

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "NEW WESTERN 4TH 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 1, New Western 3rd Addition, Wichita, Sedgwick County, Kansas, and a portion of Sylvan Lane, part of Block 3, Beverley Manor, Sedgwick County, Kansas, part of Reserve "A", Cain and Smith's Replat of a part of Block 3 in Beverley Manor, Sedgwick County, Kansas, and a part of Lot 10, Replat of a portion of Block Three of Beverley Manor to Wichita, Sedgwick County, Kansas further described as Commencing at the SE Corner of Lot 10 in said Replat of a portion of Block Three of Beverley Manor to Wichita, Sedgwick County, Kansas; thence north along the east line of said Lot 10, 10 feet for a point of beginning; thence west parallel with the south line of said Lot 10 and extended west to a point on the centerline of a 40 foot drainage easement as recorded in Misc. Book 167, Page 134 and in Misc. Book 167, Page 132; thence northeasterly along the centerline of said drainage easement to the S.W. Corner of Lot 1, New Western 3rd Addition, Wichita, Kansas; thence east along the south line of said Lot 1, 240.51 feet to a deflection corner in the south line of said Lot 1; thence south 50 feet to the point of beginning.

All being situated in the NW1/4 of Sec. 25, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Steven L. Willett
Steven L. Willett
Surveyor

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 "NEW WESTERN 4TH 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 easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. All abutters rights of access to or from Kellogg Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Kellogg Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Beverley Drive over and across the east line of Lot 1 and to or from Sylvan Lane over and across the south line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Beverley Drive at two locations over all except the south 60 feet of the east line of Lot 1 as shall be determined by the City Engineer of the City of Wichita, Kansas. No new building shall be constructed below a minimum building pad elevation of 1343.0 Mean Sea Level (155.60 City Datum). The floodway shall be the responsibility of the owner of Lot 1, until such time as the appropriate governing body elects to assume the responsibility for the maintenance and improvement of the drainage. No building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or other work be carried on without the permission of said appropriate governing body; additional improvements and/or activities may be permitted within said floodway, such as landscaping, and parking is permitted within said floodway.

New Western L.C.

Lindy Andeel, Member

Lindy Andeel

State of Kansas) SS The foregoing instrument acknowledged before me, this 15th day of August, 1995, by Lindy Andeel, Member, New Western L.C., on behalf of the company.

CARMEN A. RAZOOK
Notary Public
State of Kansas
My App'l. Exp. April 10, 1997

State of Kansas) SS The foregoing instrument acknowledged before me, this 15th day of August, 1995, by Lindy Andeel, a single person.

CARMEN A. RAZOOK
Notary Public
State of Kansas
My App'l. Exp. April 10, 1997

NEW WESTERN 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

We, the undersigned, holders of mortgages on the above described property do hereby consent to the plat of "NEW WESTERN 4TH ADDITION", Wichita, Sedgwick County, Kansas. Southwest National Bank of Wichita

John W. Long, VICE-PRESIDENT
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 15th day of August, 1995, by John W. Long, VICE-PRESIDENT of Southwest National Bank of Wichita, on behalf of the bank.

My App'l. Exp. 12/31/97
Notary Public
LINDA VAJLANDER

This plat of "NEW WESTERN 4TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this 25th day of May, 1995. Wichita-Sedgwick County Metropolitan Area Planning Commission



John W. 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 Deputy City Clerk

Entered on transfer record this day of , 1995.

Susan E. Crockett-Spoon County Clerk

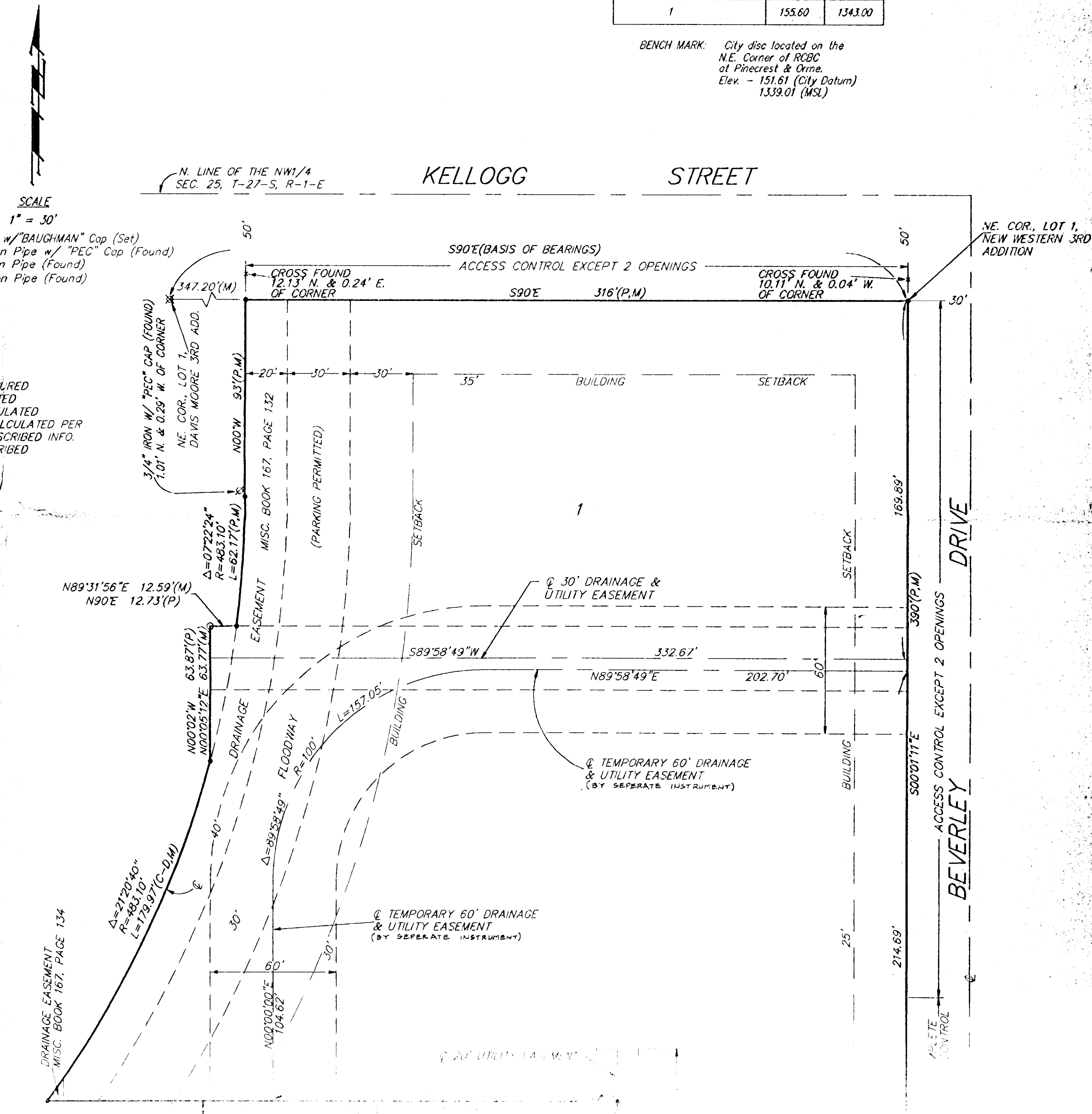
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of , 1995, at o'clock M; and is duly recorded.

Register of Deeds
City of Wichita

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING OF STRUCTURE

Lot	Elevation	
	City Datum	M.S.L.
1	155.60	1343.00

BENCH MARK: City disc located on the N.E. Corner of RCBG at Pinecrest & Orme. Elev. - 151.61 (City Datum) 1339.01 (MSL)



Copied from
Tracing
8/15/95

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 25, 1995

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-52 NEW WESTERN 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on May 25, 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 May 18, 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: New Western, LLC, Attn: Lindy Andeel, 358 North Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

SEDGWICK COUNTY



May 18, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

Baughman Company
CITY HALL - TENTH FLOOR
55 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
c/o Phil Meyer (316) 268-4421
315 Ellis FAX (316) 268-4390
Wichita, KS 67211

Re: S/D 94-52 NEW WESTERN 4TH ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

~~A.~~ Except for the improvements indicated below which can be guaranteed by petition, the applicant shall either install or make such improvements before the plat is scheduled for City Council review or other guarantees provided for these improvements. As necessary, any existing guarantees shall also be resubmitted.

In regard to these improvements that may be guaranteed by petition, the applicant shall guarantee the paving of Sylvan Lane (a turnaround) at the south line of the plat and any needed drainage and/or storm sewer improvements.

The following improvements shall either be completed prior to the plat being scheduled for City Council review, or other financial guarantees, in the amounts determined by City Engineering, shall be submitted.

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1. The closing of street openings and/or driveways in excess of the number allowed for by the approved access controls for this site. This to include: the closing (or reconstruction) of the street opening to Beverly Drive; the closing of at least one or two of the other drive openings to Beverly (only 2-openings total); and the closing of one (1) drive to Kellogg.
 - 11 2. The construction of sidewalk along Beverly Drive. It is recommended that this guarantee be required as a cash guarantee.
 - 11 3. The abandonment of water lines or any other public utilities located in vacated street right-of-way or easements, or in what is now being indicated as a temporary drainage and utility easement.

~~B.~~ As indicated during the zone change case for this site (Z-3128), the applicant shall submit with the plat, for recording, a covenant concerning the installation of a solid masonry wall

3002

along the south line of this plat.

- ~~C.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~D.~~ As indicated by Traffic Engineering during review of the preliminary, additional right-of-way is needed for the Sylvan Lane turnaround. If this additional right-of-way is to be created off-site, such a dedication shall be provided by separate instrument, with such dedication being submitted to Planning for processing with this plat.
- ~~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.
- ~~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.~~ Prior to this plat being scheduled for City Council review, the applicant shall submit letters from the utilities (KG&E Electric and Gas, and Southwestern Bell) indicating that satisfactory arrangements have been made for the relocation of facilities not being covered by a utility easement.
- ~~H.~~ On the final plat tracing, the word "complete" shall be removed from the face of the plat where access controls are indicated.
- ~~I.~~ For the temporary easements shown on this plat, these easements need to be approved by City Engineering and then recorded by the applicant. The final plat tracing then needs to show the recording information with recorded copies of the easements submitted to Planning for the plat file.
- ~~J.~~ The applicant is reminded that a platting binder is to be submitted with a final plat. This plat will be subject to a review of the binder and any relevant conditions determined by such a review.
- ~~K.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~L.~~ 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.

FILE COPY

S/D 94 - 52 Final Plat of New Western 4th Addition
May 18, 1995 - Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 25, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a large initial "D" and a long, sweeping horizontal stroke at the end.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: New Western, LLC, Attn: Lindy Andeel, 358 North Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer



- G. Prior to this plat being scheduled for City Council review, the applicant shall submit letters from the utilities (KG&E Electric and Gas, and Southwestern Bell) indicating that satisfactory arrangements have been made for the relocation of facilities not being covered by a utility easement.
- H. On the final plat tracing, the word "complete" shall be removed from the face of the plat where access controls are indicated.
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- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

STAFF COMMENTS:

- A. Except for the improvements indicated below which can be guaranteed by petition, the applicant shall either install or make such improvements before the plat is scheduled for City Council review or other guarantees provided for these improvements. As necessary, any existing guarantees shall also be resubmitted.

In regard to these improvements that may be guaranteed by petition, the applicant shall guarantee the paving of Sylvan Lane (a turnaround) at the south line of the plat and any needed drainage and/or storm sewer improvements.

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 2. The construction of sidewalk along Beverly Drive. It is recommended that this guarantee be required as a cash guarantee.
 3. The abandonment of water lines or any other public utilities located in vacated street right-of-way or easements, or in what is now being indicated as a temporary drainage and utility easement.
- B. As indicated during the zone change case for this site (Z-3128), the applicant shall submit with the plat, for recording, a covenant concerning the installation of a solid masonry wall along the south line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by Traffic Engineering during review of the preliminary, additional right-of-way is needed for the Sylvan Lane turnaround. If this additional right-of-way is to be created off-site, such a dedication shall be provided by separate instrument, with such dedication being submitted to Planning for processing with this plat.
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