

CHANCE INDUSTRIAL PARK 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed
and platted "CHANCE INDUSTRIAL PARK 2ND 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 Lots 5 and 6, Block 4, West 54 Industrial Addition, Wichita, Sedgwick County, Kansas, and Lots 1, 2, 3, 4, 5, 6, and 7, Chance Industrial Park, Wichita, Sedgwick County, Kansas, and the east 535.5 feet of the west 1115.5 feet of the north 320 feet of Lot 1, in Batson Industrial Addition, Wichita, Kansas, Sedgwick County, Kansas, and that part of Lot 1, Batson Industrial Addition, Wichita, Kansas, Sedgwick County, Kansas, described as beginning at the S.W. Corner of the north 320 feet of said Lot 1; thence east parallel with the north line of said Lot 1 to a point 580 feet east of the west line of said Lot 1, as measured at right angles to said west line; thence north parallel with the west line of said Lot 1, 254 feet; thence west parallel with the north line of said Lot 1, to a point on the west line of said Lot 1; thence south 254 feet to the point of beginning.

Building setback lines and public easements except the 7 foot sanitary sewer easement and the 8 foot utility easement as shown crossing Lot 1 are hereby vacated by virtue of K.S.A. 1970 Supp. 12-512(b).

Being situated in the S.E. 1/4 of Sec. 26, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Surveyor

Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots to be known as "CHANCE INDUSTRIAL PARK 2ND ADDITION", Wichita, Sedgwick County, Kansas. The sanitary sewer easements are hereby granted as indicated for the construction and maintenance of public sanitary sewer lines.

The City of Wichita, Kansas

Mayor

Bob Knight

Attest: Deputy City Clerk

Pat Burnett

Chance Properties, a Kansas general partnership

by Partner

Richard H. Chance

by Partner

Richard G. Chance

Richard H. Chance

Marjorie E. Chance

Richard G. Chance

Carol L. Chance

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this day of 199 by
Bob Knight, Mayor and Pat Burnett, Deputy City Clerk of the City of
Wichita, Kansas, on behalf of the City of Wichita, Kansas.

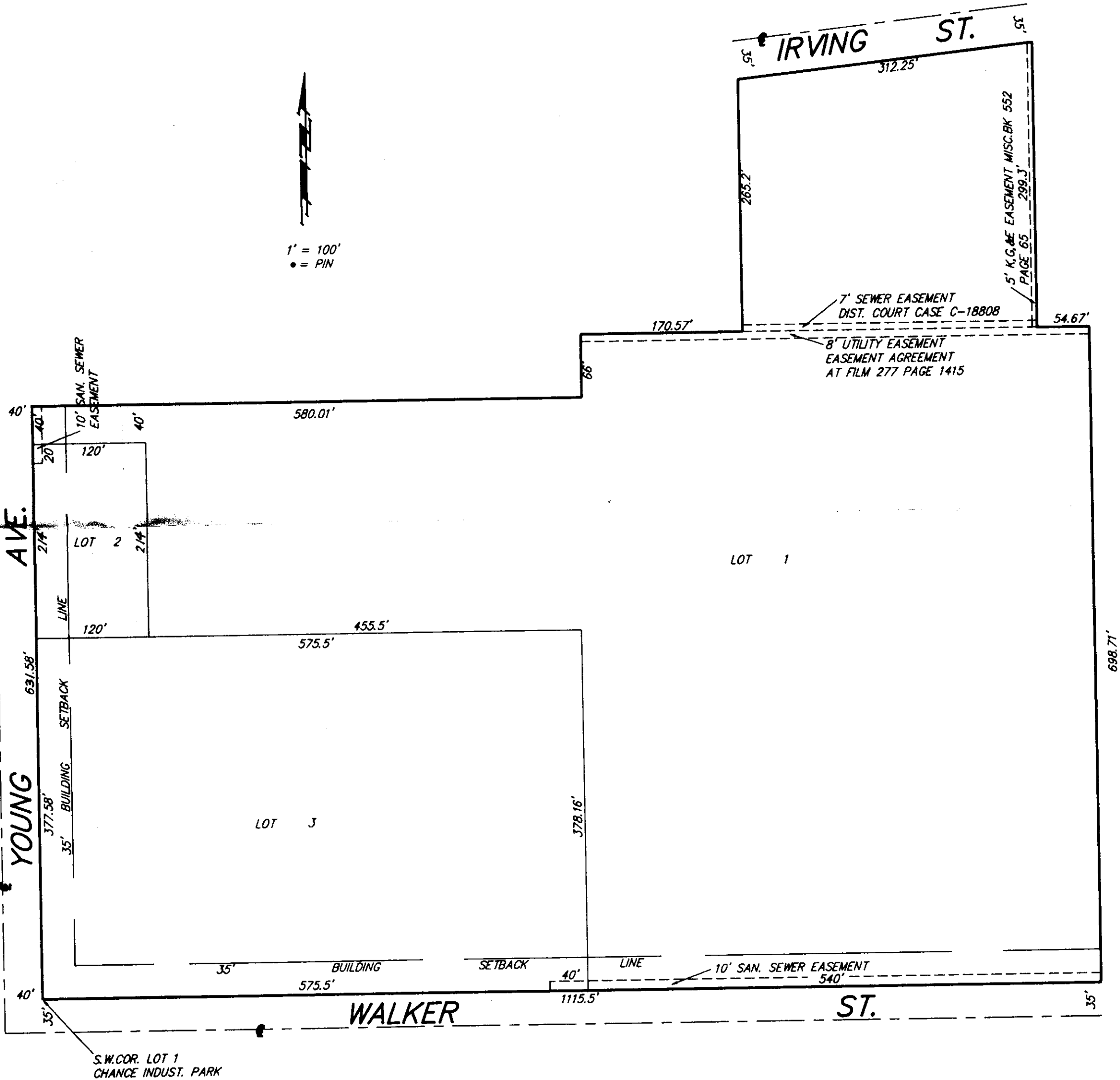
Notary Public

My App't Exp.

State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this day of 199 by
Richard H. Chance, Partner and by Richard G. Chance, Partner of
Chance Properties, a Kansas general partnership.

Notary Public

My App't Exp.



State of Kansas) SS The foregoing instrument was acknowledged
Sedgwick County) before me this day of 199 by
Richard H. Chance and Marjorie E. Chance, husband and wife, and
by Richard G. Chance and Carol L. Chance, husband and wife.

Notary Public

My App't Exp.

This plat of "CHANCE INDUSTRIAL PARK 2ND 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 199
Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Christopher J. Goebel

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.

Mayor

Bob Knight

Deputy City Clerk

Pat Burnett

Entered on transfer record this day of
199

County Clerk

Don Wright

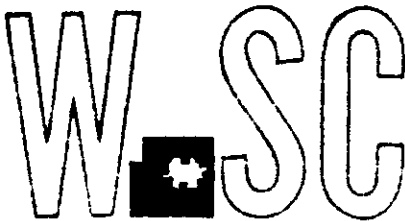
State of Kansas) ss This is to certify that this plat has been filed
Sedgwick County) for record in the office of the Register of Deeds this day of
199 at o'clock, M, and is duly
recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

January 17, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-68 Chance Industrial 2nd Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 1992, 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 January 10, 1992.

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

FILE COPY

DL:sm

cc: Chance Properties, Monte Brown, P.O. Box 12328, Wichita, KS
67277

Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Although sanitary sewer and water are available to the area, lots 2 and 3 appear to be unserved by sanitary sewer at this time. The applicant shall therefore guarantee the extension of sanitary sewer to these lots.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Portions of the Batson Addition (lot 1) are being excluded from this replat. A 66 foot wide strip to the north west of this plat is apparently being used for parking by development in the West 54 Industrial Addition or south of Irving. More significantly, the eastern half of the Batson Addition, which contains a major structure will now only be located on a portion of a previous lot. Any future expansion of this facility will potentially, therefore, be subject to acquiring a lot split or replat of that portion.
- D. As requested by ARKLA, the final plat tracing shall indicate a utility easement along the east line of the plat to cover the existing gas line.
- E. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- F. As indicated by the platting binder this site has unpaid property taxes. Prior to this plat being released for recording proof shall be provided that these taxes have been paid.
- G. 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.
- H. 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

January 16, 1992

STAFF REPORT
(Final Plat Approved 1/9/92)

CASE NUMBER: S/D 91-68 - CHANCE INDUSTRIAL 2ND ADDITION

OWNER/APPLICANT: Chance Properties, Monte Brown, P.O. Box 12328, Wichita, KS 67277

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

LOCATION: West of West St. and south of U.S. 54.

SITE SIZE: 19 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 25,680 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:

