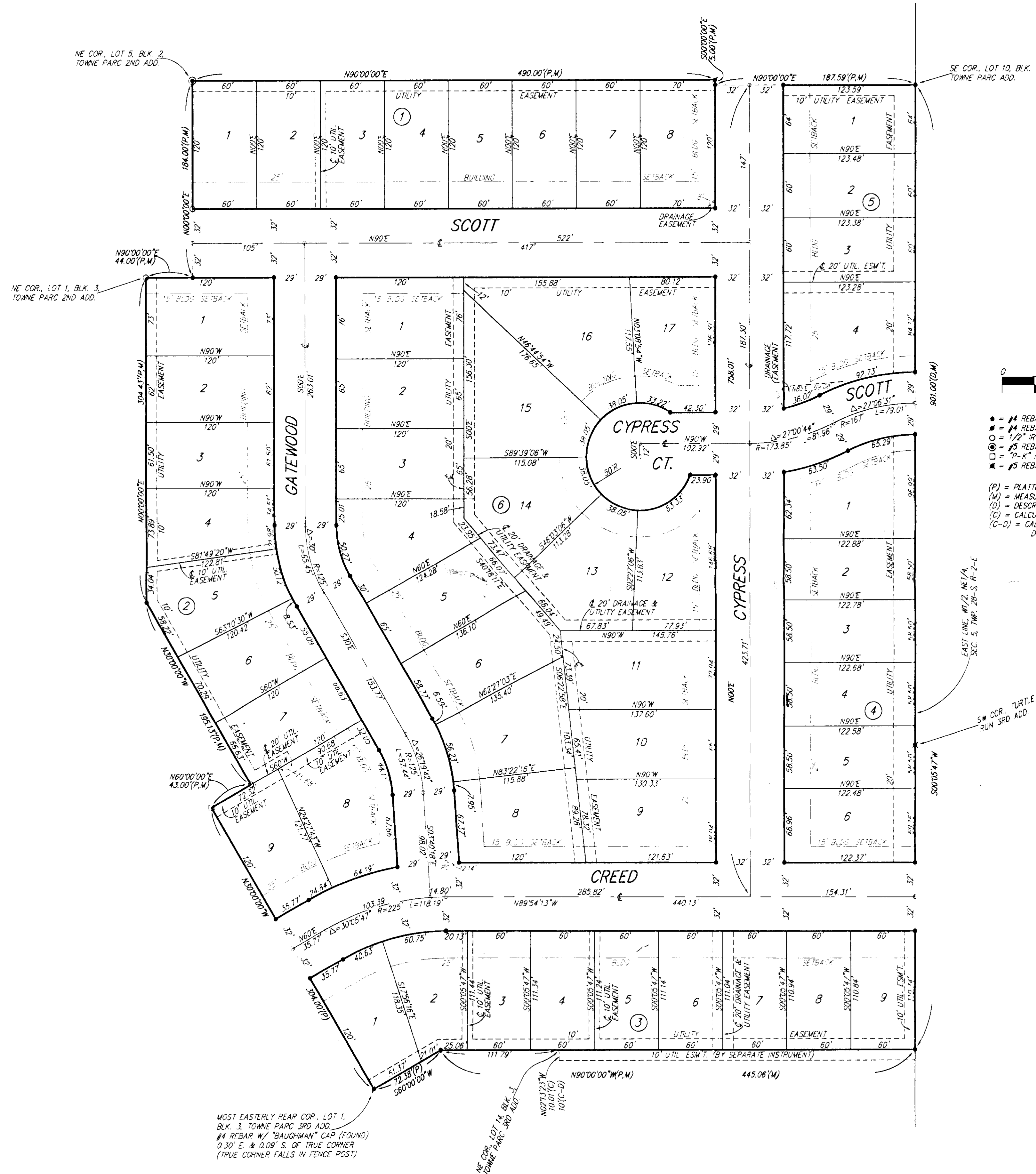


TOWNE PARC 7TH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

revised
10-30-98



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid County and State do hereby certify that we have surveyed
and platted "TOWNE PARC 7TH ADDITION", Wichita, Sedgwick County,
Kansas, and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as follows: A tract of land in the
W1/2 of the NE1/4 of Sec. 5, Twp. 28-S, R-2-E of the 6th P.M.,
Sedgwick County, Kansas, described as follows: Beginning at the
SE corner of Lot 10, Block 5, Towne Parc Addition, Wichita, Kansas;
thence S00°05'47"W along the east line of said W1/2, 901.00 feet
to the intersection with the north line of Lot 14, Block 3, Towne
Parc 3rd Addition, Wichita, Sedgwick County, Kansas as extended east;
thence N90°00'00"W along said extended north line, 445.06 feet to
the deflection corner in the rear line of Lot 13 in said Block 3; thence
S60°00'00"W along the rear line of said Lot 13 and Lot 12 in said
Block 3, 72.38 feet to the most easterly rear corner of Lot 1 in said
Block 3; thence N30°00'00"W along the northeast line of said Lot 1
and as extended northwesterly and along the northeast line of Lot 5,
Block 2 in said Towne Parc 3rd Addition, 304.00 feet to the most
northerly rear corner of said Lot 5; thence N60°00'00"E along the
rear line of Lots 7 and 8, Block 3, Towne Parc 2nd Addition, Wichita,
Sedgwick County, Kansas, 43.00 feet to a deflection corner in the
rear line of said Lot 7; thence N30°00'00"W along the east line of
said Towne Parc 2nd Addition, 195.13 feet to a deflection corner in the
east line of said Towne Parc 2nd Addition; thence N00°00'00"E
along the east line of said Towne Parc 2nd Addition, 304.43 feet to
the NE corner of Lot 1, Block 3, in said Towne Parc 2nd Addition;
thence N90°00'00"E along the south line of said Towne Parc 2nd
Addition, 490.00 feet to the SE corner of Lot 13, Block 4,
in said Towne Parc Addition; thence S00°00'00"E along the west line
of Cypress as dedicated in said Towne Parc Addition, 5.00 feet to the
SW corner of said Cypress; thence N90°00'00"E along the south line
of said Towne Parc Addition, 187.59 feet to the point of beginning.

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 Lots, Blocks, and Streets to be known as "TOWNE PARC
7TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements
are hereby granted as indicated for the construction and maintenance of
all public utilities. The drainage easements are hereby granted as indicated
for drainage purposes. The drainage and utility easements are hereby
granted as indicated for drainage purposes and for the construction and
maintenance of all public utilities. The streets are dedicated to and for
the use of the public.

I.T.U. Investments, Inc.

Irma N. Jacoby, President
Irma N. Jacoby

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 27th day of OCTOBER, 1998, by Irma N. Jacoby,
President of I.T.U. Investments, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

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

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Comm. Expires 11-7-2001

This plat of "TOWNE PARC 7TH 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 _____, 1998
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 _____, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

James Alford, County Clerk

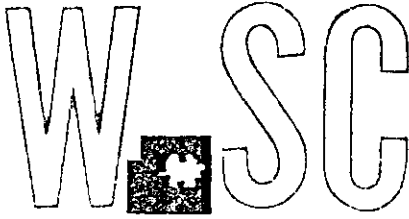
Entered on transfer record this _____ day
of _____, 1998.

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1998, 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
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

September 24, 1998

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

RE: S/D- 9882 -- One-Step Final Plat of TOWNE PARC 7TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 1998, 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 18, 1998.

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:

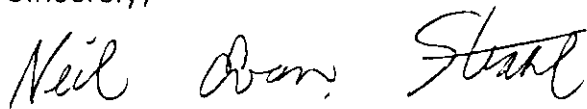
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require 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 this plat. This will be by the City and County GIS Departments.



S/D-9882 -- One-Step Final Plat of TOWNE PARC 7TH ADDITION
September 24, 1998
Page 2

Please call if you have any questions.

Sincerely,

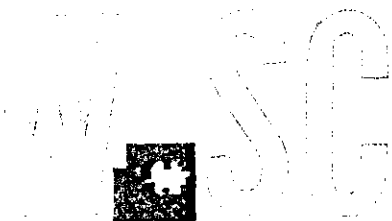
A handwritten signature in cursive script, reading "Neil Evan Strahl". The signature is written in black ink on a white background.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

: NES:ch

cc: I.T.J. Investment Company, Atty: Ray Jacoby, 118 S. Forrestview Ct.,
Wichita, KS 67235
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
316/268-4421
FAX 316/268-4390

September 18, 1998

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

RE: S/D 9882 - One-Step Final Plat of TOWNE PARC 7TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 17, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to the following:

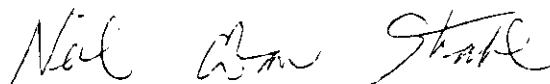
- A. Since this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential, and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer. City Engineering needs to comment if any other additional guarantees are required.
- 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. A guarantee for storm sewer improvements is required.
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. The Applicant shall guarantee the paving of the proposed interior streets.

- G. The final tracing shall reference a tie point to a section corner.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. City Fire Department needs to comment on the plat's street names. The plat's street names are approved.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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. KG&E has requested additional easements.
- R. 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.

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, September 24, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

cc: I.T.J. Investment Company, Attn: Ray Jacoby, 118 S. Forestview Ct.,
Wichita, KS 67235

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 Approved 9/17/98; Deferred 8/20/98)

CASE NUMBER: S/D 98-82 - TOWNE PARC 7TH ADDITION

OWNER/APPLICANT: I.T.J. Investment Company, Attn: Ray Jacoby, 118 S. Forestview Ct., Wichita, KS 67235

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

LOCATION: West of Webb Road, South of Pawnee

SITE SIZE: 13.9 acres

NUMBER OF LOTS

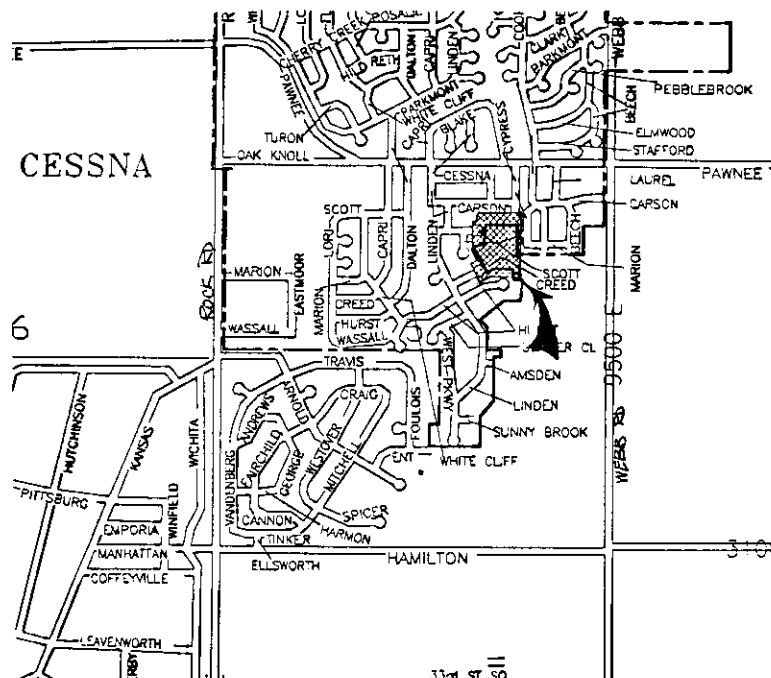
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	<u>53</u>

MINIMUM LOT AREA: 7,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is currently unplatted and will connect with existing developments to the east (Turtle Run 3rd) and west (Towne Parc 2nd Addition).

STAFF COMMENTS:

- A. Since this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential, and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer. **City Engineering** needs to comment if any other additional guarantees are required.
- 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. A guarantee for storm sewer improvements is required.**
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. The Applicant shall guarantee the paving of the proposed interior streets.
- G. The final tracing shall reference a tie point to a section corner.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. **City Fire Department** needs to comment on the plat's street names. **The plat's street names are approved.**

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