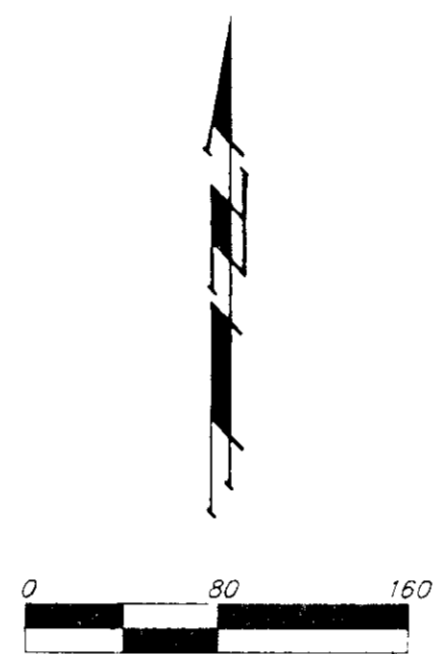
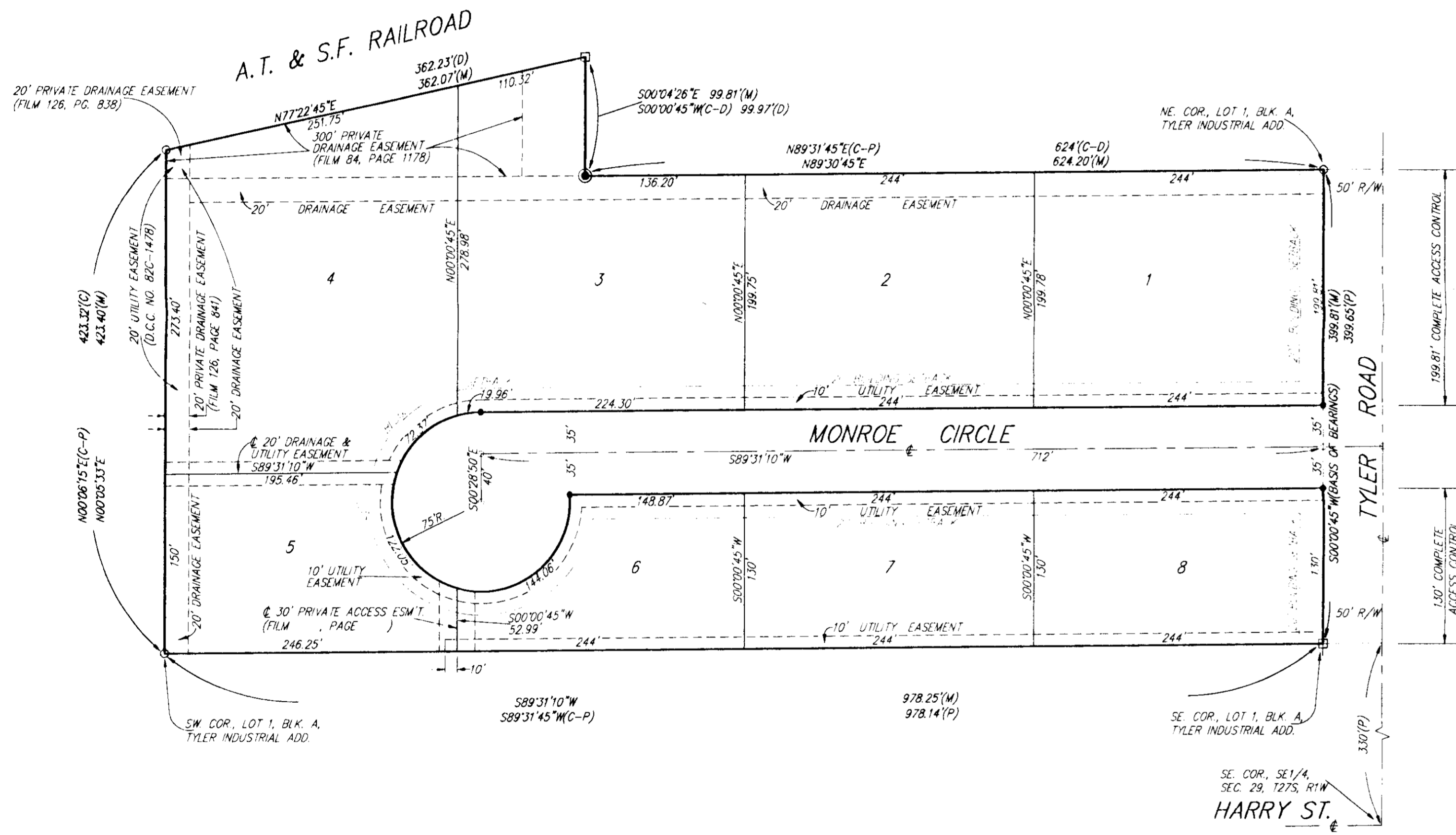


J. W. RUSSELL 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



- (M) = MEASURED
 - (P) = PLATED
 - (D) = DESCRIBED
 - (C) = CALCULATED
 - (C-D) = CALCULATED PER DESCRIBED INFO.
 - (C-P) = CALCULATED PER PLATED INFO.
- = 1" DRIFT PIN (FOUND)
 - = #4 BAUGHMAN REBAR (SET)
 - = 1/2" IRON (FOUND)
 - = 3/4" IRON (FOUND)

Final tracing read 5-2-98

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and State do hereby certify that we have surveyed and platted "J. W. RUSSELL 2ND ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: Lot 1, Block A, Tyler Industrial Addition, Wichita, Sedgwick County, Kansas, together with a tract in the SE 1/4 of Sec. 29, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 729.65 feet north and 674 feet west of the SE corner of said SE 1/4; thence west parallel with the south line of said SE 1/4, 353.3 feet to a point 1620.5 feet east of the west line of said SE 1/4; thence north parallel with the west line of said SE 1/4, 23.67 feet to the southerly right-of-way of the A.T. & S.F. Railroad; thence north-easterly along said railroad right-of-way, 362.23 feet to a point 674 feet west of the east line of said SE 1/4; thence south, parallel with the east line of said SE 1/4, 99.97 feet to beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).
Baughman Co., P.A.

Michael G. Conroy
Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Street to be known as "J. W. RUSSELL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easement is hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. All abutters rights of access to or from Tyler Road over and across the east line of Lots 1 and 8 are hereby granted to the City of Wichita, Kansas.

J. Russell Roofing, Inc.
Jay W. Russell, President
American Excavating Company, Inc.
Jay W. Russell, President

State of Kansas) SS The foregoing instrument acknowledged before me, this 16th day of APRIL, 1998, by Jay W. Russell, President of J. Russell Roofing, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
My App't. Exp. 11-7-2001

State of Kansas) SS The foregoing instrument acknowledged before me, this 16th day of APRIL, 1998, by Jay W. Russell, President of American Excavating Company, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
My App't. Exp. 11-7-2001

This plat of "J.W. RUSSELL 2ND 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 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 _____, 1998.

_____, Mayor
Bob Knight
_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1998.

_____, County Clerk
James Alford

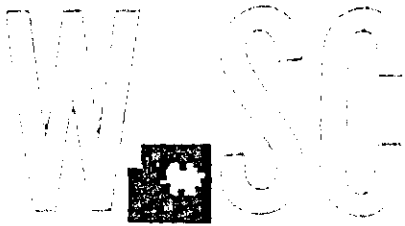
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
_____, Deputy

We the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "J. W. RUSSELL 2ND ADDITION", Wichita, Sedgwick County, Kansas.
Emprise Bank
5-15-98
Sam E. Trummel, S.V.P.
SAM E. TRUMMEL

State of Kansas) SS The foregoing instrument acknowledged before me, this 17th day of APRIL, 1998, by *Sam E. Trummel*, S.V.P. of the Emprise Bank, on behalf of the bank.
Sam E. Trummel, Notary Public
My App't. Exp. 5-17-99

WICHITA — 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

February 13, 1998

Baughman Company PA
315 Ellis
Wichita KS 67211

FILE COPY

Re: S/D 98-6 -- One-Step Final Plat of J. W. RUSSELL 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 12, 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 February 6, 1998.

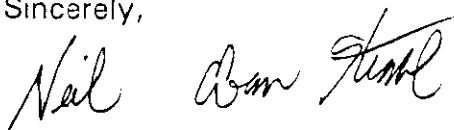
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 this plat. This will be used by the City and County GIS Departments.

S/D 98-6 -- One-Step Final Plat of J. W. RUSSELL 2ND ADDITION
February 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive style with a horizontal line through the middle of the letters.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Jay Russell (Contract Purchaser), 12602 W. 13th, Wichita, KS 67235
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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4421
FAX (316) 268-4390

February 6, 1998

FILE COPY

Baughman Company PA
315 Ellis
Wichita KS 67211

Re: S/D 98-6 -- One-Step Final Plat of J. W. RUSSELL 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if guarantees are required for City water and sanitary sewer services for this site. City Engineering requires a guarantee for the extension of sanitary sewer and City water.
- 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 concept. The drainage concept is approved. An off-site drainage agreement needs to be obtained from the property to the west or the railroad.
- D. Traffic Engineering needs to comment on the need, if any, for improvements to Tyler Road. The centerline of Tyler Road should be indicated by "CL". A deceleration lane is requested along Tyler.
- E. The final plat tracing should note that the access controls are being dedicated to the City of Wichita.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The legal description in the plattor's text should be revised to reflect a distance of 99.97 feet along the northern line of lot 3.



- H. The setback is denoted as 25 feet for the lots at the terminus of the cul-de-sac whereas the measured distance is 20 feet.
- I. City Fire Department needs to comment on the acceptability of the length of the cul-de-sac - 715 feet - which exceeds the 600 feet maximum required by the Subdivision Regulations. The cul-de-sac length is approved.
- J. The applicant shall guarantee the paving of the proposed interior street.
- K. City Fire Department needs to comment on the plat's street name. The street name is acceptable.
- L. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. KGE and Southwestern Bell have requested additional easements.

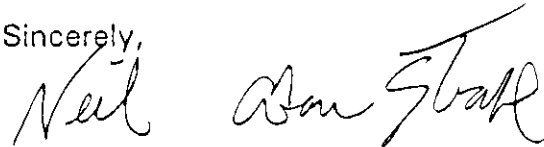
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.
- U. The final plat tracing shall reference a tie point to the section corner.

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, February 12, 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\lfb
Enclosure

cc: Jay Russell (Contract Purchaser), 12602 W. 13th, Wichita, KS 67235
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

February 12, 1998

STAFF REPORT
(One-Step Final Plat-Approved 02/05/98)

CASE NUMBER: S/D 98-6 - J.W. RUSSELL 2ND ADDITION

OWNER/APPLICANT: Jay Russell (Contract Purchaser),
12602 W. 13th, Wichita, KS 67235

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

LOCATION: North of Harry, West side of Tyler Road

SITE SIZE: 9.5 acres

NUMBER OF LOTS

Residential:
Office:
Commercial:
Industrial: 8
Total: 8

MINIMUM LOT AREA: 32,382 square feet

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for City water and sanitary sewer services for this site. City Engineering requires a guarantee for the extension of sanitary sewer and City water.
- B. 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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provided indicating that all applicable property taxes have been paid.

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