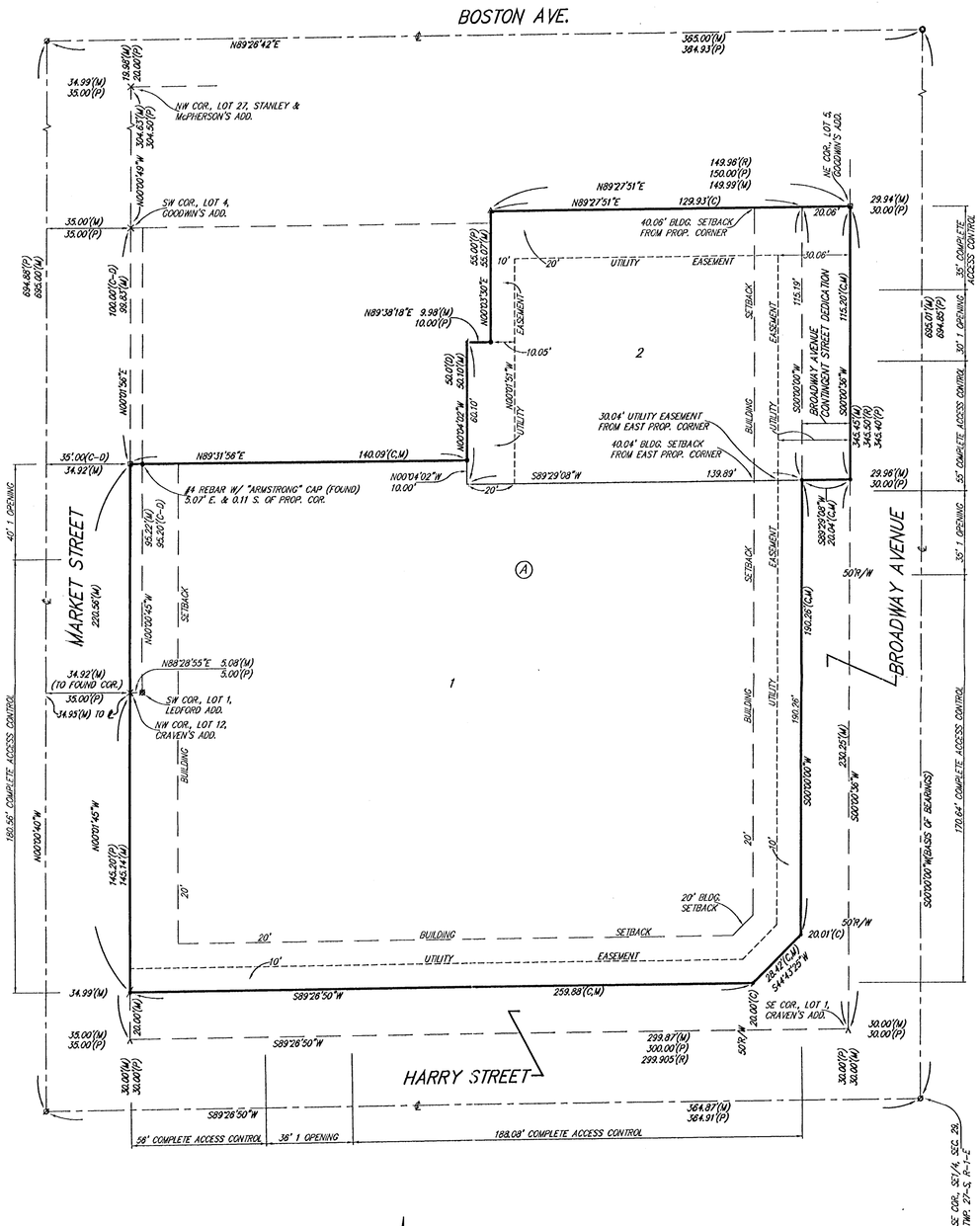
final tracing received 2-4-02

BENCOR 3RD ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



• = #4 Rebar w/ "Baughman" Cap (Set)
o = #4 Rebar w/ "Armstrong" Cap (Found)
□ = 1/2" Iron (Found)
Δ = 3/4" Iron (Found)
X = Chiseled Cross (Found)
Ø = 1/2" Iron in Thimble (Found)
O = 3/4" Iron in Thimble (Found)
♦ = P-K Nail (Set)
⊠ = Chiseled Cross (Set)
V = Chiseled "V" Notch (Set)

(M) = Measured
(P) = Platted
(R) = Record
(C) = Calculated
(C-D) = Calculated per Described Info.

0 30 60

NOTE:
A drainage plan has been developed for this subdivision and is on file with the City of Wichita, Kansas. Drainage infant shall remain as depicted or as modified with the approval of the City Engineer of the City of Wichita, Kansas. No obstructions which impede the flow of this drainage plan shall be allowed.

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "BENCOR 3RD 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 the following: Lots 5, 7, 9, and 11, on Broadway Avenue, Goodwin's Addition to Wichita, Kansas, together with the north 15.2 feet of Lot 3, on Broadway Avenue, and all of the Reserve, except the south 58 feet thereof, Brook's Addition to Wichita, Kansas, TOGETHER with Lots 2, 4, 6, and 8, on Market Street, and the Reserve, in Craven's Addition to the City of Wichita, Kansas, TOGETHER with Lots 10 and 12, on Market Street, in said Craven's Addition, TOGETHER with the south 36.5 feet of Lot 1, Ledford Addition to Wichita, Kansas, TOGETHER with Lots 1, 2, and the south 8 feet of Lot 3, on Broadway Avenue, and the south 58 feet of the Reserve adjoining on the west, all in said Brook's Addition, together with Lots 1, 3, 5, 7, 9, and 11, on Broadway, in said Craven's Addition, TOGETHER with the south 58.7 feet of the north 158.7 feet of Lot 1 in said Ledford Addition, and TOGETHER with the east 5.00 feet of Market Street as dedicated in said Ledford Addition, except the north 100.00 feet thereof.

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

Baughman Company, P.A.

Michael G. Conrey, Surveyor 1-25-2002
Michael G. Conrey

MICHAEL G. CONREY REGISTERED 18-97 KANSAS LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets, to be known as "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. The Broadway Avenue Contingent Street Dedication shall become effective in the event that the City of Wichita, Kansas determines a need for the right-of-way for any street related purposes. This contingent street dedication shall be a covenant running with the land and shall be binding on all heirs and subsequent owners of all parts of said property covered by said contingent street dedication. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Bencor/Harry-Broadway, LLC

_____, Manager
Benjamin T. Horton

Pauline J. Storer Living Trust

Jacqueline Sue Adams, Trustee
Jacqueline Sue Adams

State of Colorado)
El Paso County) SS

The foregoing instrument acknowledged before me, this 28th day of January, 2002, by Benjamin T. Horton, Manager of Bencor/Harry-Broadway, LLC, on behalf of the limited liabilty company.

AMANDA GADEN NOTARY PUBLIC STATE OF COLORADO

_____, Notary Public
AMANDA GADEN

My App't. Exp. 08/31/05

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 31st day of January, 2002, by Jacqueline Sue Adams, Trustee of the Pauline J. Storer Living Trust, on behalf of the trust.

Jenny Gholson-Morris Notary Public-State of Kansas My Appt. Exp. 7/26/05

_____, Notary Public
JENNY GHOLSON-MORRIS

My App't. Exp. 7/26/05

This plat of "BENCOR 3RD 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_____, _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, 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_____, 2002.

At the Direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

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

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

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_____, 2002 at_____o'clock___M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "BENCOR 3RD ADDITION", Wichita, Sedgwick County, Kansas.

First Bank

Laura Ramsey, Vice President
LAURA RAMSEY (Title)

State of Texas)
Wichita County) SS

The foregoing instrument acknowledged before me, this 29 day of January, 2002, by Laura Ramsey, Vice President (Title) of First Bank, on behalf of the bank.

BONITA C. PATTERSON Notary Public STATE OF TEXAS My Comm. Exp. 11/30/2005

Bonita C. Patterson, Notary Public
BONITA C. PATTERSON

My App't. Exp. 11-30-05

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\BENCOR 3RD ADD\DWG\BENCOR3F.DWG-MGC

FILE COPY

CITY OF WICHITA

December 20, 2001

Wichita-Sedgwick County Metropolitan Area Planning Department

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

RE: SUB 2001-120 -- Final Plat of Bencor Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on December 20, 2001, 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 December 13, 2001:

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Copies to: Bencor/Harry-Broadway, L.L.C, Attn: Jon Gorski, 92 Cascade Ave., Suite 330, Colorado Springs, CO 80903
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

FILE COPY

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 13, 2001

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

RE: SUB 2001-120 -- Final Plat of Bencor Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 13, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. *A guarantee is required for relocation of sanitary sewer. A temporary easement is needed to cover the sewer line until relocation.*

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. A guarantee is required.*

D. The plat proposes one access opening along Market, one opening along Harry and two openings along Broadway. *Traffic Engineering has approved the access controls.*

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. In accordance with the zone change approval, the applicant shall provide a cross-lot access agreement between the two lots.

G. Traffic Engineering needs to comment on the proposed right-of-way for Market, which is classified as an arterial on the 2030 Transportation Plan. The applicant has decreased the existing 40-ft right-of-way to 35 feet. The Subdivision Regulations require a 50-ft half street right-of-way width for arterials. *The Subdivision Committee has approved a modification for reduction of the right-of-way.*

H. The 20-ft building setback needs to be platted parallel with the southeastern corner of the plat.

I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

J. The plattor'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.

K. 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.)

L. 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.

M. 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.

N. 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.

O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. The representatives from the <u>utility companies</u> should be prepared to comment on the need for any additional utility easements to be platted on this property.

S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, December 20, 2001, at 12:00 p.m.

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

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to: Bencor/Harry-Broadway, L.L.C, Attn: Jon Gorski, 92 Cascade Ave., Suite 330, Colorado Springs, CO 80903
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. ___
December 20, 2001

STAFF REPORT
(One-Step Final Plat Approved 12/12/01)

CASE NUMBER: SUB 2001-120 – BENCOR 3rd ADDITION

OWNER/APPLICANT: Bencor/Harry-Broadway, L.L.C.; Attn: Jon Gorski, 92 Cascade Ave., Suite 330, Colorado Springs, CO 80903

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

LOCATION: Northwest corner of Harry and Broadway

SITE SIZE: 1.74 Acres

NUMBER OF LOTS

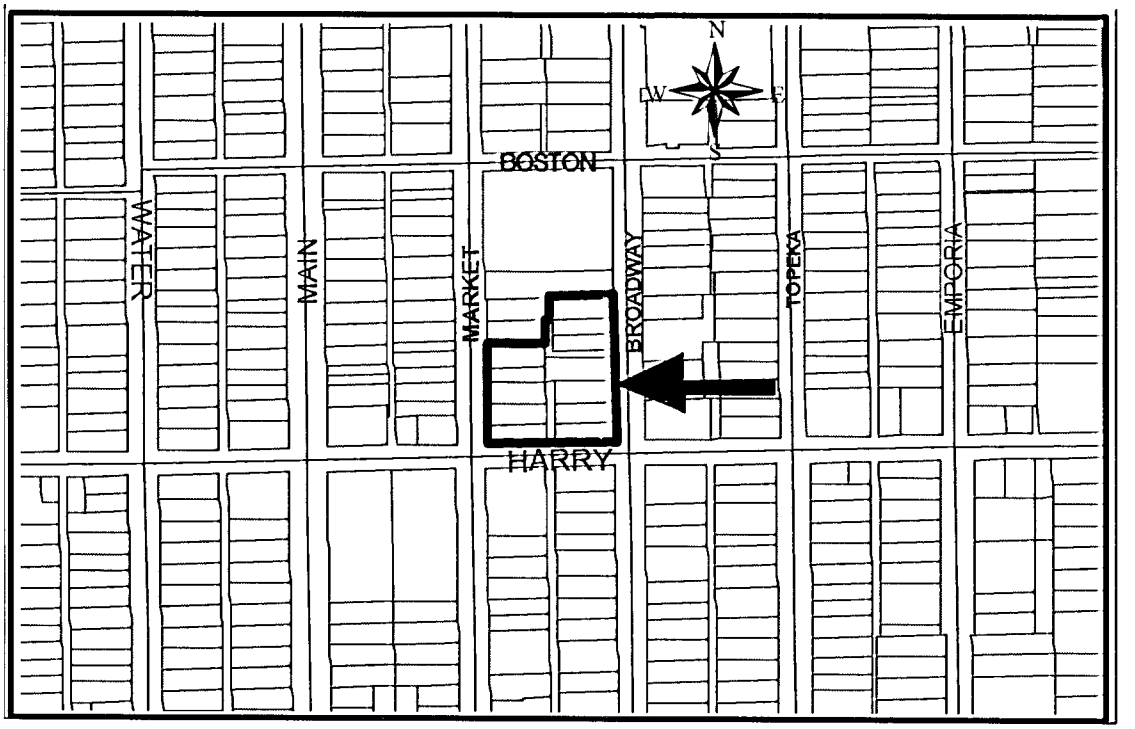
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,564 sq. ft.

CURRENT ZONING: LC, Limited Commercial (Lots 1 and 2) and GC, General Commercial (Lot 1)

PROPOSED ZONING: LC, Limited Commercial (Lot 1) and GC, General Commercial (Lot 2)

VICINITY MAP



Note: This is a replat of Lots in the Goodwins, Brooks, Cravens and Ledford Additions. The site has been approved for a zone change (ZON 2001-64) to GC, General Commercial and LC, Limited Commercial.

STAFF COMMENTS:

A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. ***A guarantee is required for relocation of sanitary sewer. A temporary easement is needed to cover the sewer line until relocation.***

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. A guarantee is required.***

D. The plat proposes one access opening along Market, one opening along Harry and two openings along Broadway. ***Traffic Engineering has approved the access controls.***

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. In accordance with the zone change approval, the applicant shall provide a cross-lot access agreement between the two lots.

G. **Traffic Engineering** needs to comment on the proposed right-of-way for Market, which is classified as an arterial on the 2030 Transportation Plan. The applicant has decreased the existing 40-ft right-of-way to 35 feet. The Subdivision Regulations require a 50-ft half street right-of-way width for arterials. ***The Subdivision Committee has approved a modification for reduction of the right-of-way.***

H. The 20-ft building setback needs to be platted parallel with the southeastern corner of the plat.

I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

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K. 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.)

L. 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.

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O. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. 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.

S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.