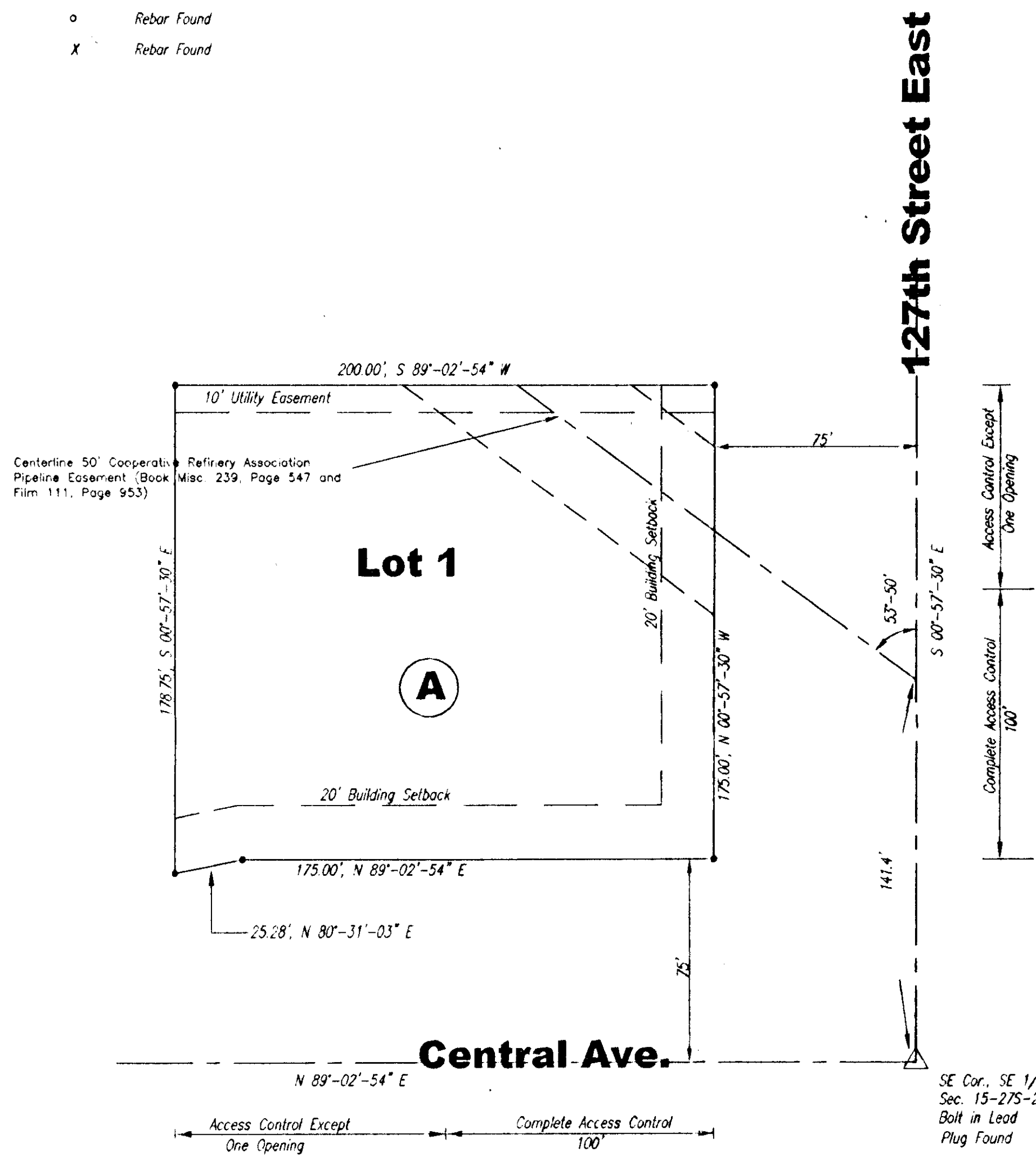




SCALE : 1" = 40'

LEGEND:

- Δ Soft Corner
- 5/8" Rebar Set
- Rebar Found
- X Rebar Found



STATE OF KANSAS)
SEDGWICK COUNTY) SS

I, Babar M. Khan, A Licensed land surveyor in aforesaid county and state, do hereby certify that I have surveyed and platted "Aria International Addition, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of property surveyed, described as follows:

That part of the Southeast Quarter of Section 15, Township 27 South, Range 2 East of the 6th Principal Meridian, Sedgwick County, Kansas, described as commencing at the Southeast corner of said southeast Quarter; Thence S 89°-02'-54" W, along the south line of said Southeast Quarter, 75 feet; Thence N 00°-57'-30" W, parallel with the east line of said Southeast quarter, 75 feet for a place of beginning; Thence N 00°-57'-30" W, 175 feet; Thence S 89°-02'-54" W, 200 feet; Thence S 00°-57'-30" E, 178.75 feet; Thence N 80°-31'-03" E, (25.25 feet; Thence N 89°-02'-54" E, 175 feet to the place of beginning.

This survey was completed on December 2, 1998.



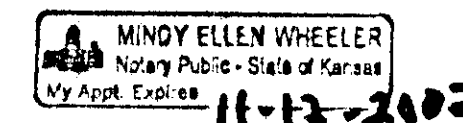
Babar M. Khan, R.L.S. # 985

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 platted into lots, blocks, the same to be known as "Aria International Addition, Sedgwick County, Kansas". Easements as indicated for the construction and maintenance of public utilities are hereby granted. Access Control to appropriate Governing Body is hereby granted as follows:

- a. Complete Access Control to and from Central Avenue over and across the East 100 feet of the South line of Lot 1, Block A.
- b. Access Control except One (1) opening to and from Central Avenue, over and across the South line of Lot 1, Block A (except the east 100 feet thereof).
- c. Complete Access Control to and from 127th Street East over and across the South 100 feet of the East line of Lot 1, Block A.
- d. Access Control except One (1) opening to and from 127th Street East, over and across the East line of Lot 1, Block A (except the south 100 feet thereof).

Saeed Mansouri
SAEED MANSOURI
Eraj Kapanpour
ERAJ KAPANPOUR

STATE OF KANSAS)
SEDGWICK COUNTY) SS



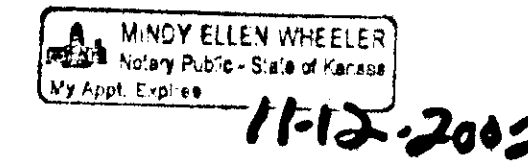
This instrument was acknowledged before me on this 11th day of January, 1999, by Saeed Mansouri and Eraj Kapanpour

Mindy Ellen Wheeler
MINDY ELLEN WHEELER
My Commission Expires: 11-12-2002

We, INTRUST BANK, N.A., holder of a mortgage on the above described property do hereby consent to this Plat "Aria International Addition, Sedgwick County, Kansas".

Brent A. Graves, N.P.
Brent A. Graves

STATE OF KANSAS)
SEDGWICK COUNTY) SS



This instrument was acknowledged before me on 11th day of January, 1999, by Brent A. Graves, N.P.

Mindy Ellen Wheeler
MINDY ELLEN WHEELER
My Commission Expires: 11-12-2002

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

Dated _____ day of _____, 19____

Chairman
William M. Johnson

Secretary
Marvin Krout

This plat has been approved by the City Council of City of Wichita, Kansas
This _____ day of _____, 19____

Mayor
Bob Knight

City Clerk
Pat Burnett

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas.
This _____ day of _____, 19____

Chairman
Bill Hancock

Commissioner
Ben Sciortino

Commissioner
Betsy Gwin

Commissioner
Carolyn McGinn

Commissioner
Thomas G. Winters

Entered on transfer record on this _____ day of _____, 19____

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 _____, 19____

Register of Deeds
Bill Meek

Deputy
Linda Kizzire

FINAL PLAT

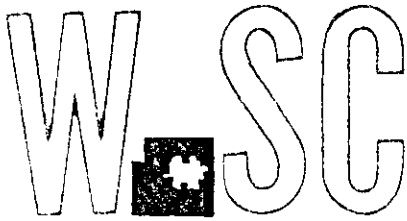
**ARIA INTERNATIONAL ADDITION
TO
SEDGWICK COUNTY, KANSAS**

Project No.: 98-86



MUNICIPAL ENGINEERS
254-LAURA, SUITE 201
WICHITA, KANSAS 67211
316-262-3842

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 18, 1998

Babar Khan
Municipal Engineers, P.A.
254 Laura, #201
Wichita, KS 67211

RE: S/D 98-105 -- One-Step Final Plat of ARIA INTERNATIONAL ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 17, 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 December 9, 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 (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 98-105 -- One-Step Final Report of ARIA INTERNATIONAL ADDITION
December 18, 1998
Page 2

If you have any questions concerning this matter, please call.

Sincerely,

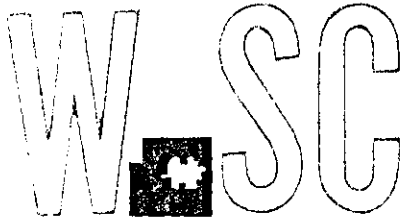
Handwritten signatures of Neil and Ron Strahl. The signature on the left is 'Neil' and the signature on the right is 'Ron Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Iraj Kapanour, 6504 E. Murdock, Wichita, KS 67214
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

December 11, 1998

Babar Khan
Municipal Engineers, P.A.
254 Laura, #201
Wichita, KS 67211

RE: S/D 98-105 -- One-Step Final Plat of ARIA INTERNATIONAL ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 10, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

- A. The Applicant shall submit a request for annexation of this site to Wichita.
- B. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- D. County Engineering needs to comment on the acceptability of access controls. The plat denotes 100 feet of complete access control from the intersection. One access opening is platted along Central and one opening along 127th St. East. On the final plat tracing, the plattor's text shall reference the access controls.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property. *A drainage plan needs to be approved before the MAPC meeting.*
- F. County Engineering needs to comment on the need for any improvements to perimeter streets, and if any other additional guarantees are required.

- G. The bearings for the east line of the plat need to match those denoted in the legal description. The distance for the south line of the plat needs to match the distance listed in the legal description.
- H. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline agreement, it shall be indicated on the face of the plat.
- J. 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.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- L. The final plat shall reference a tie point to a section corner.
- M. The Applicant shall submit a request for annexation of this site to Wichita.
- 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

December 11, 1998

Page 3

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.
- V. 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.


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, December 17, 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

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Iraj Kapanour, 6504 E. Murdock, Wichita, KS 67214
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 12/10/98)

CASE NUMBER: S/D 98-105 - ARIA INTERNATIONAL ADDITION

OWNER/APPLICANT: Iraj Kapanour, 6504 E. Murdock, Wichita, KS 67214

SURVEYOR/ENGINEER: Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211

LOCATION: Northwest corner of Central and 127th St. East

SITE SIZE: .92 acres

NUMBER OF LOTS

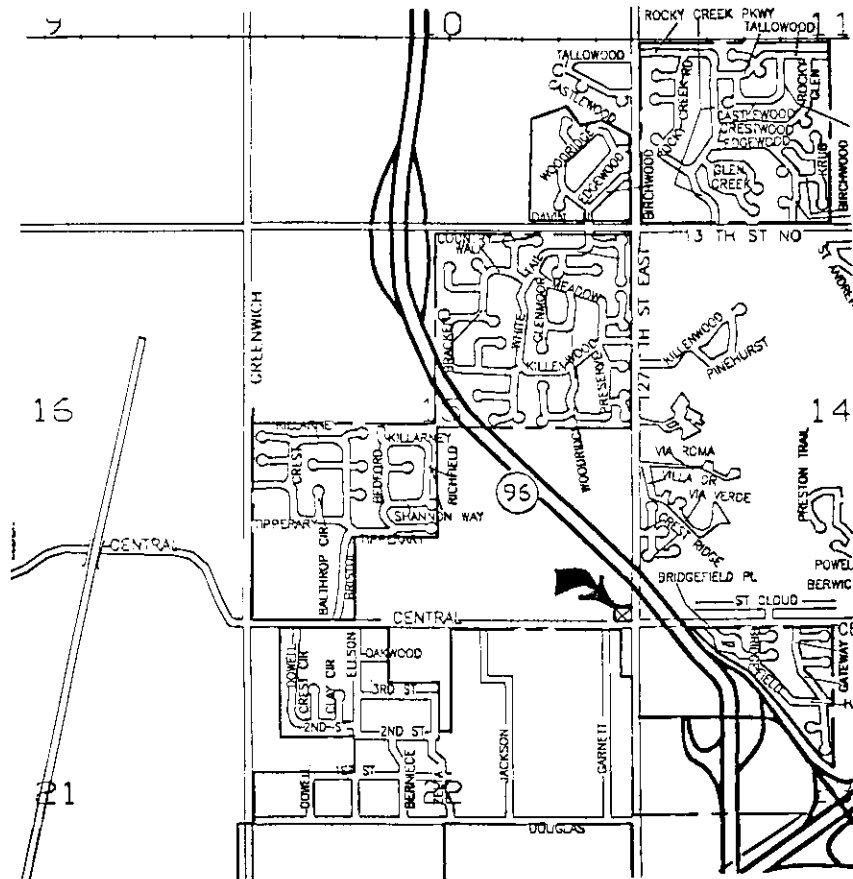
Residential:	
Office:	
Commercial: 1	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County adjoining Wichita's City limits. It is in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- ✓ A. The Applicant shall submit a request for annexation of this site to Wichita.
- B. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- D. County Engineering needs to comment on the acceptability of access controls. The plat denotes 100 feet of complete access control from the intersection. One access opening is platted along Central and one opening along 127th St. East. On the final plat tracing, the plattor's text shall reference the access controls.
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- G. The bearings for the east line of the plat need to match those denoted in the legal description. The distance for the south line of the plat needs to match the distance listed in the legal description.
- H. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline agreement, it shall be indicated on the face of the plat.

Quilting
water line
per Vicky
1-2-

- J. 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.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- L. The final plat shall reference a tie point to a section corner.
- M. The Applicant shall submit a request for annexation of this site to Wichita.
- 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.

S/D 98-105 -- One-Step Final Plat of ARIA INTERNATIONAL ADDITION
December 17, 1998 - Page 4

- 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.
- V. 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.