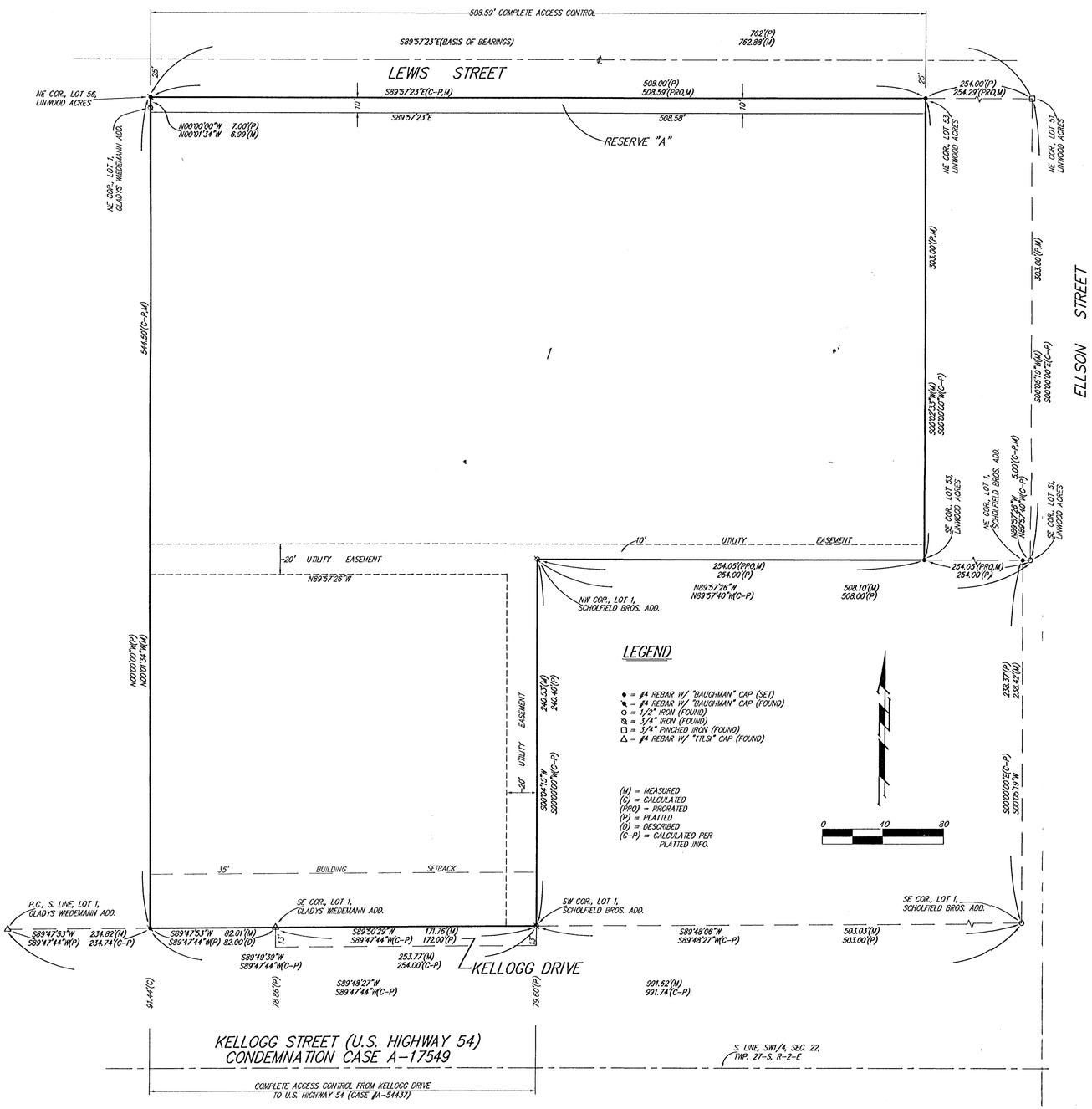
SCHOLFIELD-HATCHETT 4TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

final tracing record 12-14-99



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 "SCHOLFIELD-HATCHETT 4TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Lots 53, 54, 55, 56, and 66, Linwood Acres Addition, Sedgwick County, Kansas, TOGETHER with Lot 65, except the west 82 feet thereof, in said Linwood Acres, and TOGETHER with that part of Lot 1, Gladys Wiedemann Addition, Wichita, Kansas described as follows: Beginning at the SE corner of said Lot 1; thence north along the east line of said Lot 1, 241.14 feet to a deflection corner in the east line of said Lot 1; thence west along the east line of said Lot 1, 82 feet to a deflection corner in the east line of said Lot 1; thence south parallel with the east line of said Lot 1 to a point on the south line of said Lot 1; thence west along the south line of said Lot 1 to the point of beginning.

All being situated in the SW1/4 of Sec. 22, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

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

Baughman Company, P.A.

Michael G. Conrey — 12-10-99 Surveyor

MICHAEL G. CONREY REGISTERED LS-971 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 a Lot, a Street, and a Reserve to be known as "SCHOLFIELD-HATCHETT 4TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, screening walls, and utilities. All abutters rights of access to or from Lewis Street over and across the north line of Reserve "A" are hereby granted to the City of Wichita, Kansas. All abutters rights of access to or from Kellogg Street (U.S. Highway 54) over and across the south line of Kellogg Drive are hereby granted to the City of Wichita, Kansas.

Scholfield-Devlin-Hatchett Partnership,
a Kansas general partnership

_____, Partner
Victor H. Scholfield

Devlin Auto Realty, Inc., a Kansas corporation

_____, Partner
Thomas R. Devlin, President

_____, Partner
Steven A. Hatchett

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 7th day of December, 1999, by Victor H. Scholfield, Partner of Scholfield-Devlin-Hatchett Partnership, a Kansas general partnership, on behalf of the partnership.

KAREN J. ARD NOTARY PUBLIC STATE OF KANSAS My Appt. Exp.

_____, Notary Public
KAREN J. ARD

My App't. Exp. 8-14-00

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 7th day of December, 1999, by Thomas R. Devlin, President of Devlin Auto Realty, Inc., a Kansas corporation, Partner of Scholfield-Devlin-Hatchett Partnership, a Kansas general partnership, on behalf of the partnership.

KAREN J. ARD NOTARY PUBLIC STATE OF KANSAS My Appt. Exp.

_____, Notary Public
KAREN J. ARD

My App't. Exp. 8-14-00

This plat of "SCHOLFIELD-HATCHETT 4TH 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 _____, 1999.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
William M. Johnson

_____, 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 _____, 1999.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1999.

_____, County Clerk
James Alford

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 _____, 1999, at _____ o'clock ___ M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 7th day of December, 1999, by Steven A. Hatchett, Partner of Scholfield-Devlin-Hatchett Partnership, a Kansas general partnership, on behalf of the partnership.

KAREN J. ARD NOTARY PUBLIC STATE OF KANSAS My Appt. Exp.

_____, Notary Public
KAREN J. ARD

My App't. Exp. 8-14-00

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\SCHLHTCH\DWG-MSC

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

March 25, 1999

Baughman Company P.A.
315 Ellis
Wichita KS 67211

RE: S/D 9910 -- Final Plat of SCHOLFIELD-HATCHETT FOURTH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 25, 1999, 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 March 19, 1999.

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 and residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

WICHITA — SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
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March 19, 1999

Baughman Company P.A.
315 Ellis
Wichita KS 67211

RE: S/D 9910 -- Final Plat of SCHOLFIELD-HATCHETT FOURTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

A. Existing municipal services are available to serve this site. City Engineering needs to verify if any other additional easements or guarantees are required. ***The 20-ft east-west sanitary sewer easement shall be labeled as '20'.***

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 concept. ***The drainage plan is approved. No guarantees are required***

D. The zone change approval prohibits access from Lewis Street as long as the properties north of Lewis remain zoned residential. The final plat shall indicate complete access control along Lewis on the face of the plat and reference the access controls in the plattor's text.

Complete access control along Lewis has been denoted on the final plat.

E. The zone change approval required the applicant to participate in the paving of Lewis Street. A petition for the paving of Lewis shall be submitted.

F. The applicant is reminded that in accordance with the Protective Overlay, a 10-foot landscape buffer and fence is required along the north line of the plat along with a landscaped street yard in accordance with the City Landscape Ordinance.

G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control.

H. A Notice of Protective Overlay document shall be provided indicating the approved Protective Overlay and its special conditions for development on this property.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

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

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

P. 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.

Q. 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 Release 13 version of 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. Also, 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, March 25, 1999, at 1:30 p.m.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Scholfield-Devlin-Hatchett, Attn: Steve Hatchett, 7017 E. Kellogg, Wichita, KS 67207
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. 2-6
March 25, 1999

STAFF REPORT
(Final Plat Approved 3/18/99; Preliminary Plat Approved 2/18/99)

CASE NUMBER: S/D 99-10 - SCHOLFIELD-HATCHETT 4TH ADDITION

OWNER/APPLICANT: Scholfield-Devlin-Hatchett, Attn: Steve Hatchett, 7017 E. Kellogg, Wichita, KS 67207

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

LOCATION: North side of Kellogg, East of Greenwich Road

SITE SIZE: 6.3 acres

NUMBER OF LOTS

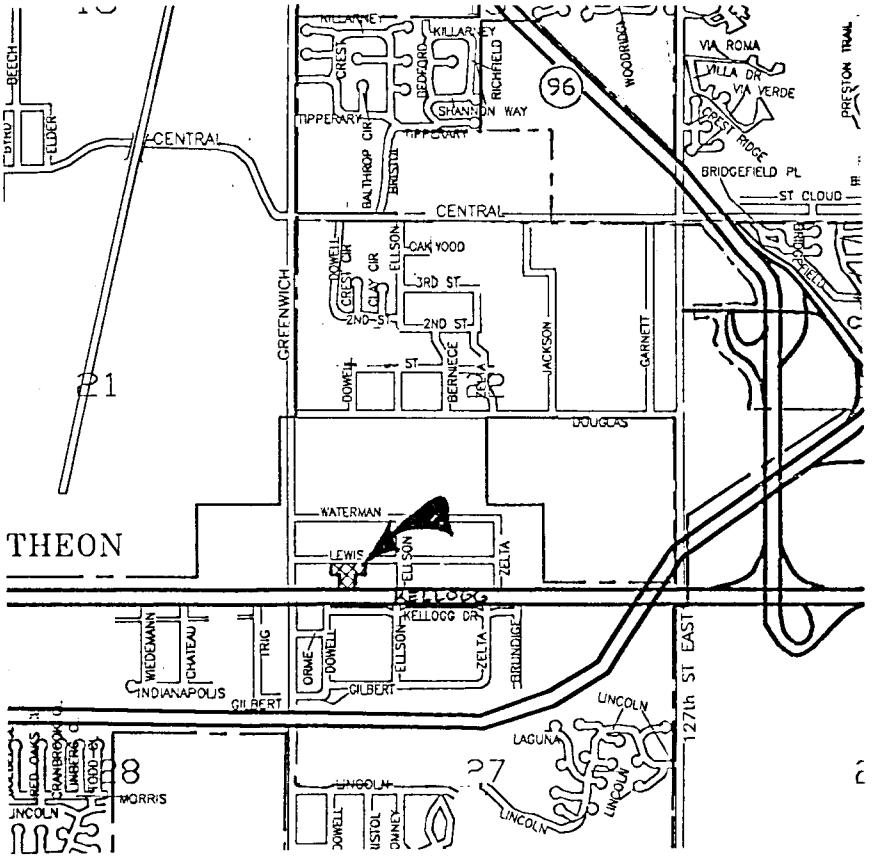
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	**1**

MINIMUM LOT AREA:

CURRENT ZONING: SF-6, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



Note: This is a replat of six lots in the Linwood Acres Addition for a proposed vehicle sales lot. This site has been approved for a zone change (Z-3291) from SF-6, Single-Family Residential and LC, Limited Commercial to GC, General Commercial subject to platting. A protective overlay has also been approved for the site addressing uses, landscape buffers and sound limitations. ***The final plat has included the east 80 feet of the adjoining property to the west.***

STAFF COMMENTS:

A. Existing municipal services are available to serve this site. City Engineering needs to verify if any other additional easements or guarantees are required. ***The 20-ft east-west sanitary sewer easement shall be labeled as '20'.***

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 concept. ***The drainage plan is approved. No guarantees are required***

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G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control.

H. A Notice of Protective Overlay document shall be provided indicating the approved Protective Overlay and its special conditions for development on this property.

I. 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.)

J. 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.

K. 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.

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M. 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.

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

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

P. 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.

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