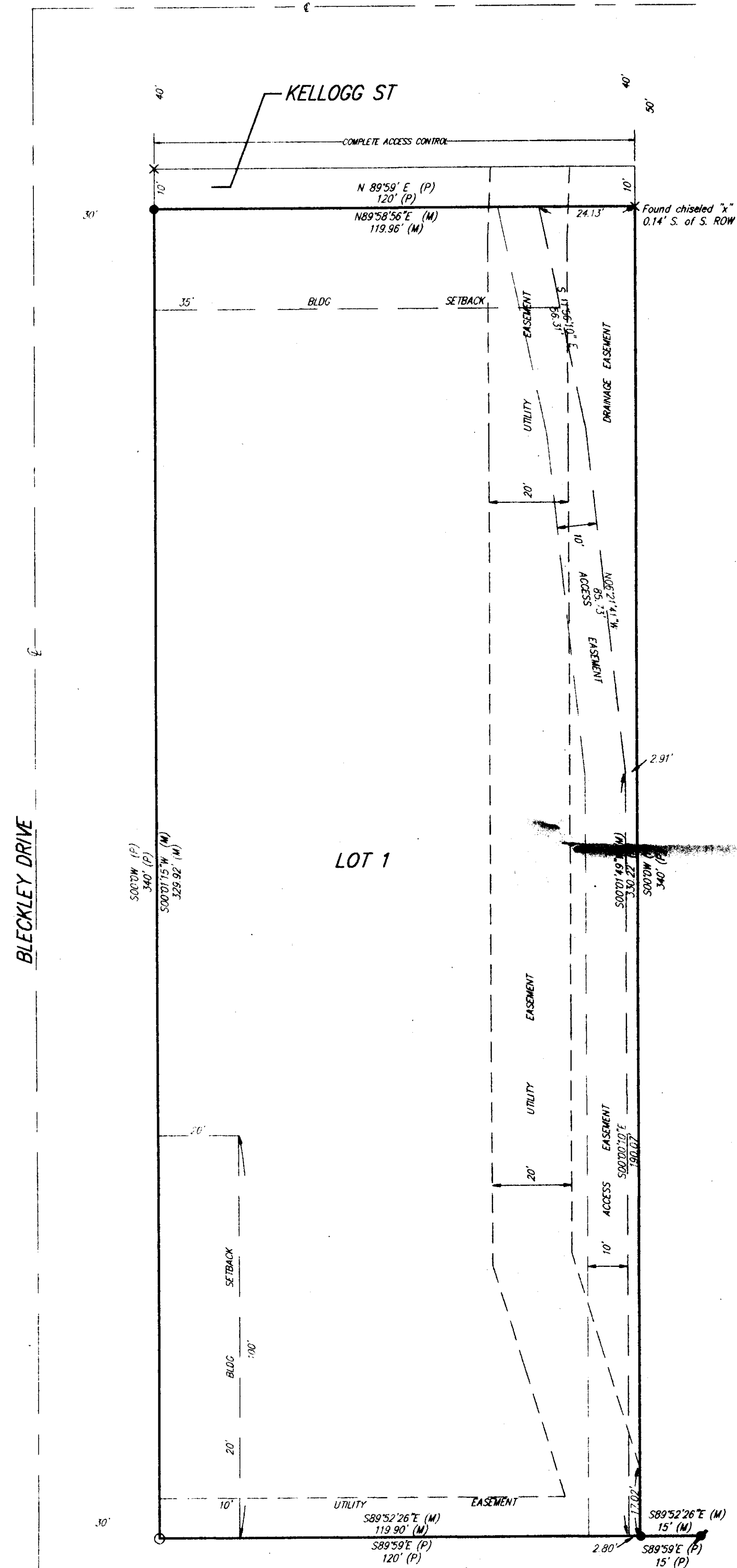


J & G ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE 1"=20'

X = "GROSS" CUT (Found)
● = 1/2" REBAR W/ "BAUGHMAN" CAP (SET)
○ = 1/2" IRON (FOUND)
■ = 1/2" REBAR W/ "BAUGHMAN" CAP (FOUND)

State of Kansas)
County of Sedgwick) SS We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "J & G ADDITION", Wichita, Sedgwick County, Kansas and
that accompanying plat is a true and correct exhibit of the property
surveyed and described as being a replat of Lot 1, Fordyce Addition
to Wichita, Kansas, and Lots 1, 2, 3, and 4 Fallon's Second Addition
to Wichita, Sedgwick County, Kansas, together with a tract in the East
half of the N.W.1/4 of the N.W.1/4 of Section 25, T-27-S, R-1-E of
the 6th P.M., Sedgwick County, Kansas described as beginning 180 feet
West and 40 feet South of the N.E. Corner of the N.W.1/4 of the N.W.
1/4 of said Section 25; thence South 140 feet; thence West 120 feet;
thence North 140 feet; thence East 120 feet to the place of beginning,
except the West 50 feet thereof.

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

Baughman Company, P.A.

Steven Willett 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 and street to be known as
"J & G ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The street is hereby dedicated
to and for the use of the public. All abutters rights of access to
or from Kellogg over and across the North line of Lot 1, are here-
by granted to the City of Wichita, Kansas. The access easement is
granted for access to the drainage easement, this access easement
shall be limited to use only by the appropriate governing body for
maintenance within said drainage easement. The drainage easement
is hereby granted as indicated for drainage purposes, this drainage
easement shall be the responsibility of the owner of Lot 1, until such
time as the governing body elects to assume the responsibility for the
maintenance and improvements of the drainage. No building shall be
constructed on or within said drainage easement, nor shall any fill,
change of grade, creation of channel, or other work be carried on
without the permission of the appropriate governing body. No structure
shall be constructed below a minimum building pad elevation of 153.6
City Datum or 1341 Mean Sea Level on said Lot 1.

J & G ENTERPRISES, L.L.C.

Jeanne E. Tiller Operating Manager

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me this ____ day of ____, 1994, by Jeanne E. Tiller,
Operating Manager for J & G Enterprises, L.L.C. on behalf of the
L.L.C.

My App't Exp. ____ Notary Public

This plat of "J & G 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 ____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

James D. Miner 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 ____, 1994.

Elma Broadfoot Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this ____ day
of ____, 1994.

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 ____, 1994, at ____ o'clock ____ M; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR

455 NORTH MAIN STREET

WICHITA, KANSAS 67202-1606

(316) 268-4421

April 21, 1994

Baughman, Gregory E. A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-15 - J & G ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, April 21, 1994, 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 April 15, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: J & G Enterprises, L. L. C., 16066 Citation Road, Wichita, KS 67230
Timothy E. McKee, Esq., Triplett, Woolf, & Garretson, 151 N. Main - Suite 800, Wichita, KS
67202-1409
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. These improvements may be done as part of the site's development.
- B. In regard to the 35-foot building setback to Kellogg, the final plat shall indicate the platting of the 35-foot building setback from Kellogg through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Bleckley in the area now lacking sidewalk.
- D. Prior to this plat being scheduled for City Council review, the applicant shall submit a letter or other acceptable document indicating that the removal of a trash bin from the drainage easement will be done upon completion of the site's development or sooner if requested by the City.
- E. Prior to this plat being released for recording the applicant shall provide proof that as appropriate, property taxes as indicated in the platting binder, have been paid.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. On the final plat tracing, the minimum building pad elevation should also be noted on the face of the plat, below the north arrow. Further, it shall be noted both on the face of the plat and in the platting text if this elevation is for the lowest level or floor and both on-site and off-site benchmarks are to be indicated.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

April 21, 1994

STAFF REPORT

(Final Plat Approved 4/14/94, Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 94-15 J & G ADDITION

OWNER/APPLICANT: J & G Enterprises, L.L.C., 16066 Citation Road, Wichita, KS 67230
and Timothy E. McKee, Esq., Triplett, Woolf & Garretson, 151 N. Main -
Suite 800, Wichita, KS 67202-1409

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

LOCATION: South of Kellogg; west of Edgemoor (between Bleckley and Pinecrest)

SITE SIZE: 0.91 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial: 1

Total: 1

MINIMUM LOT AREA: 0.91 Acres

CURRENT ZONING: "A" and "BB"

PROPOSED ZONING: "LC" (Z-3116)

VICINITY MAP:

