

E.M.S. 1ST ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
4/11/96

State of Kansas)
Sedgwick County) SS

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 "E.M.S. 1ST ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

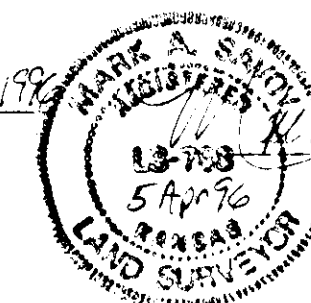
The N1/2 of the SW1/4 of Sec. 35, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, lying north of the north line of the Union Pacific Railroad Company right-of-way, and lying south of the south line of the Northeast Expressway as dedicated on Film 1236, Page 958, except the west 40 feet for road and except the following:

Commencing at the N.W. Corner of said SW1/4, thence S01°39'39"E along the West line of said SW1/4, 700.60 feet; thence N88°20'21"E, 40.00 feet to the point of beginning; thence S01°39'39"E along a line 40.00 feet east of and parallel with the West line of said SW1/4, 397.79 feet to the Northerly right-of-way line of the Union Pacific Railroad; thence northeasterly along said railroad right-of-way, 10.79 feet, said railroad right-of-way, being a curve to the left with a radius of 5877.22 feet, with a chord bearing of N66°19'26"E, to a line 50.00 feet east of and parallel with the West line of said SW1/4; thence N01°39'39"W along said line 50.00 feet east and parallel with the West line of said SW1/4, 392.24 feet; thence N83°05'08"W, 10.11 feet to the point of beginning.

Existing easements and dedications for Hillside Ave. right-of-way, being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date April 5, 1995



Mark A. Savoy RLS #788

Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "E.M.S. 1ST ADDITION", Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Hillside, over and across the west line of Lot 1, and to or from K-96 Highway, over and across the north line of Lot 1, are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Hillside at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The Floodway easement is hereby granted for Floodway purposes. The Floodway shall be the responsibility of the owner of Lot 1, until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of drainage, provided further that no structure shall be constructed on or within said easement, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Engineer of the appropriate governing body. No structure shall be constructed below a minimum pad elevation of 1341 M.S.L. The utility easement is hereby granted for the construction and maintenance of all public utilities.

Board of Commissioners of Sedgwick County, Kansas

Thomas G. Winters

Chairman

Attest:

Susan E. Crockett-Spoon

County Clerk

for Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 13th day of April 1995, by Thomas G. Winters, Chairman of the Board of Commissioners of Sedgwick County, Kansas and attested by Susan E. Crockett-Spoon, County Clerk of Sedgwick County, Kansas.

My App't. Exp. 01-31-96 Karen A. Bailey Notary Public



This plat of "WEST BANK 1ST ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 12th day of October, 1995.

Wichita-Sedgwick County Metropolitan Area Planning Commission

John McKay, Jr. 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 1995.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this day of 1995

Susan E. Crockett-Spoon County Clerk

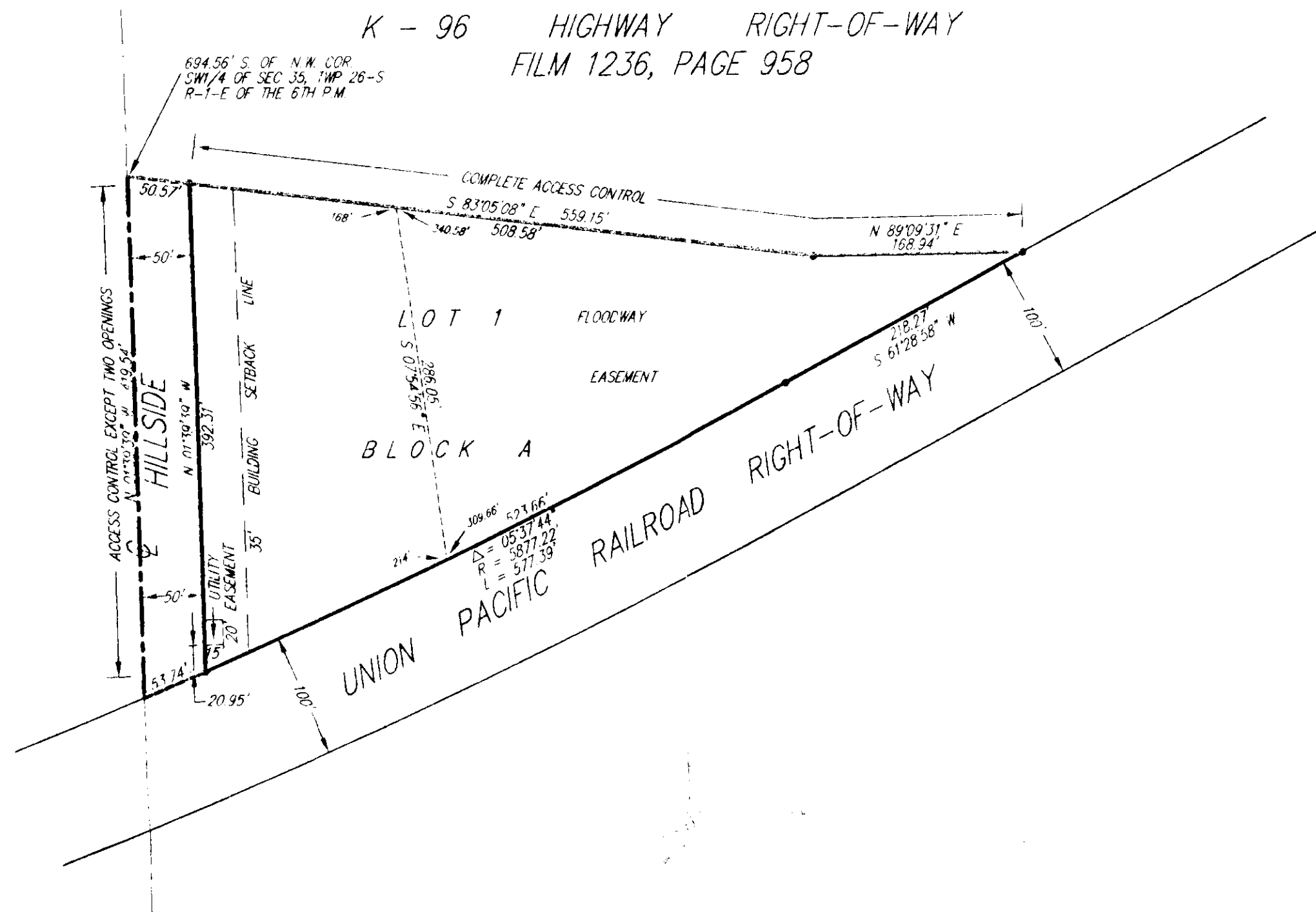
State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of 1995, at o'clock M. and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

NORTHEAST EXPRESSWAY
K - 96 HIGHWAY RIGHT-OF-WAY
FILM 1236, PAGE 958



1" = 100'
• = 1/2" REBAR/SRB CAP

Min. Pad Elev. = 1341

BENCH MARK:
R.R. SPIKE IN HLP 880± S.
& 43± E. OF N.W. COR. SW1/4
SEC 35-26S-1E
EAST SIDE OF HILLSIDE
ELEV = 1344.97 MSL

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 13, 1995

Savoy, Ruggles, & Bohm, P. A. S/D 95-68
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 95-68 E.M.S. 1st ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1995, 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 9, 1995.

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 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:rh

cc: Sedgwick County, Kansas, Attn: Sandy Roberts, 510 N. Main - Suite 502, Wichita,
KS 67203
Mike Lindebak, City Engineer

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SEDGWICK COUNTY



October 9, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Savoy, Ruggles, & Bohm, P. A. S/D 95-68
c/o Mark Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 95-68 E.M.S. 1st ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall make arrangements for the extension of municipal sanitary sewer to the site and shall also provide for recording with the plat, any needed off-site easements.
- B. The applicant shall provide for any required drainage improvements needed to serve this site, such improvements may be provided at the time of site development.
- C. As noted by City Engineering, a minimum building pad elevation shall be provided for this site. The final plat tracing shall therefore appropriately note such elevation and the associated requirements (bench marks, etc.).
- D. *P. J. Bohm*
The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to such a review and any relevant conditions found by such a review.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 95 - 68 - E.M.S. 1ST ADDITION Final Plat
October 9, 1995
Page 2

- H. Recording of the plat within 30 days after approval by the City Council.
- I. In regard to a crossing of the median in Hillside, the applicant is advised to meet with Traffic Engineering to discuss any such action.

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 12, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Sedgwick County, Kansas, Attn: Sandy Roberts, 510 N. Main - Suite 502, Wichita, KS
67203

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

October 12, 1995

STAFF REPORT
(Final Plat Approved 10/5/95)

CASE NUMBER: S/D 95-68 E.M.S. 1ST ADDITION

OWNER/APPLICANT: Sedgwick County, Kansas, Attn: Sandy Roberts, 510 N. Main - Suite 502, Wichita, KS 67203

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: Southeast corner of K-96 N.E. Expressway and Hillside

SITE SIZE: 3.46 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: 1

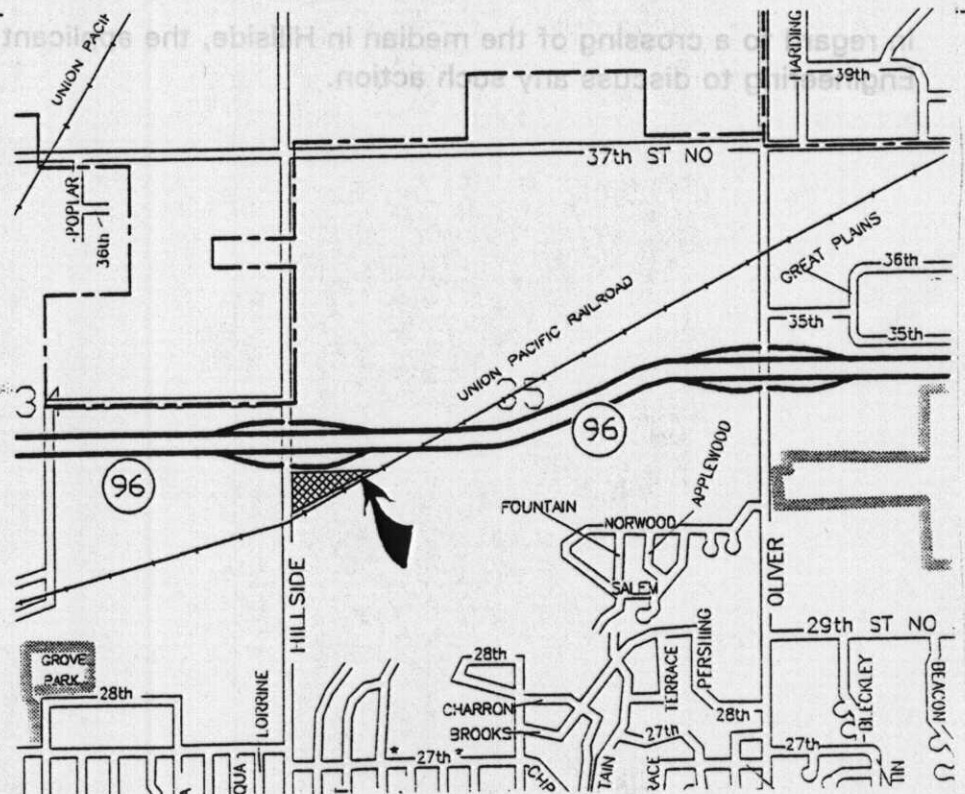
Total: 1

MINIMUM LOT AREA: 130,563 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall make arrangements for the extension of municipal sanitary sewer to the site and shall also provide for recording with the plat, any needed off-site easements.
- B. The applicant shall provide for any required drainage improvements needed to serve this site, such improvements may be provided at the time of site development.
- C. As noted by City Engineering, a minimum building pad elevation shall be provided for this site. The final plat tracing shall therefore appropriately note such elevation and the associated requirements (bench marks, etc.).
- D. The applicant's agent is reminded that a platting binder is required to be submitted with the final plat. This plat will be subject to such a review and any relevant conditions found by such a review.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. In regard to a crossing of the median in Hillside, the applicant is advised to meet with Traffic Engineering to discuss any such action.