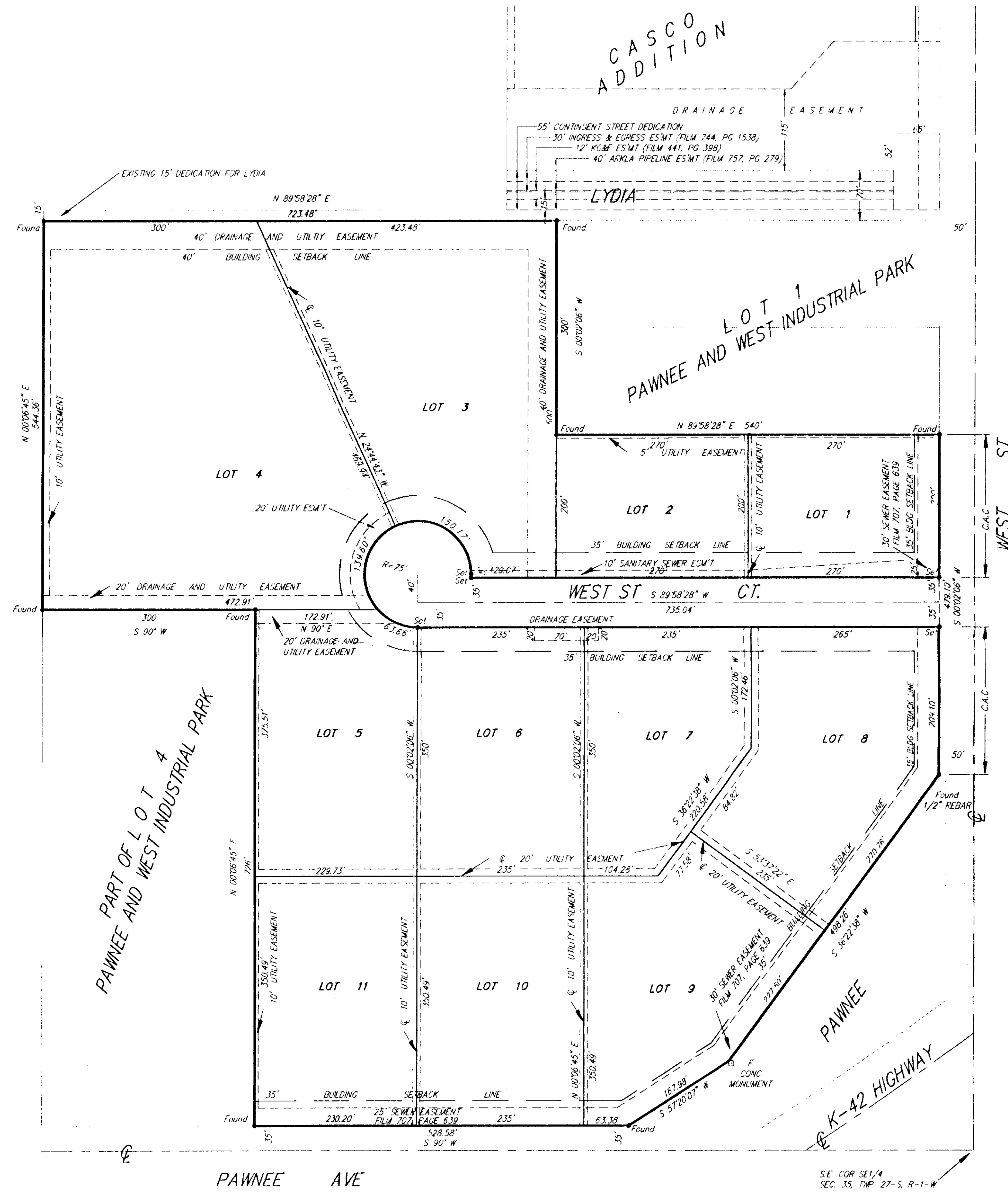


Copied from
Tracing 3/30/95

PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



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 "PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as

All of Lots 2, 3 and 4, except the south 726 feet of said Lot 4, Pawnee and West Industrial Park, Wichita, Sedgwick County, Kansas.

All being situated in the SE1/4, Sec. 35, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 23 Mar 1995



Mark A. Savoy
Mark A. Savoy
L.S. #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 Lots and Streets to be known as "PAWNEE AND WEST INDUSTRIAL PARK SECOND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of sanitary sewer. Access controls are hereby granted as indicated on the face of the plat to the appropriate governing body with the location of the openings being subject to the approval of the Engineer of the appropriate governing body.

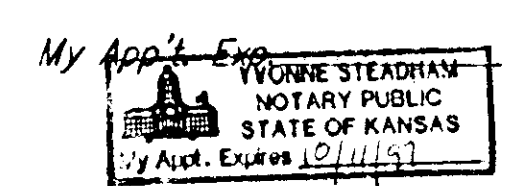
John Dugan
John Dugan

Marilyn Dugan
Marilyn Dugan

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this _____ day of _____, 1995, by John Dugan and Marilyn Dugan, husband and wife.

Yvonne Steadham
Notary Public



This plat of "PAWNEE AND WEST INDUSTRIAL SECOND ADDITION", Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 23rd day of March, 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.

Elma Broadfoot 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

1" = 100'
• 1/2" Rebar #5/SRB Cap, Set
• 1/2" Rebar #5/SRB Cap, Found
C.A.C. = Complete Access Control

DWG FILE: 00246PF-B.D.P.
PROJECT NO. 95A00246P

SRB
924 NORTH MAIN
WICHITA, KANSAS 67203
316-264-8008
FAX 264-4621
SAVOY, RUGGLES & BOHM, P.A.
ENGINEERING & SURVEYING

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

March 23, 1995

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

Re: S/D 95-8 PAWNEE AND WEST INDUSTRIAL PARK 2ND ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Metropolitan Area Planning Commission on March 23, 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 March 16, 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: John Dugan, Route 1, Box 37, Clearwater, KS 67026
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 16, 1995

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

Re: S/D 95-8 PAWNEE AND WEST INDUSTRIAL PARK 2ND ADDITION (Final Plat)

Dear Mr. Savoy:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 16, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ☒ A. Based upon the significant changes in this plat's design, in particular the platting of West St. Ct., this site will require the submission of new guarantees. Specifically, guarantees for sanitary sewer, water, drainage, and paving (West St. Ct.) shall be provided.
- ☒ B. As noted by Traffic Engineering, a guarantee shall be provided for a decel lane to serve West St. Court.
- ☒ C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ☒ D. 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.)
- ☒ E. 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.
- ☒ F. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which were indicated on a "marked" copy of the plat submitted to the applicant. Specifically ten (10) foot utility easements shall be shown along the common lot lines of; Lots 1 & 2, Lots 3 & 4, Lot 5 & 6, Lots 6 & 7, and Lots 9 & 10.

G. Originally, the applicant was requesting that Lot 1 be allowed an opening to West Street in order to actually allow the property to the north to use such opening. A recent lot split involving that property no longer indicates the need for such access. The final plat tracing shall therefore indicate complete access control to West Street from this lot. Both the face of the plat and the plat's text shall indicate this access control.

H. In regard to access control, the plat's text shall be amended to indicate the dedication is to the City of Wichita and since no openings to West are now needing approval, reference to the Appropriate (City) Engineer can be deleted.

I. On the final plat tracing, property owner's names shall be printed below their signature lines.

J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).

K. Recording of the plat within 30 days after approval by the City Council.

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, March 23, 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: John Dugan, Route 1, Box 37, Clearwater, KS 67026
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

March 23, 1995

STAFF REPORT

(Final Plat Approved 3/16/95, Preliminary Plat Approved 2/16/95)

CASE NUMBER: S/D 95-8 PAWNEE & WEST INDUSTRIAL PARK 2ND ADDITION

OWNER/APPLICANT: John Dugan, Route 1, Box 37, Clearwater, KS 67026

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

LOCATION: North of Pawnee and west of West Street

SITE SIZE: 26.04 Acres

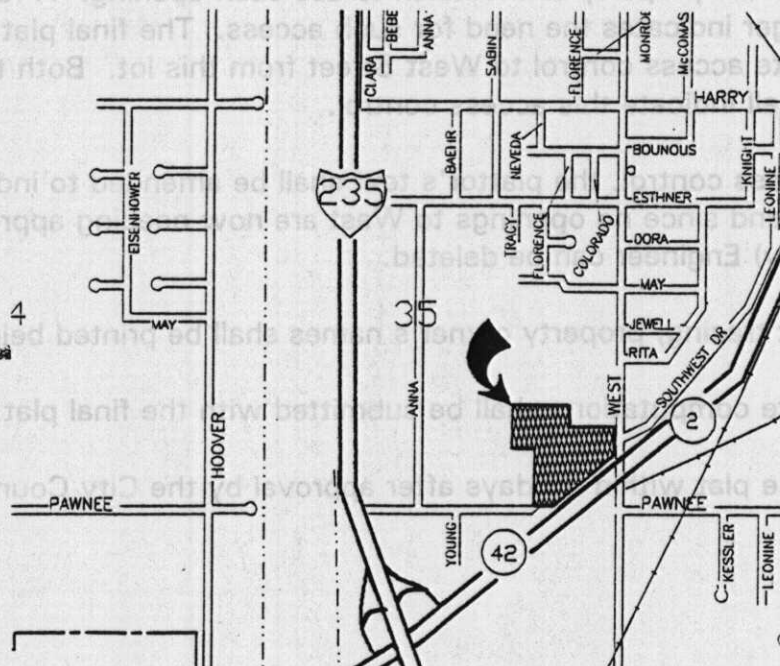
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	11
Total:	11

MINIMUM LOT AREA: 54,000 sq. ft.

CURRENT ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

- A. Based upon the significant changes in this plat's design, in particular the platting of West St. Ct., this site will require the submission of new guarantees. Specifically, guarantees for sanitary sewer, water, drainage, and paving (West St. Ct.) shall be provided.
- B. As noted by Traffic Engineering, a guarantee shall be provided for a decel lane to serve West St. Court.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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.)
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- F. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which were indicated on a "marked" copy of the plat submitted to the applicant. Specifically ten (10) foot utility easements shall be shown along the common lot lines of; Lots 1 & 2, Lots 3 & 4, Lot 5 & 6, Lots 6 & 7, and Lots 9 & 10.
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- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
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