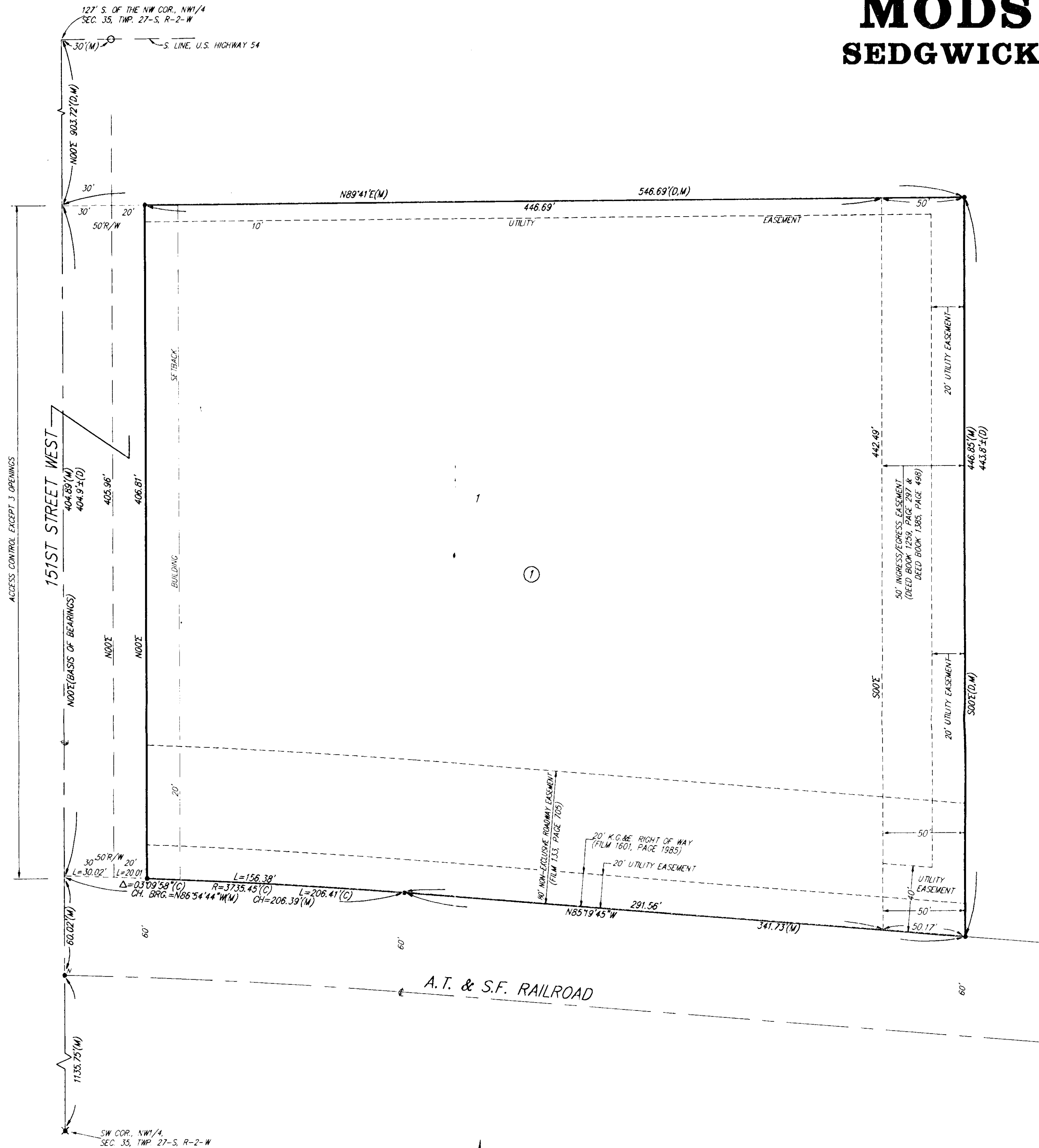
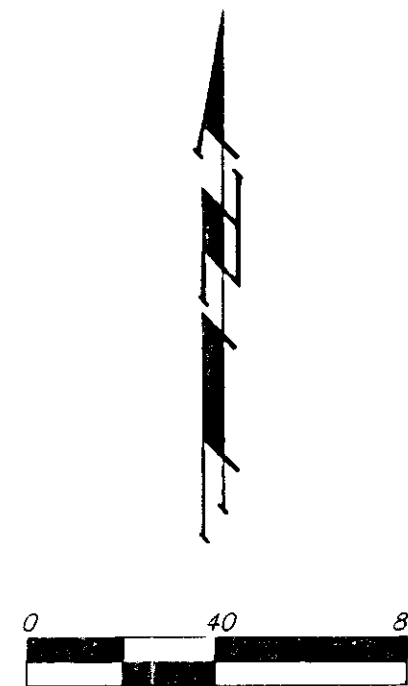


# MODS ADDITION SEDGWICK COUNTY, KANSAS



(M) = MEASURED  
(C) = CALCULATED  
(D) = DESCRIBED  
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)  
○ = NAIL (FOUND)  
○ = 1" IRON (FOUND)  
✱ = #4 REBAR (FOUND)



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 "MODS ADDITION", Sedgwick County, Kansas and that  
the accompanying plat is a true and correct exhibit of the property  
surveyed, described as follows: A tract in the NW1/4 of Sec. 35,  
Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas described  
as follows: Beginning at a point 903.72 feet south of the intersection  
of the south line of U.S. Highway 54 right-of-way with the west line  
of said NW1/4; thence east parallel with said Highway right-of-way,  
546.69 feet; thence south parallel with the west line of said NW1/4,  
443.8 feet, more or less, to the northerly right-of-way line of the  
A.T. & S.F. Railroad; thence westerly along said Railroad right-of-way  
to the west line of said NW1/4; thence north along the west line of  
said NW1/4, 404.9 feet, more or less, to the place of beginning.

Existing easements and dedications being vacated by  
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

*Michael G. Conrey*  
Michael G. Conrey, Surveyor

This plat of "MODS ADDITION",  
Sedgwick County, Kansas has been submitted to and approved  
by the Wichita, Sedgwick County Metropolitan Area Planning  
Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1997  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
John C. Frye

\_\_\_\_\_, 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 \_\_\_\_\_, 1997.

\_\_\_\_\_, Mayor  
Bob Knight

\_\_\_\_\_, City Clerk  
Pat Burnett

This plat approved and all dedications  
shown hereon accepted by the Board of Commissioners of  
Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_, Chairman  
Thomas G. Winters

\_\_\_\_\_, Chair Pro-Term  
Paul W. Hancock

\_\_\_\_\_, Commissioner  
Betsy Gwin

\_\_\_\_\_, Commissioner  
Melody C. Miller

\_\_\_\_\_, Commissioner  
Mark F. Schroeder

\_\_\_\_\_, County Clerk  
James Alford

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 1997.

\_\_\_\_\_, County Clerk  
James Alford

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate  
to be platted into a Lot and a Block to be known as "MODS  
ADDITION", Sedgwick County, Kansas. The utility easements are hereby  
granted as indicated for the construction and maintenance of all  
public utilities. The street is hereby dedicated to and for the use  
of the public. All abutters rights of access to and from 151st Street  
West over and across the west line of Lot 1, Block 1, are hereby  
granted to the appropriate governing body provided, however, that  
Lot 1, Block 1, shall have access to 151st Street West at three  
locations as shall be determined by the Engineer for the appropriate  
governing body.

MODS, LLC.

*Max Ogden*  
Max Ogden, Member

State of Kansas) SS The foregoing instrument acknowledged be-  
fore me, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by Max Ogden,  
Member of MODS, LLC, on behalf of the company.

\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

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 \_\_\_\_\_, 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly  
recorded.

\_\_\_\_\_, Register of Deeds  
Larry Consolver

\_\_\_\_\_, Deputy  
Michael D. Hurtt

# SEDGWICK COUNTY



## METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
PHONE (316) 268-4421  
FAX (316) 268-4390

February 13, 1997

FILE COPY

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 97-7 - MODS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 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 February 7, 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.

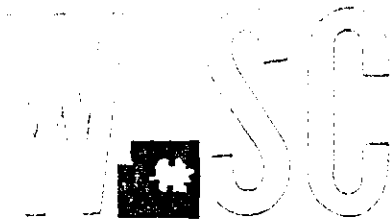
Sincerely,

Don Losew  
Senior Planner

DL:lfb

cc: Patricia L. Salsgiver, c/o Max Ogden, 1756 S. 151st Street W., Wichita, KS 67052  
Mike Lindebak, City Engineer, Mail Stop 1-71

WICHITA — SEDGWICK COUNTY



February 7, 1997

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1628  
(316) 268-4421  
FAX (316) 268-4390

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

FILE COPY

Re: S/D 97-7 - MODS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 6, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

STAFF COMMENTS:

- A. In regard to sanitary sewer, if this site is not now connected to the municipal sewer line, located adjacent to this site, it will be required to connect to this line.
- B. In regard to services from Goddard, i.e., the applicant shall submit a letter from Goddard indicating if any requirements need to be satisfied for the use of Goddard water.
- C. Since this plat is apparently dedicating 20-feet of right-of-way for 151st Street West, the plat's text shall note the dedication of street to and for the use of the public.
- D. The applicant is advised that if any drainage from this site is to the A.T.&S.F. right-of-way, a letter shall be provided from the railroad indicating their willingness to accept such drainage.
- E. The applicant is advised that only public reservations can be vacated and/or replatted by a plat. If the right-of-way agreement along the end line of this plat is for some reason a private agreement, it cannot be eradicated by the plat.
- F. Before this plat will be released for County Commission review, proof shall be provided that 1996 property taxes have been paid. The plat binder indicates that \$10,104 is outstanding on this site.
- 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. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- L.  As requested by KG&E a ten (10) foot utility easement shall be provided along the north line of this plat. However, if necessary, this easement may be reduced to the area actually available between the existing building and the north line of the plat.
- M.  As requested by County Engineering, a 40 foot (N-S) by 50 foot (E-W) easement shall be provided in the southeast corner of this plat.

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, February 13, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Patricia L. Salsgiver, c/o Max Ogden, 1756 S. 151st Street W., Wichita, KS 67052  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-8

February 13, 1997

**STAFF REPORT**  
(Final Plat Approved 2/6/97)

**FILE COPY**

**CASE NUMBER:** S/D 97-7 - MODS ADDITION

**OWNER/APPLICANT:** Patricia L. Salsgiver, c/o Max Ogden, 1756 S. 151st Street West, WICHITA, KS 67052

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

**LOCATION:** South of Kellogg and east of 151st Street West

**SITE SIZE:** 4.4 Acres

**NUMBER OF LOTS**

Residential:

Office:

Commercial:

Industrial:

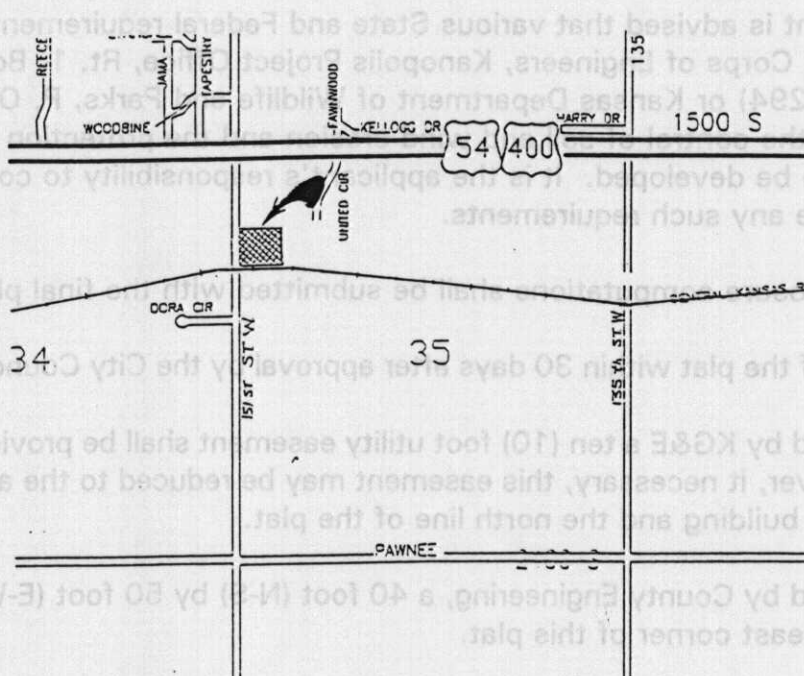
Total:  $\frac{1}{1}$

**MINIMUM LOT AREA:** 4.4 Acres

**CURRENT ZONING:** "LI"

**PROPOSED ZONING:**

**VICINITY MAP:**



STAFF COMMENTS:

- A. In regard to sanitary sewer, if this site is not now connected to the municipal sewer line, located adjacent to this site, it will be required to connect to this line.
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