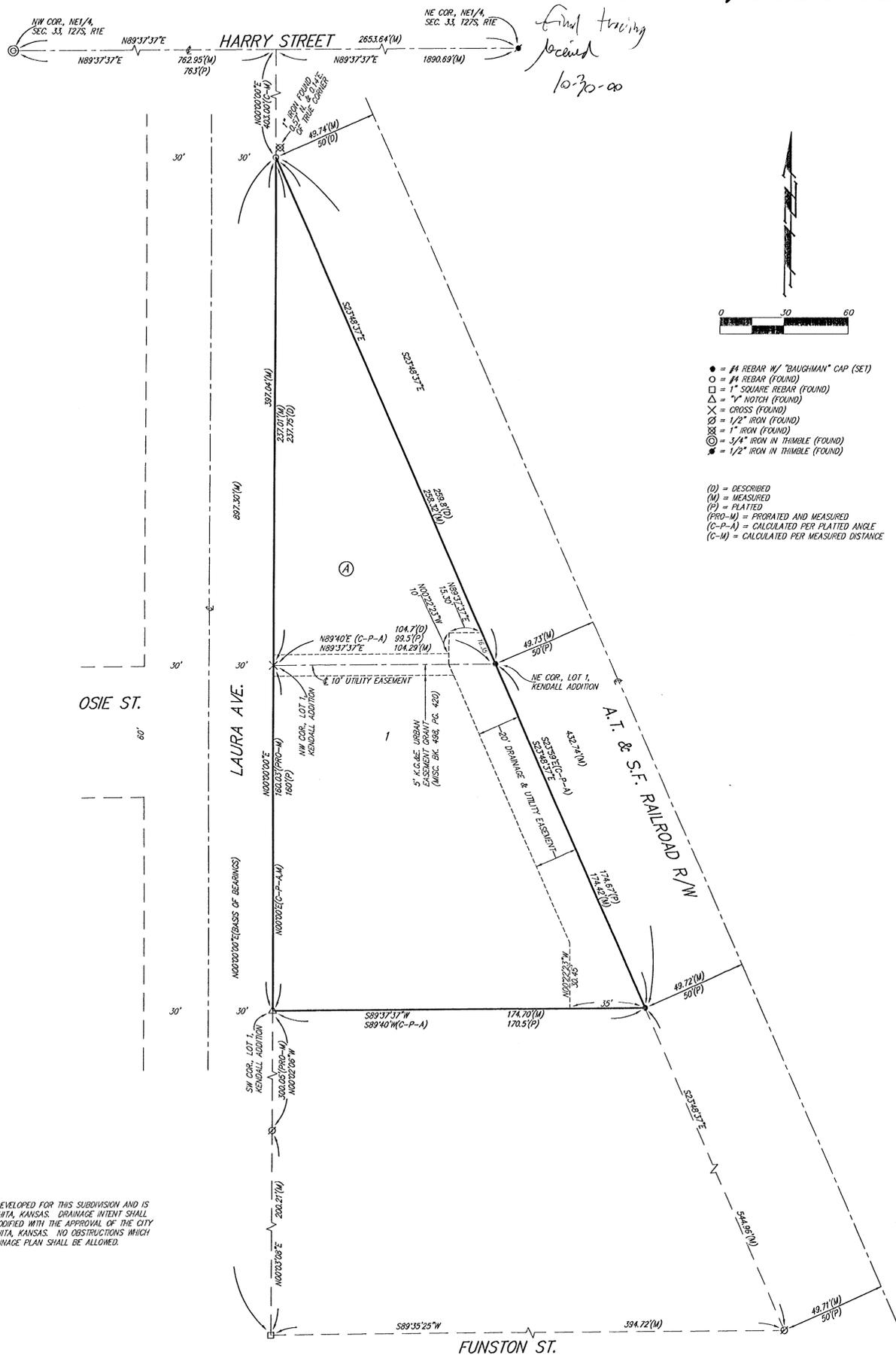


KENDALL 3RD ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPREDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

*final tracing
found
10-30-00*

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 "KENDALL 3RD ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as Lot 1, Kendall Addition to Wichita, Sedgwick County, Kansas, TOGETHER with a tract in the NE1/4 of Sec. 33, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, beginning at the intersection of the east line of Laura Avenue and the north line of Osie Avenue extended; thence east 104.7 feet to the west line of the Atchison, Topeka & Santa Fe Railroad right-of-way; thence northwesterly along said right-of-way, 259.8 feet to where the Santa Fe Railroad intersects the east line of Laura Ave.; thence south 237.75 feet to beginning.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).
All being situated in the NE1/4 of Sec. 33, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Michael A. Conroy 10-25-2000
Michael G. Conroy, 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 and a Block, to be known as "KENDALL 3RD ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is 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.

Larry L. Nighswonger
Larry L. Nighswonger

Sharon L. Nighswonger
Sharon L. Nighswonger

D. A. Guthridge
D. A. Guthridge

Rita Guthridge
Rita Guthridge

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 26th day of October, 2000, by Larry L. Nighswonger and Sharon L. Nighswonger, husband and wife.

Colleen A. Belton
Colleen A. Belton, Notary Public
My App't. Exp. June 9, 2002

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 26th day of October, 2000, by D. A. Guthridge and Rita Guthridge, husband and wife.

Colleen A. Belton
Colleen A. Belton, Notary Public
My App't. Exp. June 9, 2002

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

Commerce Bank, N.A.

Rex E. Horning
Rex E. Horning, SR. VP

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 26th day of October, 2000, by Rex E. Horning, Sr. Vice President of Commerce Bank, N.A., on behalf of the bank.

Colleen A. Belton
Colleen A. Belton, Notary Public
My App't. Exp. June 9, 2002

This plat of "KENDALL 3RD ADDITION", to 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

Christopher S. Carraher, 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 _____.

Bob Knight, Mayor

Pat Burnett, City Clerk

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

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

Entered on transfer record this _____ day of _____.

James Alford, 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 _____, at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy



Wichita-Sedgwick County Metropolitan Area Planning Department

October 5, 2000

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

SUB 2000-78 -- One-Step Final Plat of KENDALL THIRD ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 5, 2000, 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 September 29, 2000.

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.

A handwritten signature in black ink that reads '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

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 29, 2000

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

SUB 2000-78 -- One-Step Final Plat of KENDALL THIRD ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 28, 2000, 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 appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- 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. Since this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage, unless there is no change of grade within 10 feet of the railroad right-of-way.
- D. Traffic Engineering needs to comment on the need for additional right-of-way to conform with the standard 70-ft industrial street standard. No additional right-of-way was required.
- E. The applicant shall provide a No Protest Petition for the future paving of Laura, or vacate Laura north of Osie Street.
- F. 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.
- G. 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.

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- H. 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.)
- I. 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.
- J. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.
- Q. *The MAPC Chairman shall be revised to reference Christopher S. Carraher.*

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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 5, 2000, at 1:30 p.m.

STAFF REPORT

(One-Step Final Plat Approved 9/28/00)

CASE NUMBER: SUB 2000-78 -- KENDALL 3RD ADDITION

OWNER/APPLICANT: D.A. Guthridge and Larry L. Nighswonger, 1702 S. Laura, Wichita, KS 67211-4417

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

LOCATION: West of Hydraulic, South of Harry

SITE SIZE: .8 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 34, 682 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of the Kendall Addition in addition to unplatted property to the north.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements.
- 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. Since this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage, unless there is no change of grade within 10 feet of the railroad right-of-way.
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- E. The applicant shall provide a No Protest Petition for the future paving of Laura, or vacate Laura north of Osie Street.
- F. 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.
- G. The platting 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.
- H. 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.)
- I. 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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**SUB 2000-78 -- One-Step Final Plat of KENDALL 3RD ADDITION
October 5, 2000 - Page 3**

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