

HAJOCA CO. ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

This plat of "HAJOCA CO. 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

_____, Chairman
Richard E. Lopez
_____, 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 _____, 199__.

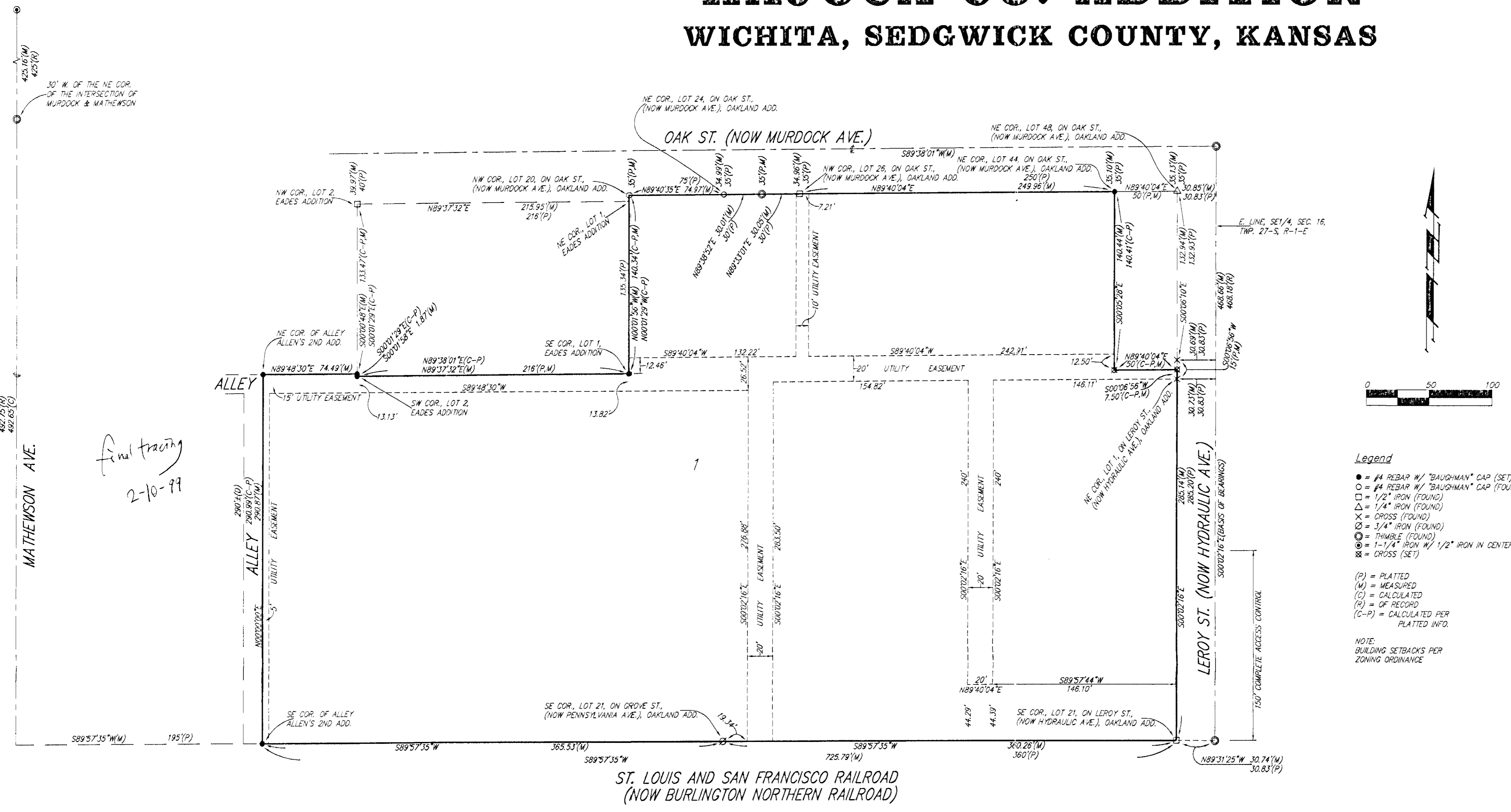
_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 199__.

_____, County Clerk
James Alford

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 _____, 199__, at _____ o'clock _____ M.; and is duly
recorded.

_____, Register of Deeds
Bill Meek
_____, Deputy
Linda Kizzire



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 "HAJOCA CO. ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as follows: Lots 20 through 44, even
inclusive, on Oak Street, now Murdock Ave., Oakland Addition to the
City of Wichita, Kansas, together with the north half of the vacated
alley lying south of and adjacent to said Lots 20, 22, and 24, and
together with all of the alley lying south of and adjacent to said
Lots 26 through 44, even inclusive, together with the south half
of the alley lying east of the east line of said Lot 44 as extended
south and lying west of the east line of Lot 1 on LeRoy St., now
Hydraulic Ave., in said Oakland Addition as extended north, TOGETHER
with Lots 13 through 21, odd inclusive, on Grove St., now Pennsylvania
Ave., in said Oakland Addition, TOGETHER with Lots 2 through 22,
even inclusive, on said Grove St., now Pennsylvania Ave., together
with all of the alley lying east of and adjacent to said Lots 2
through 22, even inclusive, TOGETHER with Lots 1 through 21, odd
inclusive, on said LeRoy St., now Hydraulic Ave., TOGETHER with that part
of said Grove St., now Pennsylvania Ave., lying south of the south line
of said Oak St., now Murdock Ave., and lying north of the north right-
of-way line of the St. Louis and San Francisco Railroad (now Burlington
Northern Railroad), TOGETHER with Lot 1, Crane Co. Addition, Wichita,
Kansas, TOGETHER with a tract of land in the SE1/4 of Sec. 16,
Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described
as follows: Commencing at the SE corner of Lot 35 on Oak St., now
Murdock Ave., in Allen's 2nd Addition to the City of Wichita, Kansas;
thence east along the north line of the east-west alley as platted in
said Allen's 2nd Addition, 15 feet to the NE corner of said alley and for
a point of beginning; thence south along the east line of the most
easterly north-south alley as platted in said Allen's 2nd Addition,
290 feet, more or less, to the SE corner of said alley, said SE corner
being on the north right-of-way line of the St. Louis and San Francisco
Railroad (now Burlington Northern Railroad); thence east along said
railroad right-of-way to the SW corner of Lot 21 on said Grove St., now
Pennsylvania Ave., in said Oakland Addition; thence northwesterly along

the rear line of Lots 21 through 13, odd inclusive, on said Grove St., now
Pennsylvania Ave., in said Oakland Addition, to the SW corner of Lot 1,
in said Crane Co. Addition; thence northwesterly along the westerly line
of Lot 1 in said Crane Co. Addition to the NW corner of Lot 1 in said
Crane Co. Addition, said NW corner being on the south line of Lot 2,
Eades Addition to Wichita, Kansas; thence west along the south line of
Lot 2 in said Eades Addition to the SW corner of Lot 2 in said Eades
Addition; thence north along the west line of Lot 2 in said Eades
Addition to the intersection with the north line of the east-west alley as platted
in said Allen's 2nd Addition as extended east; thence west along said
extended north alley line to the point of beginning, TOGETHER with that
part of the vacated alley in said Oakland Addition lying west of the west
line of Lot 2 in said Eades Addition as extended south and lying south
of the north line of the east-west alley as platted in said Allen's 2nd
Addition as extended east.

All being situated in the SE1/4 of Sec. 16, Twp. 27-S, R-1-E
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 Co., P.A.

Michael G. Conrey
Surveyor
18-971

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 "HAJOCA CO. ADDITION",
Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for the construction and maintenance of all
public utilities. All abutters rights of access to or from LeRoy St.,
(now Hydraulic Ave.), over and across the south 150 feet of the
east line of Lot 1 are hereby granted to the City of Wichita, Kansas.

Bryn Mawr Trust Company, as Trustee
for the Employee's Retirement Plan of
Hajoca Corporation.

Michele M. Fritz
Michele M. Fritz, Vice President of Bryn Mawr
Trust Company, as Trustee for the Employee's
Retirement Plan of Hajoca Corporation.

Bryn Mawr Trust Company, as Trustee for the
Employee's Retirement Plan of Hajoca Corporation,
pursuant to the General Pension Trust Agreement
between Hajoca Corporation and Bryn Mawr Trust
Company dated as of February 1, 1983.

Michele M. Fritz
Michele M. Fritz, Vice President of Bryn Mawr
Trust Company, as Trustee for the Employee's
Retirement Plan of Hajoca Corporation, pursuant
to the General Pension Trust Agreement between
Hajoca Corporation and Bryn Mawr Trust Company
dated as of February 1, 1983.

State of Pennsylvania) SS The foregoing instrument acknowledged be-
fore me, this 11th day of January, 1999, by Michele M. Fritz, Vice
President of Bryn Mawr Trust Company, as Trustee for the Employee's
Retirement Plan of Hajoca Corporation, on behalf of the trust.

Jacqueline H. Engler, Notary Public
My App't. Exp. 6/22/2006

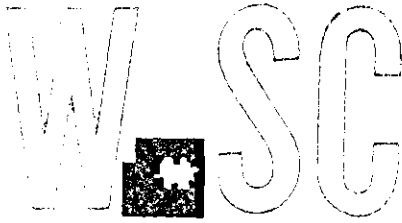
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Jacqueline H. Engler, Notary Public
My App't. Exp. 6/22/2006

NOTARY PUBLIC
JACQUELINE H. ENGLER
Lower Merion, Montgomery County
My Commission Expires June 22, 2006

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING & PLANNING
318-282-7321 • 318-282-7322 • 318-282-7323 • 318-282-7324 • 318-282-7325 • 318-282-7326 • 318-282-7327 • 318-282-7328 • 318-282-7329 • 318-282-7330 • 318-282-7331 • 318-282-7332 • 318-282-7333 • 318-282-7334 • 318-282-7335 • 318-282-7336 • 318-282-7337 • 318-282-7338 • 318-282-7339 • 318-282-7340

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 11, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

RE: S/D 9869-- Final Plat of HAJOCA COMPANY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 10, 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 4, 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:

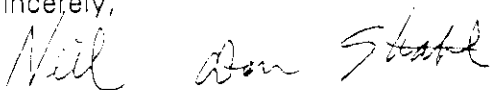
1. Submission of the fully completed and signed tracing of the subdivision, along with five (5) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision 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 this plat. This will be used by the City and County GIS Department.

S/D 9869-- Final Plat of HAJOCA COMPANY ADDITION

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Please call if you have any questions.

Sincerely,

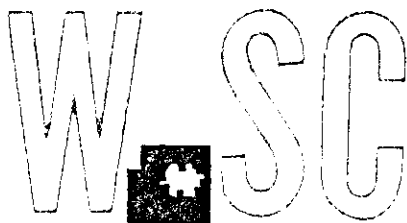
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N" and "S".

Neil Evan Strahl, Senior Planner

NES:ch

cc: Hajoca Pension Trust, Attn: Gary Wise, 711 N. Hydraulic, Wichita, KS 67214
Bryn Mawr Trust Company, Attn: Gary Wise, 127 Coulter Ave., Ardmore, PA 19003
Robert W. Kaplan, 430 N. Market, Wichita, KS 67202
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
Mike Lindebak, City Engineer

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 4, 1998

Baughman Company PA
315 Ellis
Wichita, KS 67211

S/D 98-69 - Final Plat of HAJOCA CO. ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 3, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being considered by the MAPC, a zone change shall have been submitted and approved.
- B. Existing municipal services appear to be available to serve this site. City Engineering needs to verify 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. Utility easements need to be platted to cover the existing sanitary sewer lines within the vacated alleys.

The requested easements have been denoted on the final plat.

- E. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved*

- F. The Subdivision regulations require a 50-ft half-street right-of-way for section line roads. The plat denotes 30 feet to the centerline of Hydraulic. **Traffic Engineering** needs to comment on the need for contingent right-of-way for Hydraulic.
- G. The Subdivision Regulations specify a 20-ft right-of-way for alleys. **Traffic Engineering** needs to indicate the need for additional right-of-way for the alley west of the plat. **The Applicant shall dedicate 5 feet along the west line of the plat for a utility easement.**

The requested 5-ft easement has been denoted on the final plat.

- H. **Traffic Engineering** needs to comment on the need for access controls. The Subdivision Regulations require a dedication of 150 feet of complete access control for lots adjacent to railroad tracks. **The applicant shall submit a guarantee for the closure of two driveways along Murdoch.**
- I. The final plat shall reference a tie point to a section corner.
- 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. Southwestern Bell, KG&E, and People's Natural Gas have requested additional easements which have been denoted on the final plat.
- 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.
- S. Since the vacation of the east-west alley has created an off-site stub, the Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for the remaining segment of this east-west alley. The plat's boundaries will need to be revised to include the southern half of the vacated alley.

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 plat* is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 10, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

S/D 98-69 -- Final Plat. of HAJOCA CO. ADDITION
September 4, 1998 -- Page 4

NES\lfb

Enclosure: *Marked Copy of plat*

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Mike Lindebak, City Engineer, Public Works Department (1-71)
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Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

STAFF REPORT

(Final Plat-Approved 09/03/98, Deferred 8/20/98,
Preliminary Plat Approved 7/9/98)

CASE NUMBER: S/D 98-69 - HAJOCA CO. ADDITION

OWNER/APPLICANT: Hajoca Pension Trust, Attn: Gary Wise, 711 N. Hydraulic,
Wichita, KS 67214; Bryn Mawr Trust Company, Attn:
Gary Wise, 127 Coulter Ave., Ardmore, PA 19003

AGENT: Robert W. Kaplan, 430 N. Market, Wichita, KS 67202

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

LOCATION: Southwest corner of Murdock and Hydraulic Avenue

SITE SIZE: 6.13 acres

NUMBER OF LOTS

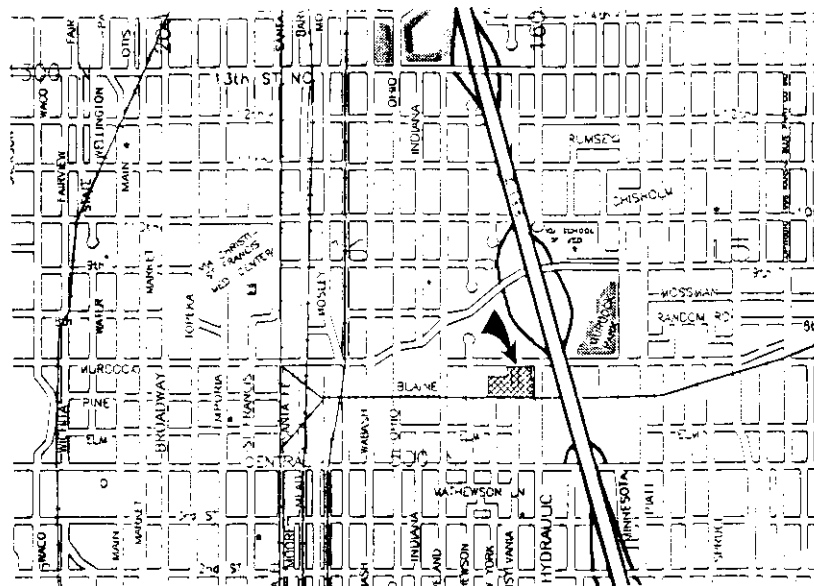
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 6.1 acres

CURRENT ZONING: LI, Limited Industrial
B, Multi-Family

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: A zone change (Z-3286) has been approved on August 27, 1998 for a portion of this site from B, Multi-Family to LI, Limited Industrial. This replat includes the vacation of an east-west alley, a north-south alley and a north-south street.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being considered by the MAPC, a zone change shall have been submitted and approved.
- B. Existing municipal services appear to be available to serve this site. City Engineering needs to verify 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.
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- 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.
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