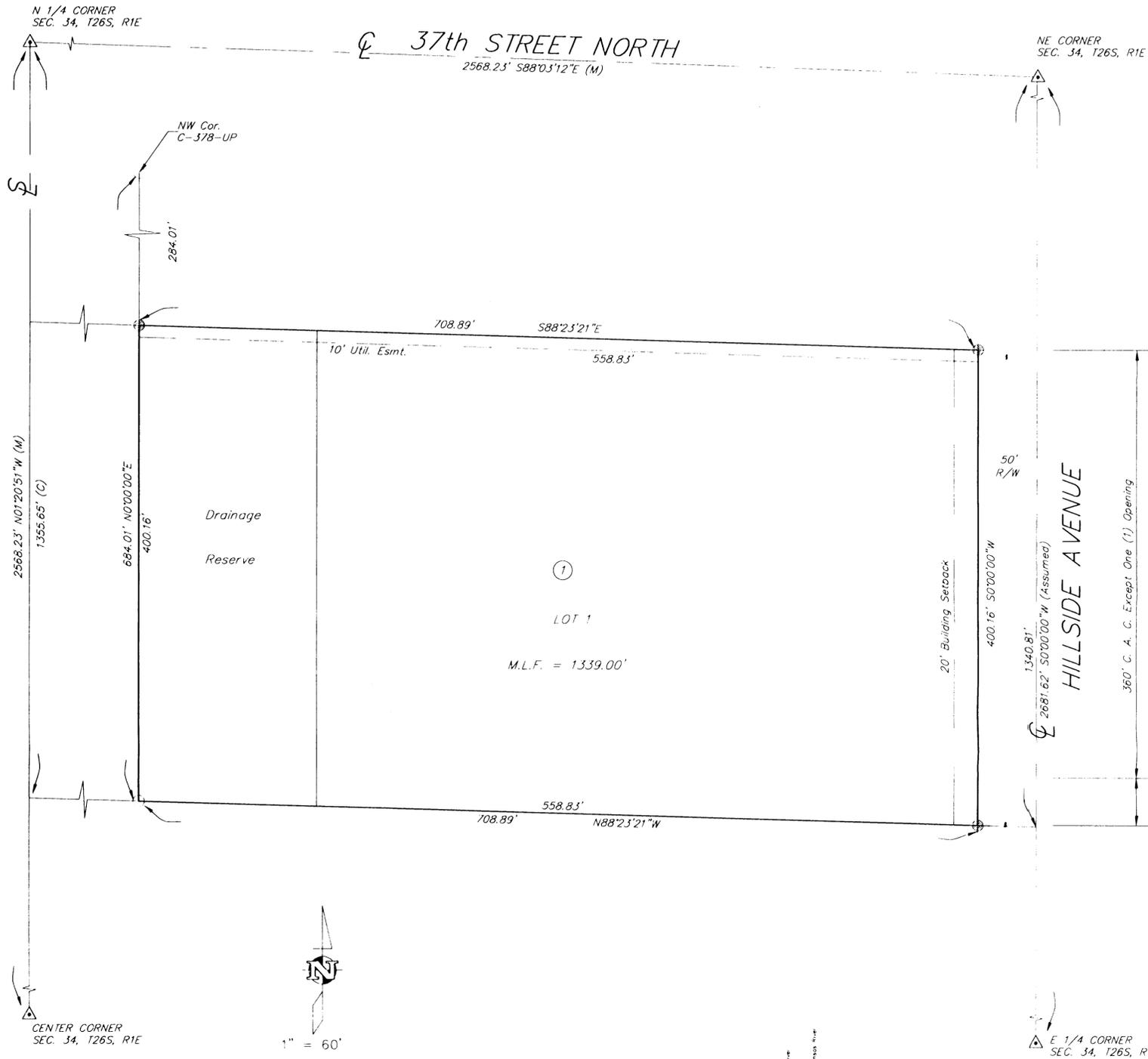


**WILBUR ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS**



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, Randall L. Elkins, a registered Land Surveyor in aforesaid county and state do hereby certify that I have surveyed and platted "Wilbur Addition", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

The South 400 feet of the East 50 acres of the North 1/2 of the Northeast 1/4 of Section 34, Township 26 South, Range 1 East, of the 6th Principal Meridian, Sedgwick County, Kansas. EXCEPT for the West 860 feet thereof.



Randall L. Elkins, LS #1294

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and a Block, to be known as "Wilbur Addition", Wichita, Sedgwick County, Kansas. The access controls are hereby granted to the appropriate governing body as shown hereon. The street Right of Way is hereby dedicated to the public for the purpose of operating, maintaining, constructing and repairing public improvements. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants on file or hereafter filed in the office of the Register of Deeds of Sedgwick County, Kansas.

A drainage plan has been developed for the plat. 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. Minimum building floor elevations have been established for this property.

The Drainage Reserve is hereby platted for drainage, drainage structures, and retention/detention ponds, said Reserve shall be owned and maintained by the owner of Lot 1, Block 1.

Date _____

Ted Wilbur, Owner
Green-Glo Turf Maintenance, Inc.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED, that on this _____ day of _____, 2001, before me, the undersigned, a notary public in and for the County and State aforesaid, came Ted Wilbur, Owner, Green-Glo Turf Maintenance, Inc., for and on behalf of said company, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public _____

My appointment expires: _____



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

day of _____

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

We, Intrust Bank, N.A., by Brad Edwards, Vice President holders of a mortgage on the above described property do hereby consent to the plat of "Wilbur Addition," Wichita, Sedgwick County, Kansas

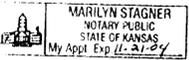
Intrust Bank, N.A.
Brad Edwards
Brad Edwards

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED, that on this 17th day of April, 2001, before me, the undersigned, a notary public in and for the County and State aforesaid, came Brad Edwards, Vice President, Intrust Bank, N.A., for and on behalf of said company, to me personally known to be the same person who executed this instrument and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public Marilyn Stagner
Marilyn Stagner
My appointment expires: 11-21-04



STATE OF KANSAS)
CITY OF WICHITA) SS

This plat of "Wilbur 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 _____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Christopher S. Carraher, Chair

Marvin S. Krout, Secretary

STATE OF KANSAS)
CITY OF WICHITA) SS

This plat approved and all dedication shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2001.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this _____ day of _____, 2001.

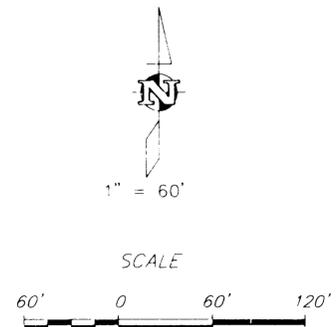
Don Brace, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ on the _____ day of _____, 2001, and is duly recorded.

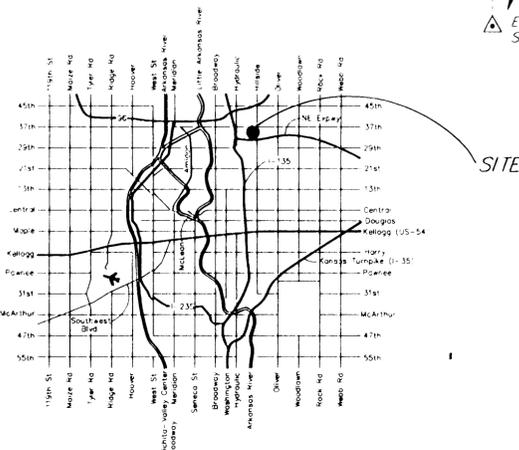
Bill Meek, Register of Deeds

Linda Kizzire, Deputy



- LEGEND**
- 1/2" Iron Pipe (found)
 - 5/8" Rebar (set) AMPA CLS #104
 - 1/2" Iron in Thimble (found)
 - D Deeded
 - C Calculated
 - M Measured
- M.L.F. = Minimum Lowest Floor Elevation

BENCHMARK:
City of Wichita Benchmark located on the Southeast corner of the intersection of 37th Street and Hillside on the Northwest corner of the traffic signal base. Elevation = 1352.75' (M.S.L.)





Wichita-Sedgwick County Metropolitan Area Planning Department

December 7, 2000

Austin Miller, P.A.
255 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2000-104 -- One-Step Final Plat of WILBUR ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 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 December 1, 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

December 1, 2000

Austin Miller, P.A.
255 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2000-104 -- One-Step Final Plat of WILBUR ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 30, 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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.*
- B. City Engineering needs to comment on the need for any guarantees or easements. *A petition is required for future extension of sanitary sewer.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. *An off-site drainage agreement and a drainage reserve is required.*
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant

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

T 316.268.4421 F 316.268.4390

www.wichitagov.org

shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- G. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along Hillside. The Subdivision regulations encourage shared access for commercial/industrial lots along arterials. *Traffic Engineering has approved the access controls with one opening to be located along the south line of the property.*
- H. If platted, the building setback may be a minimum of 20 feet to conform with the LI District zoning standards.
- I. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- J. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

RE: SUB 2000-104 -- One-Step Final Plat of WILBUR ADDITION
December 1, 2000
Page 3

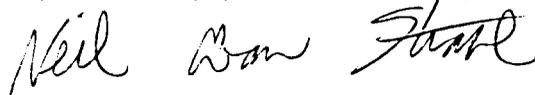
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. *KGE has requested additional easements.*
- T. 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, December 7, 2000, at 1:00 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:ch

Enclosure: Marked Copy of Plat

Copies to: Green-Glo Turf Maintenance, Inc., 3501 N. Hillside, Wichita, KS 67219
Meridian Construction Company, 6440 Tarrytown, Wichita, KS 67219
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

STAFF REPORT
(One-Step Final Plat Approved 11/30/00)

CASE NUMBER: SUB 2000-104 -- WILBUR ADDITION

OWNER/APPLICANT: Green-Go Turf Maintenance, Inc. 3501 N. Hillside, Wichita, KS 67219

AGENT: Meridian Construction, Co., 6440 Tarrytown, Wichita, KS 67219

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: West side of Hillside, South of 37th St. North

SITE SIZE: 6.51 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 6.51 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.**
- B. City Engineering needs to comment on the need for any guarantees or easements. **A petition is required for future extension of sanitary sewer.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. **An off-site drainage agreement and a drainage reserve is required.**
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- G. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Hillside. The Subdivision regulations encourage shared access for commercial/industrial lots along arterials. **Traffic Engineering has approved the access controls with one opening to be located along the south line of the property.**
- H. If platted, the building setback may be a minimum of 20 feet to conform with the LI District zoning standards.
- I. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- J. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carragher".
- K. 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.

SUB 2000-104 -- One-Step Final Plat of WILBUR ADDITION
December 7, 2000 - Page 3

- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. ***KGE has requested additional easements.***
- T. 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.