

HARVEST RIDGE COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HARVEST RIDGE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as that part of the SE 1/4 of Sec. 7, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as beginning at the intersection of the west line of Lot 1, Block 2, Dugan Industrial Third Addition, Sedgwick County, Kansas with the south line of Lot 6, Block B, Harvest Ridge Addition, Wichita, Sedgwick County, Kansas; thence S00°00'00"E along the west line of said Block 2, 1019.17 feet to the SW corner of Lot 2 in said Block 2, said SW corner also being on the northerly right-of-way line of K-42 Highway; thence S57°29'00"W along the northerly right-of-way line of said K-42 Highway, 433.57 feet to the intersection with the extended east line of Block B in said Harvest Ridge Addition; thence N00°00'00"E along said extended east line, 389.57 feet to the most easterly NE corner of Lot 47 in said Block B, said corner also being the SE corner of Reserve "A" in said Harvest Ridge Addition; thence N31°17'00"E along the southeast line of said Reserve "A", 309.23 feet to the SE corner of Lot 16 in said Block B; thence N00°00'00"E along the east line of said Block B, 598.39 feet to the NE corner of Lot 10 in said Block B; thence N90°00'00"E along the south line of said Block B, 205.00 feet to the point of beginning, EXCEPT that part deeded for highway on Film 1523, Page 227, and Film 1565, Page 141A.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor
Michael G. Conrey

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "HARVEST RIDGE COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Marilyn K. Dugan
Marilyn K. Dugan

John E. Dugan
John E. Dugan

John E. Dugan Family Partnership, L.P.,
a Kansas limited partnership

John E. Dugan, Trustee of the
John E. Dugan Revocable Trust #1

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 16th day of August, 2004, by Marilyn K. Dugan and John E. Dugan, wife and husband.

JUDITH M. TERHUNE
Notary Public, State of Kansas
My Appt. Expires 11-7-2005

My App't. Exp. 11-7-2005

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 16th day of August, 2004, by John E. Dugan, Trustee of the John E. Dugan Revocable Trust #1, as Manager of the John E. Dugan Family Partnership, L.P., a Kansas limited partnership, on behalf of the limited partnership.

JUDITH M. TERHUNE
Notary Public, State of Kansas
My Appt. Expires 11-7-2005

My App't. Exp. 11-7-2005

This plat of "HARVEST RIDGE COMMERCIAL 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 _____, 2004.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Ronald L. Marnell, Chair

John L. Schlegel, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2004.

Carlos Mayans, Mayor

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2004.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2004.

Don Brace, County Clerk

State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2004 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



Wichita-Sedgwick County Metropolitan Area Planning Department

May 6, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-127 -- Revised One-Step Final Plat of Harvest Ridge Commercial Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 6, 2004, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated April 30, 2004.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

April 30, 2004

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2003-127 -- Revised One-Step Final Plat of Harvest Ridge Commercial Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 29, 2004, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. A utility easement is needed for the proposed sewer line.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. Since drainage will be directed onto K-42, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. Traffic Engineering has requested a cross-lot access agreement with the property to the east.
- F. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

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- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- J. 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.)
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **SBC has requested additional easements.**
- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

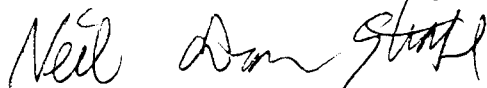
If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

SUB 2003-127 -- Revised One-Step Final Plat of Harvest Ridge Commercial Addition
April 30, 2004
Page 3

This case will be forwarded to the Planning Commission for consideration on Thursday, May 6, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Marilyn Dugan and John E. Dugan Family Partnership, LP, 2416 Morning Dew, Wichita, KS 67205
Jim Armour, Acting City Engineer
Kevin Holman, Sedgwick County Fire Department
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(Revised One-Step Final Plat Approved 4/29/04)

CASE NUMBER: SUB 2003-127 -- HARVEST RIDGE COMMERCIAL ADDITION

OWNER/APPLICANT: Marilyn Dugan, 2416 Morning Dew, Wichita, KS 67205

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

LOCATION: North side of K-42, West of Maize Road

SITE SIZE: 6.69 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: $\frac{1}{1}$

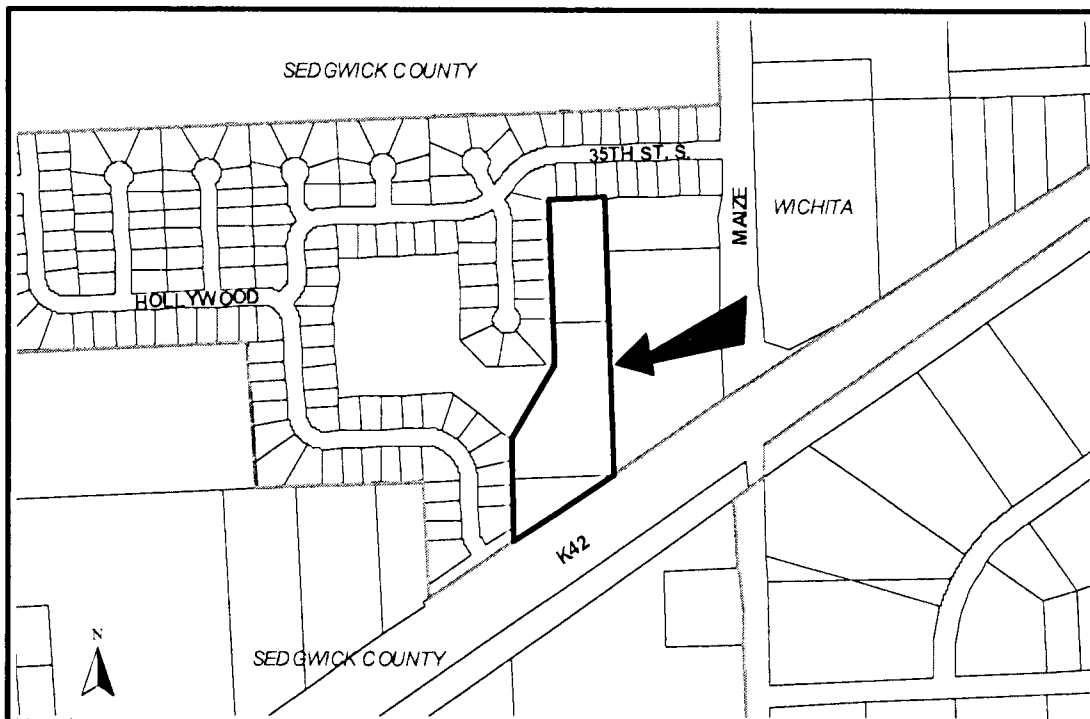
Total: 1

MINIMUM LOT AREA: 6.69 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This is unplatted property located within the City of Wichita. The site has been approved for a zone change (ZON 2003-31) from SF-5, Single-Family Residential to LI, Limited Industrial subject to platting.

This revised plat has eliminated the portion of the site adjoining Maize Road.

STAFF COMMENTS:

- private project*
- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. A utility easement is needed for the proposed sewer line.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
 - D. Since drainage will be directed onto K-42, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
 - E. Traffic Engineering has requested a cross-lot access agreement with the property to the east.
 - F. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
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