

SCALE : 1" = 50'

LEGEND:

- 5/8" Rebar Set
- △ Govt. Corner

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

I, Babar M. Khan, A Licensed land surveyors in aforesaid county and state, do hereby certify that I have surveyed and plotted 'Fort Santa Fe Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

Beginning 1181.4 feet East and 270.22 feet South of the Northwest Corner of Northwest quarter; Thence South 270.22 feet; East 161.20 feet; North 270.22 feet; West to beginning; Section 9-26S-1E, Sedgwick County, Kansas.

AND
 Beginning 1181.4 feet East and 30 feet South of the Northwest Corner of Northwest quarter; Thence South 510.44 feet; West 60 feet; North 510.44 feet; East to beginning; Section 9-26S-1E, Sedgwick County, Kansas.

All easement, right-of-ways, previously granted are hereby vacated in accordance with K.S.A. 12-512(b), as amended.

This survey was completed in July, 1997.



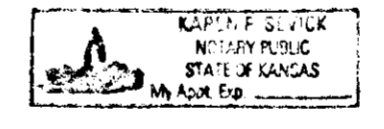
BABAR M. KHAN, R.L.S. # 985

Know all men by these presents, That we, the undersigned owners of the land above set forth in the Surveyor's certificate, have caused the land to be surveyed and plotted into lots, blocks, and streets, the same to be known as "Fort Santa Fe Addition to Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. The streets are hereby dedicated to and for the use of the public.

Edward A. Johnson
 EDWARD A. JOHNSON
Constance L. Johnson
 CONSTANCE L. JOHNSON
William C. Mierau
 William C. Mierau
Louise E. Mierau
 Louise E. Mierau

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this 11 day of December, 1997, by Edward A. Johnson, Constance L. Johnson, William C. Mierau and Louise E. Mierau.
Aaren F. Sevik / AAREN F. SEVIK Notary Public
 My Commission Expires: 2-17-2001

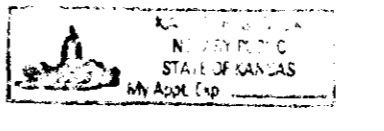


We, Intrust Bank, Holders of a mortgage on the above described property, do hereby consent to the platof "Fort Santa Fe Addition to Sedgwick County, Kansas."

Intrust Bank N.A.
William J. Neises
 William J. Neises

STATE OF KANSAS)
 SEDGWICK COUNTY) SS

This instrument was acknowledged before me on this 11th day of December, 1997, BY William J. Neises
Aaren F. Sevik / AAREN F. SEVIK Notary Public
 My Commission Expires: 2-17-2001



This Plat of "Fort Santa Fe Addition" has been submitted to and approved by The Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated _____ day of _____, 199____.
 _____, Chairman
 Richard Lopez
 _____, Secretary
 Marvin Krout

This plat approved and all dedications, shown hereon, if any, accepted by the Board of County Commissioners, Sedgwick County, Kansas, This _____ day of _____, 199____.

_____, Chairman
 Thomas G. Winters
 _____, Pro-tem Chairman
 Paul W. Hancock
 _____, Commissioner
 Betsy Gwin
 _____, Commissioner
 Melody C. Miller
 _____, Commissioner
 Mark F. Schroeder

Entered on transfer record on this _____ day of _____, 199____.
 _____, County Clerk
 James Alford

This is to certify that this instrument was filed for record in the Register of Deeds office at _____, on this _____ day of _____, 199____.
 _____, Register of Deeds
 Larry Consolver
 _____, Deputy
 Mike Hurtt

_____, County Clerk
 James Alford

FINAL PLAT
FORT SANTA FE ADDITION
TO
SEDGWICK COUNTY, KANSAS

REVISED COPY
 record 12-15-97
 FINAL PLAT

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316.258.4421
FAX 316.258.4390

October 17, 1997

FILE COPY

Municipal Engineers PA
365 Laura Suite 201
Wichita, KS 67211

Re: S/D 9755 - One-Step Final Plat of FORT SANTA FE ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on **October 16, 1997**, 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 **October 10, 1997**.

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.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Edward and Constance Johnson, 6850 N. Santa Fe, Wichita, KS 67219
Mike Lindebak, City Engineer
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

SEDGWICK COUNTY



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PHONE 316 268-4421
FAX 316 268 4390

October 10, 1997

FILE COPY

Municipal Engineers PA
Attn Babar Khan
365 Laura Suite 201
Wichita, KS 67211

Re: S/D 97-55 -- One Step-Final Plat of FORT SANTA FE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 9, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant shall guarantee the extension of water to serve the lots being platted. If water is presently available, County Engineering will need to comment on any additional guarantees required.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If sanitary sewer is not available for the site, the applicant must contact the Health Department to determine what sewer system is available for this site and the tests needed to be undertaken.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering needs to comment on the status of the applicants drainage plan.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the applicant is reminded to place the names of all individuals needing to sign the plat. (i.e. Chairman MAPC, Secretary MAPC, etc)
- F. County Engineering should be prepared to comment on any needed improvements to 69th St. North and Santa Fe Street. *The applicant shall guarantee the installation of a 32-foot wide gravel surface for Santa Fe Street from 69th Street North to the southern line of the property.*
- G. 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.)

- H. 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.
- 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. 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. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for any additional easements to be platted on this property.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review.
- N. 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.

Note: This plat has been submitted in final form only.

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, October 16, 1997 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 97-55 -- One Step Preliminary-Final Plat of FORT SANTA FE ADDITION
October 10, 1997 - Page 3

Enclosure

cc: Edward and Constance Johnson, 6850 N. Santa Fe, Wichita, KS 67219
Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

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METROPOLITAN AREA PLANNING COMMISSION

October 16, 1997

STAFF REPORT

(One Step Final Plat-Approved 10/9/97, Approved 8/7/97,
MAPC Deferred 8/14/97 and 8/28/97)

CASE NUMBER: S/D 97-55 FORT SANTA FE ADDITION

OWNER/APPLICANT: Edward and Constance Johnson,
6850 N. Santa Fe, Wichita, KS 67219

SURVEYOR/ENGINEER: Municipal Engineers P.A., % Babar M. Khan
365 Laura Suite 201, Wichita, KS 67211

LOCATION: South of 69th St. North and east of Broadway

SITE SIZE: 1 acre

NUMBER OF LOTS

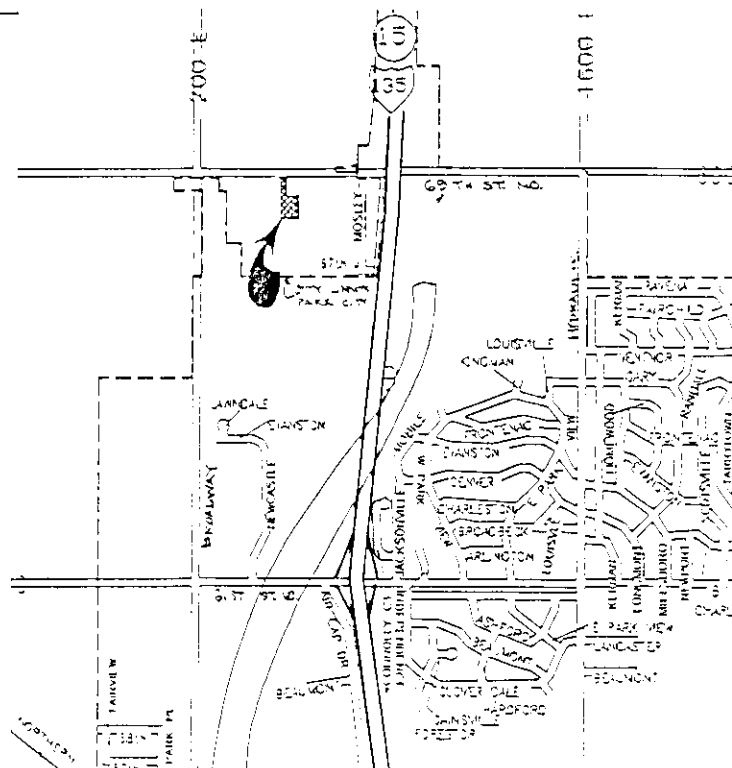
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: "GC" General Commercial

PROPOSED ZONING: "GC" General Commercial

VICINITY MAP:



FILE COPY

Note: This is a plat that is located in Park City's area of influence. A zone change was approved in January, 1997, for this site. The approved zone change allows "GC", General Commercial for this site and also required a protective overly. Previously this site was zoned "SF-20".

STAFF COMMENTS:

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Board Member, George Platt, voted in opposition of this motion due to 1) concerns with the zoning and 2) the access needs to be 36 feet wide.