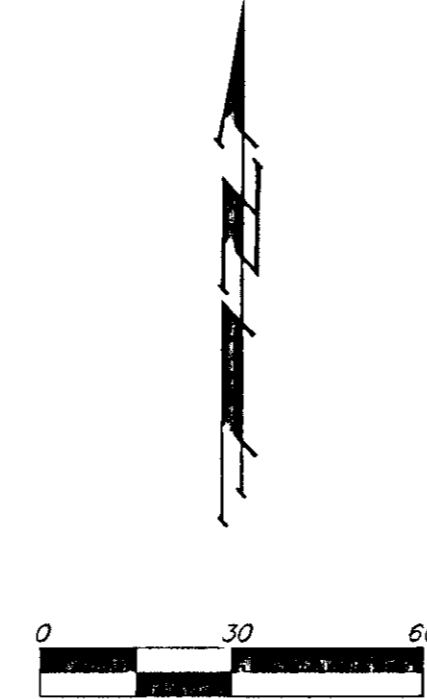
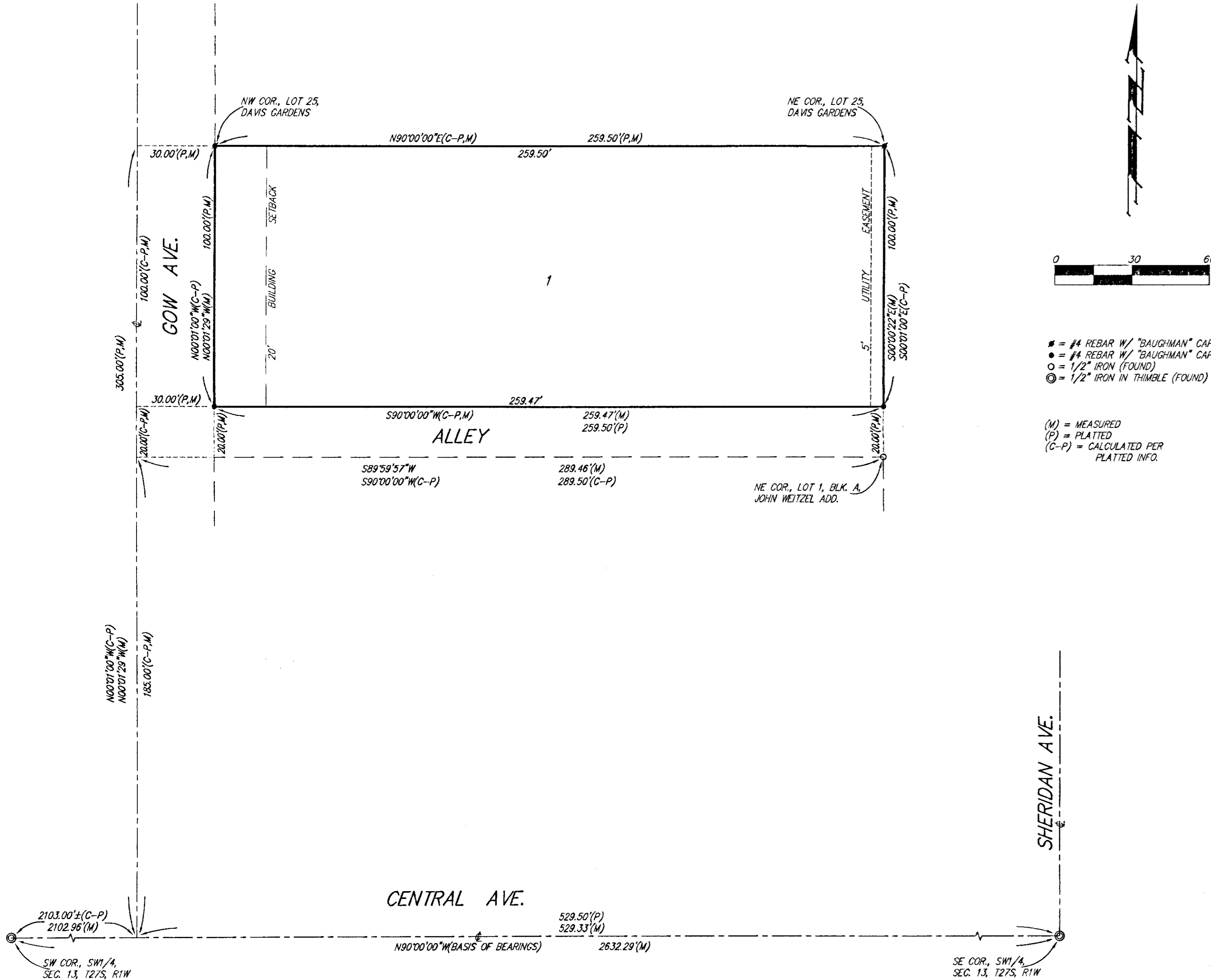


JOHN WEITZEL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

A-29-99
final tracing



- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 1/2" IRON (FOUND)
- ⊙ = 1/2" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(P) = PLATTED
(C-P) = CALCULATED PER PLATTED INFO.

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 "JOHN WEITZEL 2ND 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 Lot 25, Davis Gardens, Sedgwick County, Kansas.

All being situated in the SW1/4 of Sec. 13, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas.

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 to be known as "JOHN WEITZEL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities.

John Weitzel, Inc.

Charles G. Metcalf, PRESIDENT & CEO
CHARLES G. METCALF (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 8th day of APRIL, 1999, by CHARLES G. METCALF, PRESIDENT AND C.E.O. of John Weitzel, Inc., on behalf of the corporation.

JUDITH M. TERHUNE
Notary Public - State of Kansas
Lic. Expt. Expires 11-7-2001

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "JOHN WEITZEL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

NationsBank, N.A.

Mark E. Heiman, Vice President
MARK E. HEIMAN (Title)

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 8th day of April, 1999, by Mark E. Heiman, Vice President of the NationsBank, N.A., on behalf of the bank.

Geneva M. Schulte, Notary Public
GENEVA M. SCHULTE
My App't. Exp. 6/30/2000

GENEVA M. SCHULTE
Notary Public - State of Kansas
Lic. Expt. Expires 6-30-2000

This plat of "JOHN WEITZEL 2ND 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

Richard E. Lopez, 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 _____, 1999.

Bob Knight, Mayor

Pat Burnett, City Clerk

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

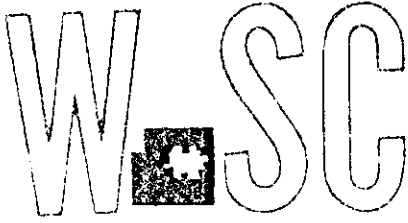
James Alford, County Clerk

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

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
450 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE (316) 268-4421
FAX (316) 268-4390

April 29, 1999

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

S/D 98-56 -- Final Plat of JOHN WETZEL SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 29, 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 the attached Staff Report.

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.

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

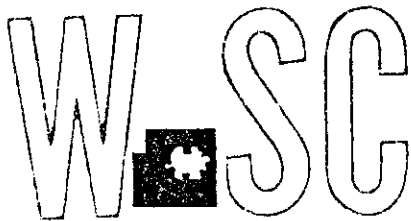
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: John Weitzel, Inc., Attn: Charles Metcalf, 3310 W. Central, Wichita, KS 67203
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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company PA
315 Ellis
Wichita, KS 67211

June 5, 1998

S/D 98-56 - One-Step Final Plat of JOHN WEITZEL 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. No additional guarantees will be needed.
- 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. The drainage plan is approved.
- E. The MAPC Chair needs to be revised to read Richard E. Lope.
- F. The Register of Deeds needs to be revised to read Bill Meek.
- G. The Deputy needs to be revised to read Linda Causer.
- H. The dates need to be revised to read 1998.
- 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. 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

S/D 98-56 -- One-Step Final Plat of JOHN WEITZEL 2ND ADDITION
June 5, 1998 -- Page 3

and irrevocable Letter of Credit, are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: John Weitzel Inc., Attn: Charles Metcalf, 3310 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One-Step Final Plat Deferred From 6/11/98)

CASE NUMBER: S/D 98-56 - JOHN WEITZEL 2ND ADDITION

OWNER/APPLICANT: John Weitzel Inc., Attn: Charles Metcalf, 3310 W. Central, Wichita, KS 67203

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

LOCATION: North of Central, East of West Street

SITE SIZE: .6 acres

NUMBER OF LOTS

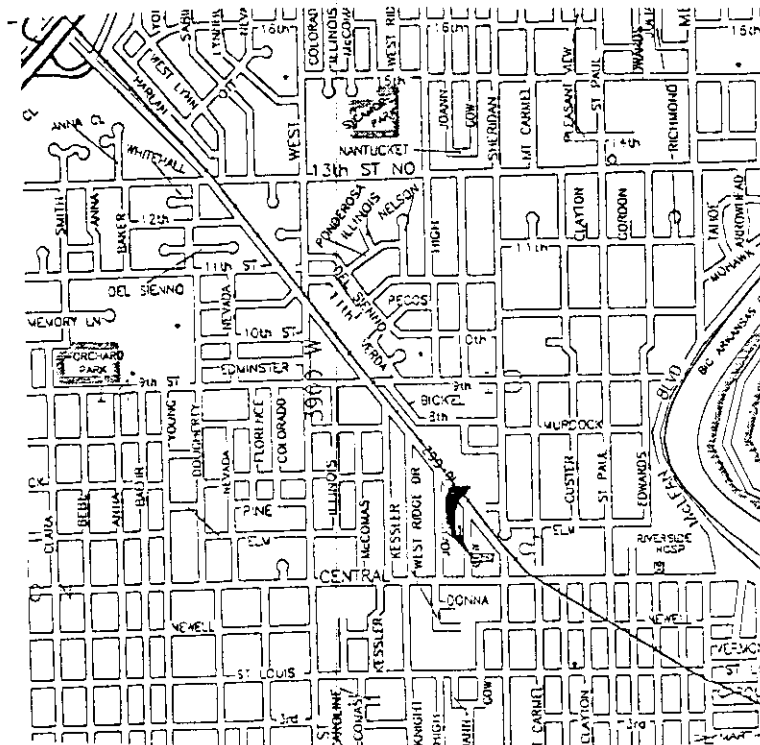
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 25,950 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This is a replat of Lot 25 of Davis Gardens. A zone change has been approved for this site to LI, Limited Industrial

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. No additional guarantees will be needed.
- 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. The drainage plan is approved.
- E. The MAPC Chair needs to be revised to read William M. Johnson.
- F. The Register of Deeds needs to be revised to read Bill Meek.
- G. The Deputy needs to be revised to read Linda Kizzire.
- H. The dates need to be revised to read 1999.
- 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.
- R. The platlor'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.