

RV PRODUCTS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

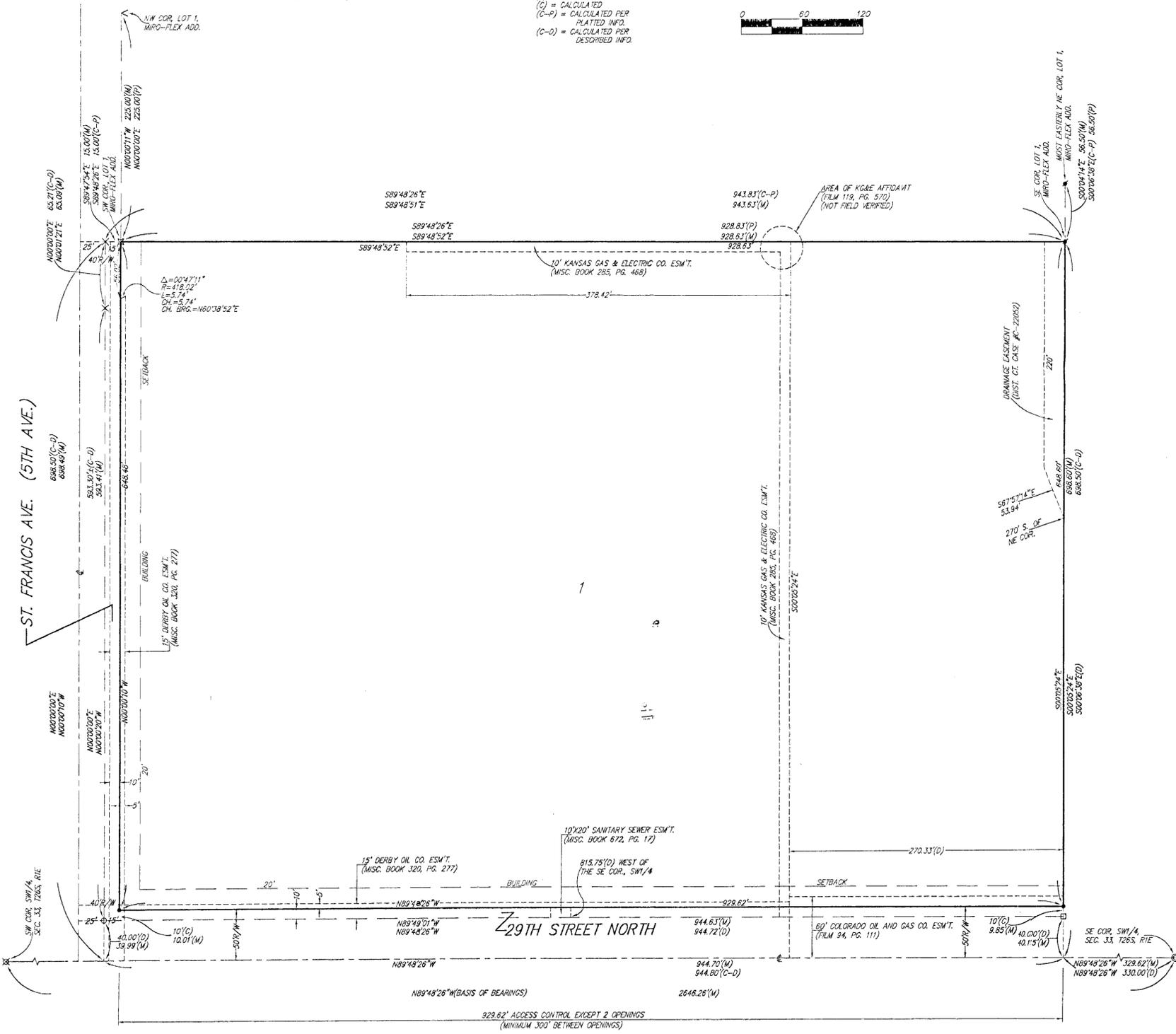
final framing
6-24-99

- < = "V" NOTCH (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- ⊙ = 3/4" IRON IN THIMBLE (FOUND)
- = 1/2" IRON (FOUND)
- = #6 REBAR (FOUND)
- × = CROSS (FOUND)
- ⊗ = CROSS (SET)
- ⊠ = NAIL IN CAP (FOUND)

NOTE:
NOTICE OF OBLIGATION TO PROVIDE ACCESS
TO THE UNITED STATES AND ITS REPRESENTATIVES
OVER A PORTION OF LOT 1. (FILM 1434, PG. 1604)

NOTE:
TERMS AND PROVISIONS FOR ACCESS AND OTHER
MATTERS TO THE UNITED STATES AND ITS
REPRESENTATIVES OVER A PORTION OF LOT 1 PER
CONSENT DECREE. (FILM 1434, PG. 1426)

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



State of Kansas) SS We the Baughman Company, P.A., Surveyors
Sedgwick County) do hereby certify that we have surveyed
in aforesaid county and state do hereby certify that we have surveyed
and platted "RV PRODUCTS ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: Commencing at the SE corner
of the SW 1/4 of Sec. 33, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick
County, Kansas; thence bearing N89°48'26"W along the south line of
said SW 1/4, a distance of 330.00 feet; thence bearing N00°06'38"W
parallel with the east line of said SW 1/4, a distance of 370.42 feet to the
point of beginning; thence bearing N89°48'26"W, a distance of 944.08 feet
to the east right of way line of platted St. Francis Avenue; thence
bearing N00°00'00"E parallel with and 25.00 feet east of the centerline
of St. Francis Avenue, a distance of 262.88 feet to a point that is
20.00 feet north of and at a right angle to the centerline of a railroad
track; thence northeasterly along a railroad curve to the right, parallel
with and 20.00 feet north of the centerline of said track, through a
central angle of 32°13'46" with a chord bearing of N73°52'16"E and a
radius of 418.02 feet, an arc distance of 235.14 feet to a point that is
248.00 feet east of the centerline of St. Francis Avenue and 698.50 feet
north of the south line of said SW 1/4, Sec. 33; thence bearing S89°48'26"E
parallel with the south line of said SW 1/4, a distance of 720.53 feet to a
point 330.00 feet west of the east line of said SW 1/4; thence bearing
S00°06'38"E parallel with the east line of said SW 1/4, a distance of
328.09 feet to the point of beginning, TOGETHER with a tract described
as follows: Commencing at the SE corner of the SW 1/4 of Sec. 33,
Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; thence
bearing N89°48'26"W along the south line of said SW 1/4, a distance of
330.00 feet; thence bearing N00°06'38"W parallel with the east line of
said SW 1/4, a distance of 40.00 feet to the point of beginning; thence
bearing N89°48'26"W parallel with the south line of said SW 1/4, a distance
of 944.72 feet to the east right of way line of platted St. Francis Avenue;
thence bearing N00°00'00"E parallel with and 25.00 feet east of the
centerline of St. Francis Avenue, a distance of 330.42 feet; thence
bearing S89°48'26"E, a distance of 944.08 feet to a point that is 330.00 feet
west of the east line of said SW 1/4, Sec. 33; thence bearing S00°06'48"E
parallel with the east line of said SW 1/4, a distance of 330.42 feet to the
point of beginning, TOGETHER with a tract described as beginning at a
point on the centerline of Fifth Avenue, (now St. Francis Avenue), as
platted in Midland Addition to Wichita, Sedgwick County, Kansas, which
point is 601.11 feet north of the south line of the SW 1/4 of Sec. 33,
Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas; and is
8.50 feet north of and at a right angle to the centerline of a track which
is on a 14°26' curve to the right with an angle at the center of 90°53';
thence northeasterly parallel with the centerline of said track, 32.50 feet
to the east line of Fifth Avenue, (now St. Francis Avenue); thence north
along the east line of Fifth Avenue, (now St. Francis Avenue), 14.63 feet
to a point 20.00 feet at a right angle to the center of said track; thence
northeasterly parallel with and 20.00 feet from the center of said track,
230.39 feet to a point 248.00 feet east of the centerline of said Fifth
Avenue, (now St. Francis Avenue), and 698.50 feet north of the said
south line of said Sec. 33; thence west to a point on the centerline of
said Fifth Avenue, (now St. Francis Avenue), which point is 698.50 feet
north of the south line of said Sec. 33; thence south along the centerline
of said Fifth Avenue, (now St. Francis Avenue), to the point of beginning,
EXCEPT the west 25.00 feet thereof for street.

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. 33, Twp. 26-S, R-1-E of
the 6th P.M., Sedgwick County, Kansas.
Baughman Company, P.A.

Michael G. Conroy, Surveyor
Michael G. Conroy
19-97
REGISTERED
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 and Streets, to be known as "RV PRODUCTS ADDITION",
Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to
and for the use of the public.

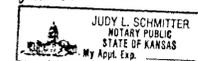
AIRXCEL, Inc., f/k/a Recreation Vehicle Products, Inc.

Melvin L. Adams, President & CEO
Melvin L. Adams

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this 28 day of May, 1999, by Melvin L. Adams,
President & CEO of AIRXCEL, Inc., f/k/a Recreation Vehicle Products, Inc.,
on behalf of the corporation.

Judy L. Schmitter, Notary Public
Judy L. Schmitter

My App't. Exp. 2-14-01



I, the undersigned, holder of a mortgage on the
above described property, do hereby consent to this plat of "RV PRODUCTS
ADDITION", Wichita, Sedgwick County, Kansas.

Ermil R. Miller, Notary Public

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this 3rd day of June, 1999, by Ermil R. Miller,
a single person.

Evelyn Anderson, Notary Public

My App't. Exp. 8/1/2001

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

Carol Edkins VP, Notary Public

State of New York) SS The foregoing instrument acknowledged be-
fore me, this 16 day of June, 1999, by Carol Edkins,
Vice-President of The Chase Manhattan Bank, on behalf of the bank.

Jeffrey S. Ackerman, Notary Public

My App't. Exp. 6/30/99

This plat of "RV PRODUCTS 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

William M. Johnson, 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.

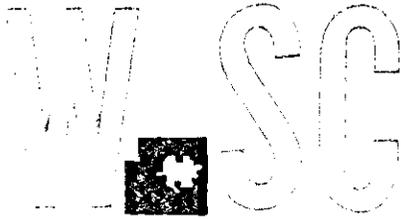
James Alford, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) 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
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

March 25, 1999

Baughman Company P.A.
315 Ellis
Wichita KS 67211

RE: S/D 9919 -- One-Step Final Plat of RV PRODUCTS 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.

S/D 9919 -- One-Step Final Plat of RV PRODUCTS ADDITION
March 25, 1999
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If you have any questions concerning this matter, please call.

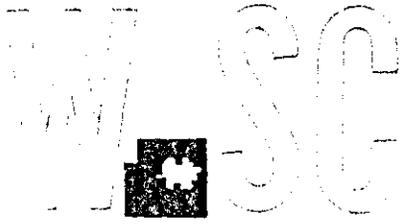
Sincerely,

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, Senior Planner
Current Plans Division

NES:ch

Copies to: Airxcel, Inc., 3050 N. St. Francis, 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



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March 19, 1999

Baughman Company P.A.
315 Ellis
Wichita KS 67211

RE: S/D 9919 -- One-Step Final Plat of RV PRODUCTS 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 indicate if any guarantees or easements are required. No guarantees are required.
- 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. An off-site drainage agreement needs to be submitted.
- D. Traffic Engineering needs to comment on the need for access controls along 29th St. North. The final plat shall reference the access controls in the plat's text. Two access openings are approved with a minimum distance of 300 feet between the openings.
- E. Traffic Engineering should comment on the need for improvements to 29th St. North.
- F. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. The applicant shall submit recording information for the pipeline denoted on the plat, verifying that the pipeline easement as shown is sufficient.

S/D 99-19 - One-Step Final Plat of RV PRODUCTS ADDITION

March 19, 1999

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- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- 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.

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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,

A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Airxcel, Inc., 3050 N. St. Francis, 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 3/18/99)

CASE NUMBER: S/D 99-19 - RV PRODUCTS ADDITION

OWNER/APPLICANT: Airxcel, Inc., 3050 N., St. Francis, Wichita, KS 67219

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

LOCATION: Northeast corner of St. Francis and 29th St. North

SITE SIZE: 13.83 acres

NUMBER OF LOTS

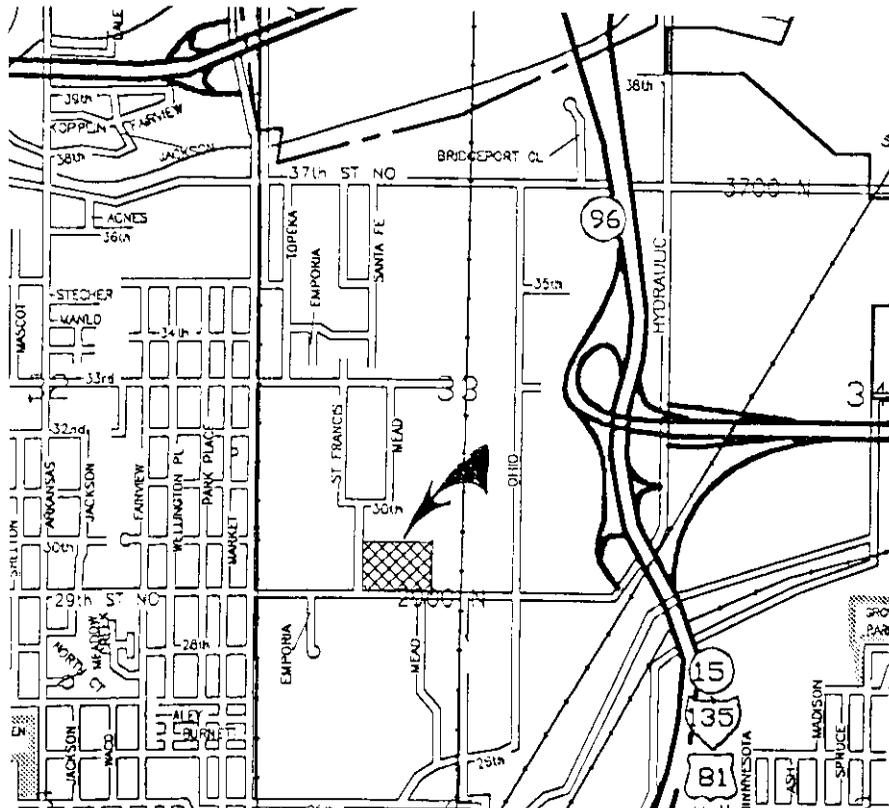
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 13.83 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

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- 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. An off-site drainage agreement needs to be submitted.
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- G. The applicant shall submit recording information for the pipeline denoted on the plat, verifying that the pipeline easement as shown is sufficient.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- 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.)
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March 25, 1999

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- 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.
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