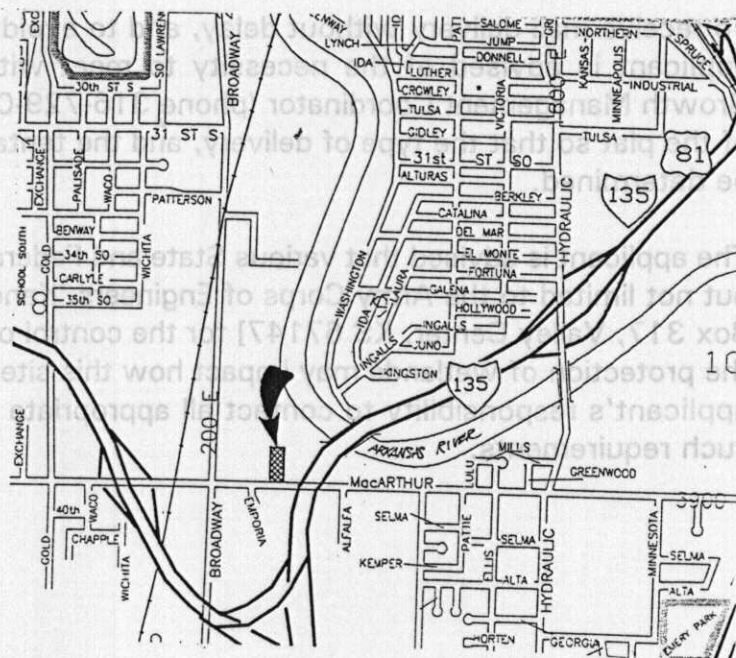
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 27,000 sq. ft.

CURRENT ZONING: "SF-6", Single-Family Residential

PROPOSED ZONING: "GC", General Commercial

VICINITY MAP



Note: This plat is currently zoned SF-6. A request for a zone change (Z-3239) to GC zoning has been filed.

STAFF COMMENTS:

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S/D 97-73 -- One Step Final Plat of BARNUM ADDITION
October 23, 1997- Page 3

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- K. 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.
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