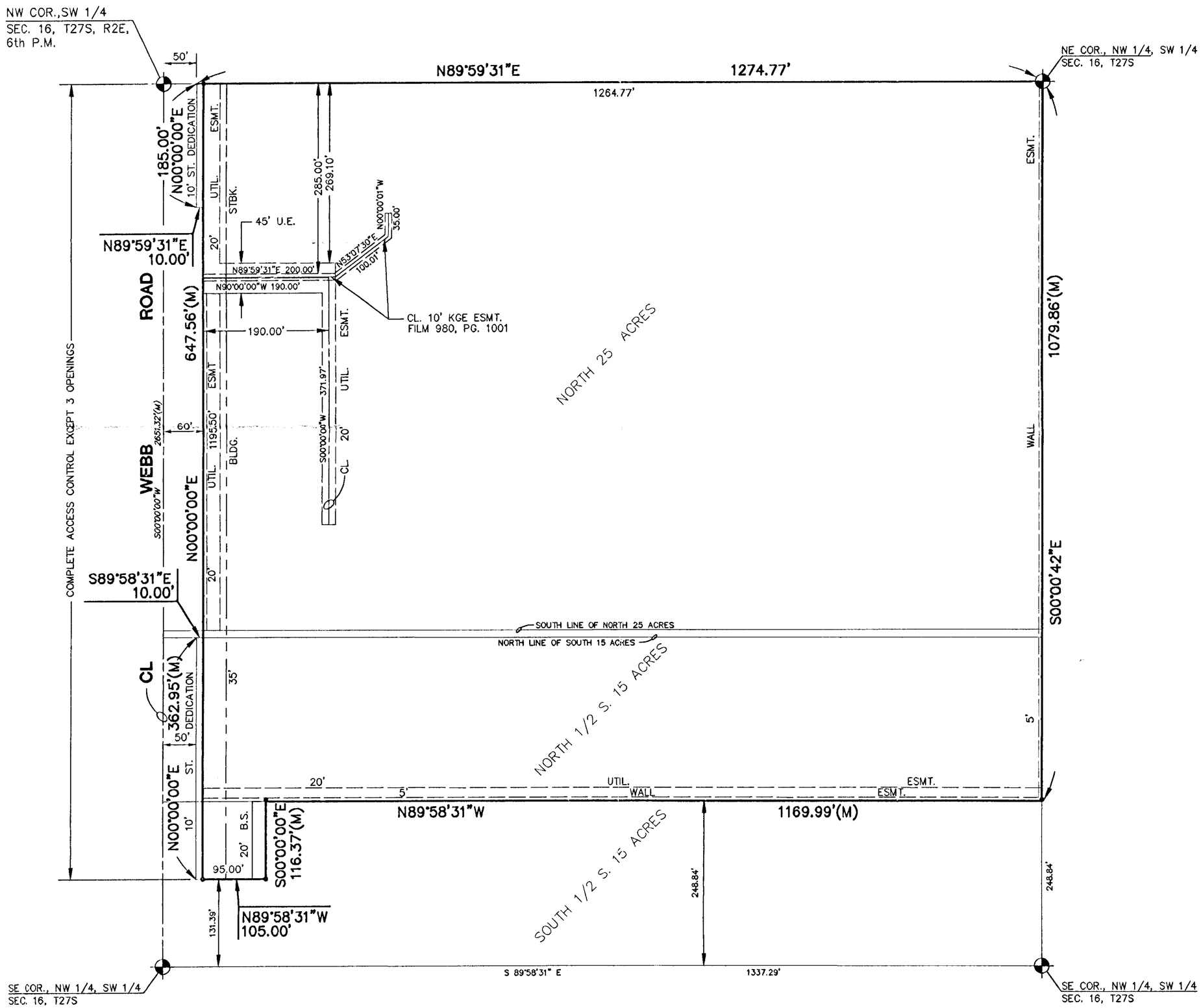
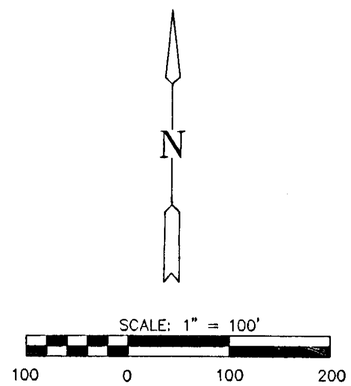
FINAL PLAT

FAMILY GOLF CENTER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

Final tracing





LEGEND

• = I.P.
B.S. = BUILDING SETBACK
U.E. = UTILITY EASEMENT
(M) = MEASURED

FINAL PLAT

FAMILY GOLF CENTER ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

I, Gregory J. Allison, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "FAMILY GOLF CENTER ADDITION", an addition to Wichita, Sedgwick County, Kansas, into a lot, block, and street the same being accurately set forth in the accompanying plat and described herein:

A replat of EAST SIDE DEVELOPMENT and WEBB ROAD DEVELOPMENT ADDITION, an addition to Wichita, Sedgwick County, Kansas more particularly described as a tract of land lying in a portion of the Northwest Quarter of the Southwest Quarter, Section 16, Township 27 South, Range 2 East of the 6TH P.M., Sedgwick County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of Lot 4, Block 1 of said EAST SIDE DEVELOPMENT; thence N 89°59' 31" E, 1274.77 feet along the North line of said Northwest Quarter and Lot 4, to the Northeast corner of said Lot 4 and Northwest Quarter; thence S 00°00' 42" E, 821.98 feet, as measured, to the South line of the North 25 acres of said Northwest Quarter; thence S 00°00' 42" E, 11.31 feet, as measured, to the North line of the South 15 acres of said Northwest Quarter; thence S 00°00' 42" E, 246.57 feet, as measured, to the Southeast corner of the North Half of said South 15 acres; thence N 89°58' 31" W, 1169.99 feet, as measured, along the South line of said North Half of said South 15 acres, to a point lying 155 feet East of the West line of said Northwest Quarter; thence S 00°00' 00" W, 116.37 feet, as measured, along the boundary of said WEBB ROAD DEVELOPMENT ADDITION; thence N 89°58' 31" W, 105.00 feet along the South line to the Southwest corner of said WEBB ROAD DEVELOPMENT ADDITION; thence N 00°00' 00" E, 362.95 feet, as measured, along the West line to the Northwest corner of said WEBB ROAD ADDITION, said point lying on the North line of said South 15 acres; thence S 89°58' 31" E, 10.00 feet along said North line; thence N 00° 00' 00" E, 10.58 feet to the South line of said North 25 acres, said point being the Southwest corner of Lot 3, of said EAST SIDE DEVELOPMENT; thence N 00°00' 00" E, 636.98 feet, as measure, along the West line of Lots 1, 2, 3, and a portion of Lot 4 of said EAST SIDE DEVELOPMENT; thence S 89°59' 31" W, 10.00 feet; thence N 00°00' 00" E, 185.00 feet continuing along said West line of Lot 4 to the point of beginning.

All lots, blocks, streets, easements, building setbacks, and utility easement Film 843, Page 902 located within the described tract are hereby vacated by virtue of K.S.A. 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 9th day of April, 1999.

Gregory J. Allison, R.L.S. #1257
Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, Kansas 67206
316-684-9600

GREGORY J. ALLISON LICENSED LS-1257 KANSAS LAND SURVEYOR

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same me to be surveyed and platted into a lot, block, and street; the same to be known as "FAMILY GOLF CENTER ADDITION" an addition to Sedgwick County, Kansas. Utility and Drainage easements are platted for the construction and maintenance of utilities and are hereby granted to the public. The streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Webb Road over and across the west line of FAMILY GOLF CENTER ADDITION, are hereby granted to the appropriate governing body, provided however, Lot 1, Block 1 shall have access to Webb Road as indicated on the face of the plat. The wall easement is platted for construction and maintenance of a private wall, utilities may cross the wall easement.

BLUE EAGLE OF KANSAS, INC.

X Steven C. Specht
Steven C. Specht, Area Manager

STATE OF KANSAS)
) ss.:
(JOHNSON COUNTY)

BE IT REMEMBERED, that on this 13 day of APRIL, 1999 before me the undersigned, a Notary Public in and for the County and State aforesaid, STEVEN C. SPECHT, Area Manager for BLUE EAGLE OF KANSAS, INC. came to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Terri L. Culpepper
Notary Public, Terri L. Culpepper

NOTARY PUBLIC STATE OF KANSAS TERRI L. CULPEPPER My Appt. Exp. 6-27-2000

My appointment expires: 6-27-2000

We The Mission Bank holders of a mortgage on the above described property, do hereby consent to the plat of "FAMILY GOLF CENTER ADDITION."

The Mission Bank

Glen W. Porter SR.V.P.
Glen W. Porter, Sr. Vice President

STATE OF Kansas)
) ss.:
Johnson COUNTY)

BE IT REMEMBERED, that on this 13th day of April, 1999 before me the undersigned, a Notary Public in and for the County and State aforesaid, Glen W. Porter, Sr. Vice President of The Mission Bank came to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Teresa L. Sappenfield
Notary Public, Teresa L. Sappenfield

TERESA L. SAPPENFIELD NOTARY PUBLIC STATE OF KANSAS My Appointment Expires 8/5/2000

My appointment expires: August 5, 2000

This plat of "FAMILY GOLF CENTER ADDITION", 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 PLANNING COMMISSION

_____, Chairman
William M. Johnson

_____, Secretary
Marvin S. Krout

Consent is hereby given for the formation of SANITARY SEWER DISTRICT within the boundary of this plat by the board of Sedgwick County Commissions, as they deem necessary to provide sanitary sewer service to this area.

This plat approved and all dedications shown thereon, if any, 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 instrument was filed for record in the Register of Deeds office this ____ day of _____, 1999.

_____, Register of Deeds
Bill Meer

_____, Deputy
Linda Kizzire

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

October 30, 1998

Mid-Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

Wichita, KS 67211

RE: S/D-9890 - Final Plat of FAMILY GOLF CENTER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on October 29, 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 October 24, 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 four 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 by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Blue Eagle of Kansas, Inc., C/O Sherman Wong, 538 Brookhollow Road, Melville, NY 11747
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

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

October 23, 1998

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

RE: S/D 9890 - Final Plat of FAMILY GOLF CENTER ADDITON

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. This plat will be subject to approval of the associated zone change (SCZ-0772) and any related conditions of such a zone change.

B. Since a portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If this portion of the site has not been annexed before City Council review, the County Commissioner signature block will need to be included on the plat. The City Council signature block also needs to be included.

C. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees are required.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.

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

F. **Traffic Engineering** needs to comment on the access controls. The plat denotes three access openings along Webb. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. ***Three access openings have been approved.***

G. **Traffic Engineering** needs to comment on the need for decel and/or left turn lanes along Webb Road. ***Traffic Engineering has required a decel lane to be extended past the second major opening.*** Need right turn lanes into both Northern major accesses

H. The plattor's text of the final plat shall reference the street dedication.

I. The platting of the wall easement will need to be referenced in the plattor's text.

J. The plattor's text shall be corrected to reference "K.S.A. 12-512(b)".

K. The MAPC Chairman should read "William M. Johnson".

L. Proof shall be provided that the site is in the ownership of the party shown on the plat. The platting binder is indicating ownership in another party.

M. Bearings should be added for the easements.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

S. Perimeter closure computations shall be submitted with the final plat tracing.

T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

U. 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. ***The relocation of utilities will be at the Applicant's expense.***

V. 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.

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 29, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

cc: Blue Eagle of Kansas, Inc., C/O Sherman Wong, 538 Brookhollow Road, Melville, NY 11747
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7
October 29, 1998

STAFF REPORT
(Final Plat Approved 10/22/98; Preliminary Plat Approved 9/17/98)

CASE NUMBER: S/D 98-90 - FAMILY GOLF CENTER ADDITION

OWNER/APPLICANT: Blue Eagle of Kansas, Attn: Sherman Wong, 538 Broadhollow Road, Melville, NY 11747

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of Central, East side of Webb

SITE SIZE: 31.8 acres

NUMBER OF LOTS

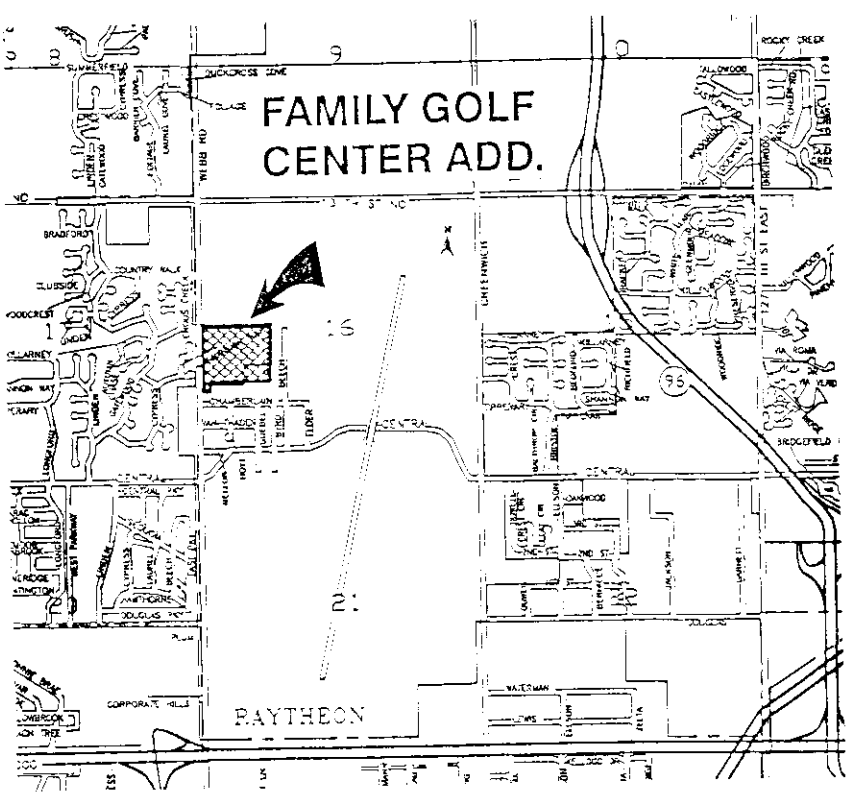
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 31.8 acres

CURRENT ZONING: GC, General Commercial, SF-20, Single-Family Residential, LI, Limited Industrial

PROPOSED ZONING: GC, General Commercial, LI, Limited Industrial

VICINITY MAP



Note: A zone change (SCZ-0772) has been approved for the southeastern portion of the site from SF-20, Single-Family Residential to LI, Limited Industrial. As this portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated zone change (SCZ-0772) and any related conditions of such a zone change.

B. Since a portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If this portion of the site has not been annexed before City Council review, the County Commissioner signature block will need to be included on the plat. The City Council signature block also needs to be included.

C. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any guarantees are required.

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S. Perimeter closure computations shall be submitted with the final plat tracing.

T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

U. 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. ***The relocation of utilities will be at the Applicant's expense.***

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