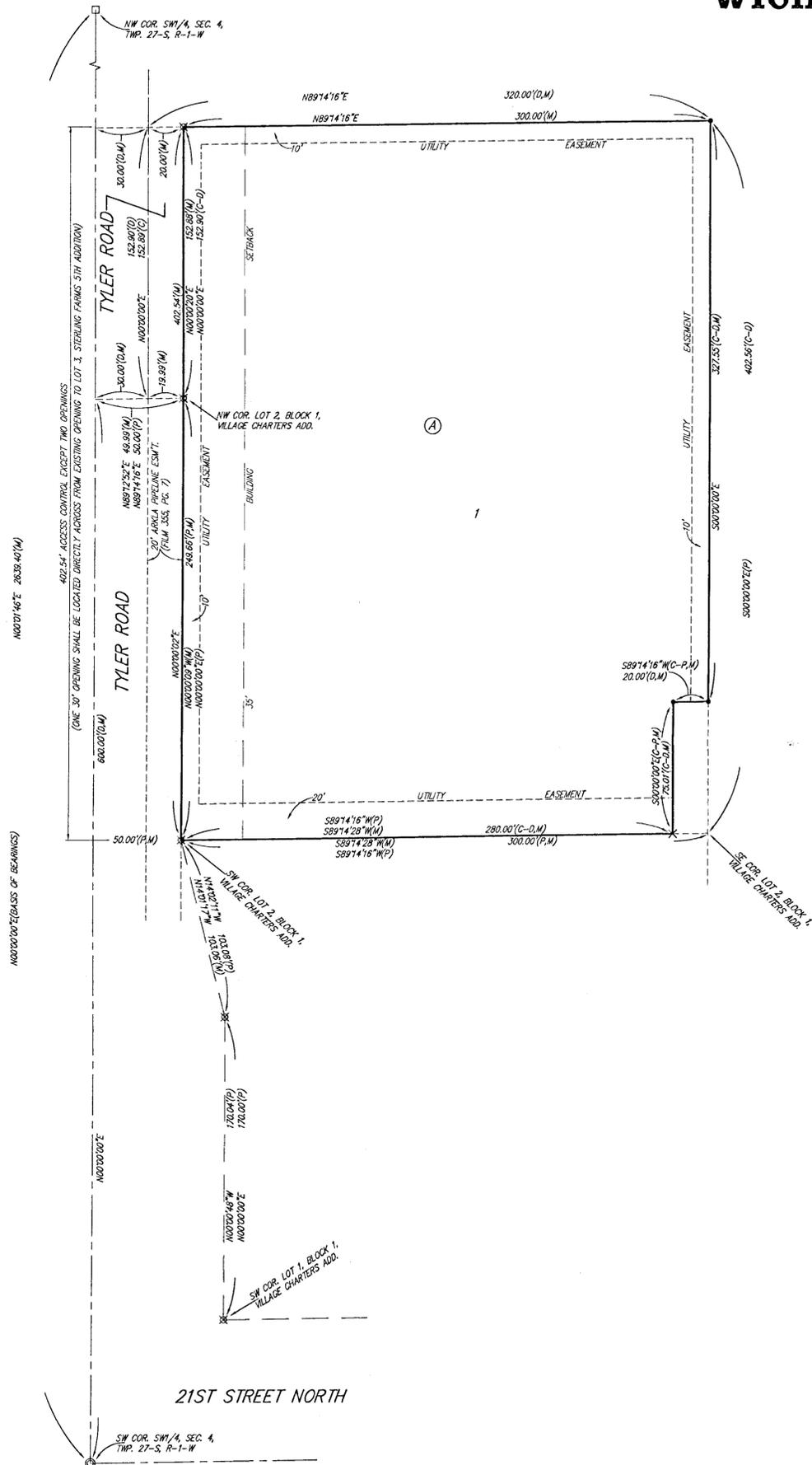
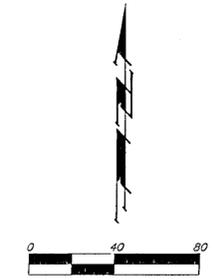


VILLAGE CHARTERS 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



Record 9-2-99



- X = CROSS (SET)
 - = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - ⊗ = 3/4" IRON W/ "PEC" CAP (FOUND)
 - ⊙ = #6 REBAR IN THIMBLE (FOUND)
 - = 1/2" IRON IN THIMBLE (FOUND)
- (M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (C-P) = CALCULATED PER PLATTED INFO.
 (C-D) = CALCULATED PER DESCRIBED INFO.

NOTE:
 A MASTER GRADING PLAN FOR DRAINAGE HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDS THE FLOW OF THIS DRAINAGE SYSTEM SHALL BE ALLOWED.

State of Kansas) SS
 Sedgwick County) We the Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "VILLAGE CHARTERS 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the SW 1/4 of Sec. 4, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Commencing at the SW corner of said SW 1/4; thence N00°00'00"E along the west line of said SW 1/4, 600 feet to the intersection with the north line of Lot 2, Block 1, Village Charters Addition, to Sedgwick County, Kansas, as extended west; thence N89°14'16"E along said extended north line, 30 feet for a point of beginning; thence continuing N89°14'16"E along said extended north line, 320 feet to the NE corner of said Lot 2; thence N00°00'00"E along the east line of said Lot 2 as extended north, 152.90 feet; thence S89°14'16"W parallel with the north line of said Lot 2, 320 feet to a point 30 feet normally distant east of the west line of said SW 1/4; thence S00°00'00"E parallel with the west line of said SW 1/4, 152.90 feet to the point of beginning, TOGETHER with Lot 2, Block 1, Village Charters Addition, to Sedgwick County, Kansas, except the east 20.00 feet of the south 75.00 feet thereof.

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

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

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, a Block, and a Street, to be known as "VILLAGE CHARTERS 2ND 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. All abutters rights of access to or from Tyler Road over and across the west line of Lot 1, Block A, are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1, Block A, shall have access to Tyler Road at two locations, one location shall be 30 feet in width located directly across from an existing opening to Lot 3, Sterling Farms 5th Addition, Wichita, Kansas, and the other location shall be determined by the City Engineer of the City of Wichita, Kansas.

Village Charters, Inc.

Richard D. Marney, President

State of Kansas) SS
 Sedgwick County) The foregoing instrument acknowledged before me, 11th this day of AUGUST, 1999, by Richard D. Marney, President of Village Charters, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
 My Appt. Exp. 11-7-2001

This plat of "VILLAGE CHARTERS 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

_____, 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.

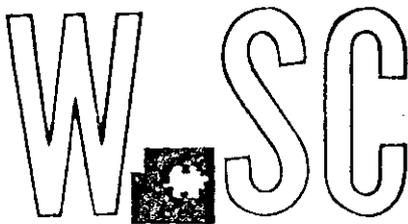
_____, County Clerk
 James Alford

State of Kansas) 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.

_____, Register of Deeds
 Bill Meek

_____, Deputy
 Linda Kizzire

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 8, 1999

REVISED

Baughman Company, P.A.
Wichita, KS 67211

RE: S/D 99-25 -- Final Plat of VILLAGE CHARTERS SECOND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 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 April 9, 1999, with Item D revised to read, "two access openings are permitted along Tyler, one of which is to line up with the opening into the Sterling Farms Fifth Addition across Tyler."

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.

S/D 99-25 -- One-Step Final Plat of VILLAGE CHARTERS SECOND ADDITION
June 8, 1999
Page 2

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

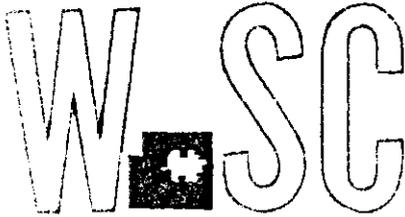
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Village Charters, Inc., 8620 W. 21st Street, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1250 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
FAX (316) 268-4390

April 9, 1999

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

RE: S/D 99-25 -- Final Plat of VILLAGE CHARTERS SECOND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 8, 1999, the above captioned plat was considered. The action of the Committee was to approve the revised final plat subject to:

The applicant has submitted a revised plat indicating the vacation of the east-west utility easement and a utility easement along the north, south and east lines of the plat.

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. City Engineering needs to verify if any guarantees or easements are required. **A 10-ft utility easement is required along Tyler.**
- 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. Drainage improvements are required at time of site development.**
- D. Traffic Engineering should comment on the access controls. The plat has dedicated access control except for two openings along Tyler Road. The plat's text shall note that the access controls are being dedicated to the City of Wichita. **Traffic Engineering has limited the site to one access opening to line up with the opening into the Sterling Farms 5th Addition across Tyler. In addition, the Subdivision Committee approved one right-turn access to be located at the direction of the Traffic Engineer.**
- E. 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.

WAPC
approved
2 openings
ful



- F. 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.)
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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, April 15, 1999, at 1:30 p.m.

S/D 99-25 - One-step Final Plat of VILLAGE CHARTERS 2ND ADDITION

April 9, 1999

Page 3

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

Sincerely,

Handwritten signature of Neil Evan Strahl in cursive script.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Village Charters, Inc., 8620 W. 21st Street, Wichita, KS 67205

Mike Lindebak, City Engineering, Mail Stop (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 Approved 4/8/99)

CASE NUMBER: S/D 99-25 - VILLAGE CHARTERS 2ND ADDITION

OWNER/APPLICANT: Village Charters, Inc., 8620 W. 21st, Wichita, KS 67205

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

LOCATION: East side of Tyler Road, North of 21st St. North

SITE SIZE: 2.7 acres

NUMBER OF LOTS

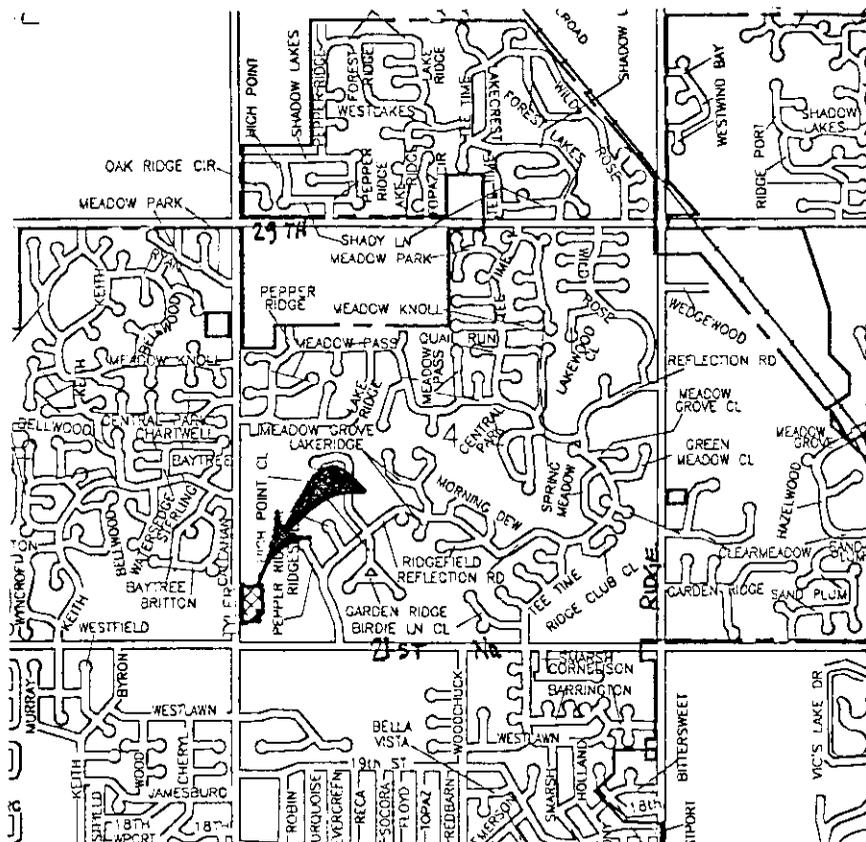
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 2.7 acres

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

PROPOSED ZONING: LC, Limited Commercial
GO, General Office

VICINITY MAP



Note: The site is a replat of Lot 2 of the Village Charters Addition in addition to unplatted land to the north. The unplatted land was approved for a zone change (Z-3306) from SF-6, Single-Family Residential to GO, General Office subject to platting.

The applicant has submitted a revised plat indicating the vacation of the east-west utility easement and a utility easement along the north, south and east lines of the plat.

STAFF COMMENTS:

- A. Existing municipal services are available to serve this site. **City Engineering** needs to verify if any guarantees or easements are required. **A 10-ft utility easement is required along Tyler.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- F. 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.)
- G. 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.
- H. 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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