

CANYON PROPERTIES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

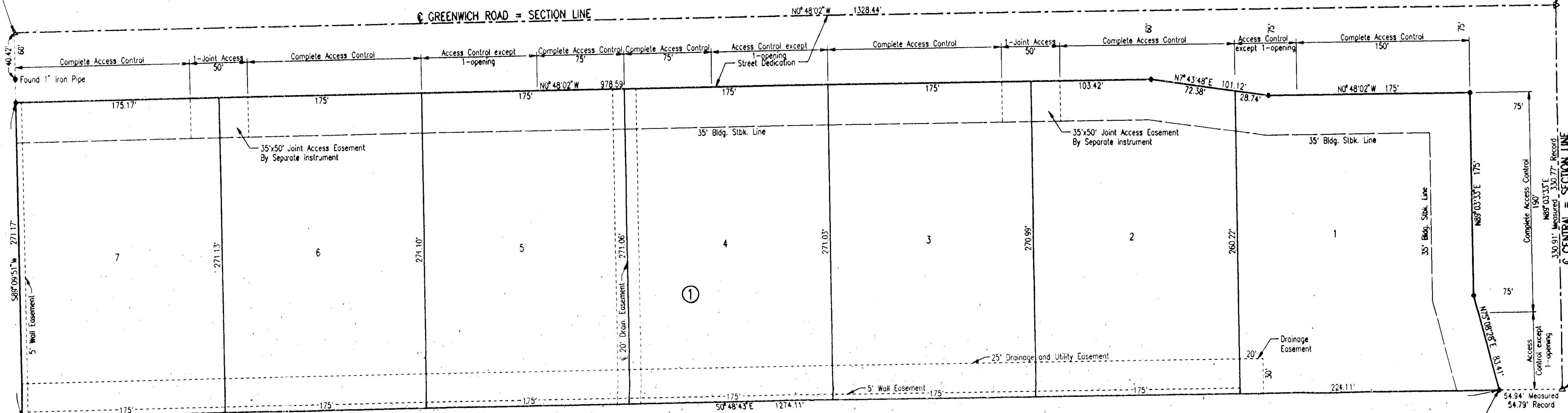
SCALE: 1"=50'

BM GG112 - STEP NAIL IN NORTHWEST FACE POWER POLE AT SOUTHEAST CORNER
CENTRAL AVENUE AND GREENWICH ROAD.
ELEV.=1378.40 M.S.L.

BM GG113 - STEP NAIL IN WEST FACE POWER POLE, 450' SOUTH AND 40' EAST
OF THE CENTERLINES OF CENTRAL AVENUE AND GREENWICH ROAD.
ELEV.=1379.52 M.S.L.

N.W. Corner
Sec. 22, T27S, R2E
of the 6th P.M.
Found 1/2" I.P.

S.W. Corner N.W. 1/4, N.W. 1/4
Sec. 22, T27S, R2E
of the 6th P.M.
No Monument Found



S.W. Corner
Fountains 2nd Addition
Found 3/4" Iron Pipe

N.W. Corner
Fountains 2nd Addition
Found 3/4" Iron Pipe

N.E. Corner, W. 1/2,
W. 1/2, N.W. 1/4, N.W. 1/4
Sec. 22, T27S, R2E
of the 6th P.M.
No Monument Found

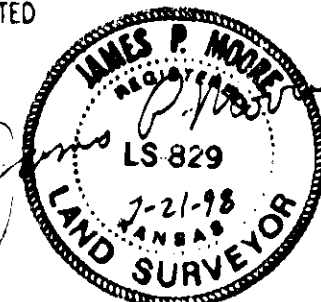
STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY,
DO HEREBY CERTIFY THAT ON THIS 21st DAY OF July, 1998, I HAVE CAUSED
TO BE SURVEYED AND PLATTED CANYON PROPERTIES ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME BEING DESCRIBED AS:

ALL OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH
PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

RIGHT-OF-WAY ROAD EASEMENTS AS PER FILM 1722, PAGES 1379 AND 1381, AND MISC.
BOOK 301, PAGE 437, AND MISC BOOK 606, PAGE 11, ARE HEREBY VACATED AND REPLATTED
BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE
LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO
BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND STREETS THE SAME TO BE KNOWN
AS CANYON PROPERTIES ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE
HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE 5-FOOT WALL EASEMENT ALONG THE EAST LINE OF LOTS 2 THROUGH 7, AND THE
SOUTH LINE OF LOT 7, BLOCK 1, IS HEREBY PLATTED FOR THE CONSTRUCTION AND
MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENT.

ALL ADJUTERS' RIGHT OF ACCESS TO AND FROM GREENWICH ROAD AND CENTRAL AVENUE
OVER AND ACROSS THE NORTH AND WEST LINES OF BLOCK 1, ARE HEREBY GRANTED TO THE
CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO
CENTRAL AVENUE AT (1) ONE LOCATION AND TO GREENWICH ROAD AT (1) ONE LOCATION;
THAT LOTS 2, 3, 6 AND 7 SHALL HAVE A JOINT ACCESS OPENING TO GREENWICH ROAD, AS
SHOWN, AND THAT LOTS 4 AND 5 SHALL HAVE ACCESS TO GREENWICH ROAD AT (1)
ONE LOCATION EACH; SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF THE
CITY OF WICHITA, KANSAS.

FOR ADDITIONAL INFORMATION AND SETBACK LINES, SEE C.U.P. DP-229 ON FILE AT THE
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: CANYON PROPERTIES, INC.

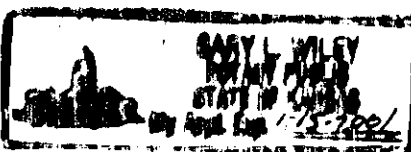
By *Jerry D. Jones*
JERRY D. JONES, PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 21st DAY OF July, 1998, BEFORE ME A NOTARY
PUBLIC IN AFORESAID STATE AND COUNTY CAME JERRY D. JONES, ~~SS~~ PRESIDENT OF
CANYON PROPERTIES, INC., AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID CANYON
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL
THE DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
GARY L. WILEY
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-15-2001



WE, INTRUST BANK N.A., IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON THE ABOVE
DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CANYON PROPERTIES
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

By *Roger G. Eastwood*
ROGER G. EASTWOOD, SENIOR VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 21st DAY OF July, 1998, BEFORE ME A NOTARY
PUBLIC IN AFORESAID STATE AND COUNTY CAME ROGER G. EASTWOOD, SENIOR VICE-
PRESIDENT, INTRUST BANK, N.A., AND TO ME PERSONALLY KNOWN TO BE THE SAME
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED
THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID BANK
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE
DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley
GARY L. WILEY
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-15-2001



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS
DAY OF _____, 1998.

_____, CHAIRMAN
RICHARD LOPEZ

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY
COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY
OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

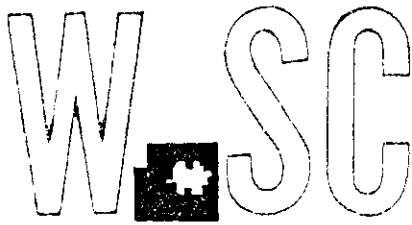
_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER
OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL WEEK

_____, DEPUTY
LINDA KIZZIRE

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

June 26, 1998

Professional Engineering Consultants,
P.A., Attn: Gary Wiley,
303 S. Topeka,
Wichita, KS 67202

S/D 98-64 - One-Step Final Plat of CANYON PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 25, 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 June 19, 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 five (5) 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 98-64 - One-Step Final Plat of CANYON PROPERTIES ADDITION
June 25, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

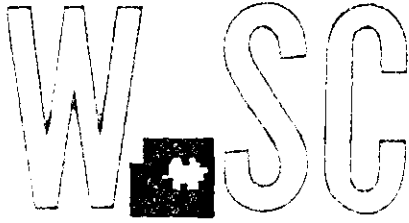
A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Canyon Properties, Inc., 104 S. Broadway, Suite 200, Wichita, KS 67202
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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 19, 1998

Professional Engineering Consultants,
P.A., Attn: Gary Wiley,
303 S. Topeka,
Wichita, KS 67202

S/D 98-64 - One-Step Final Plat of CANYON PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 18, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. At this time, the property is part of the County's Four Mile Creek service area. The Applicant's agent indicates they would like this site to be serviced by the City's system. The Applicant should discuss sanitary sewer options with both engineering departments to determine where the guarantees should be filed. *The applicant intends to connect to the City's sanitary sewer system.*
- 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 plan. *The drainage plan needs to be revised. Drainage improvements will need to be guaranteed.*
- D. *Traffic Engineering* shall comment on the platted access controls. Along Greenwich, the plat denotes one access opening per lot for lots 1, 4 and 5; and a joint access for Lots 2 and 3, and for lots 6 and 7. These access controls comply with the CUP. One access opening is also denoted for Lot 1 along Central which is consistent with the CUP. *Traffic Engineering has requested 150 feet of complete access control between lots 4 and 5; and 190 feet of complete*



access control on Central from the intersection with Greenwich.

- E. The joint access easements will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- F. A CUP Certificate shall be submitted to MAPD for recording with the Register of deeds prior to City Council consideration, identifying the approved CUP (referred as DP-229) and its special conditions for development on this property.
- G. The wall easement along the east and south lines of the plat shall be referenced in the plat's text.
- H. The signature block for the Deputy shall read, 'Linda Kizzire'.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.

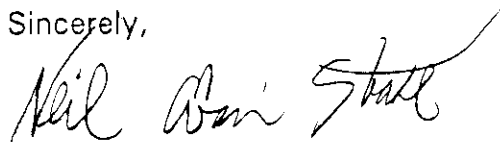
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **Southwestern Bell requests additional easements.**
- Q. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 25, 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: Marked Copy of plat

cc: Canyon Properties, Inc., 104 S. Broadway, Suite 200, Wichita, KS 67202
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

AGENDA ITEM NO. **3-6.**

METROPOLITAN AREA PLANNING COMMISSION

June 25, 1998

STAFF REPORT

(One-Step Final Plat-Approved 06/18/98)

CASE NUMBER: S/D 98-64 - CANYON PROPERTIES ADDITION

OWNER/APPLICANT: Canyon Properties, Inc., 104 S. Broadway, Suite 200,
Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.,
Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Central and Greenwich Road

SITE SIZE: 7.76 acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 7

Industrial: 7

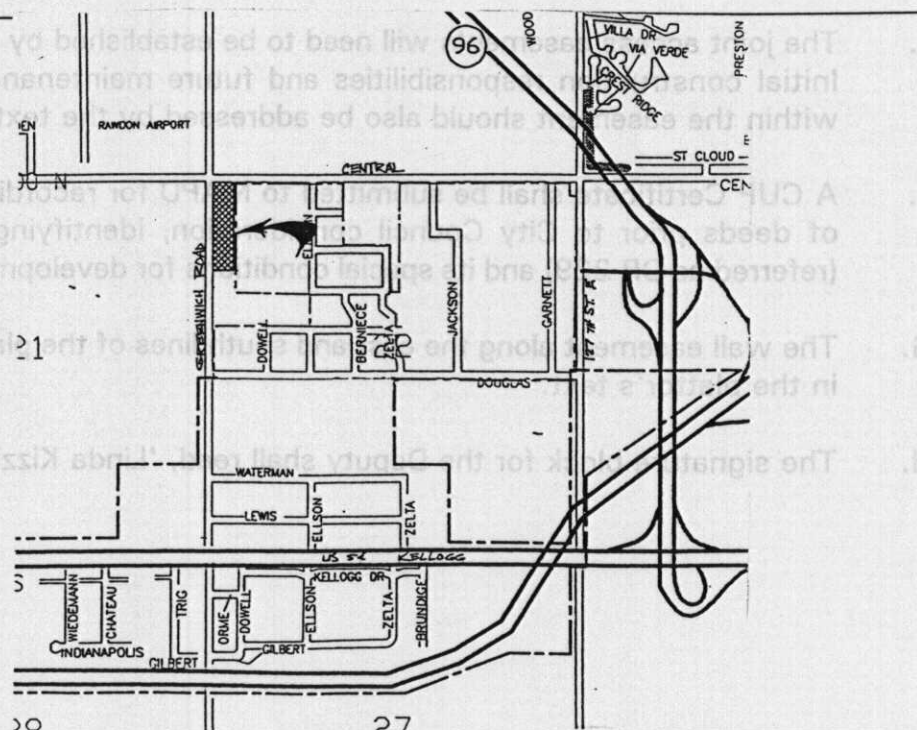
Total: 7

MINIMUM LOT AREA: 47,250 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0756) from SF-20, Single-Family to LC, Limited Commercial subject to platting. The site is also subject to the Canyon Properties Community Unit Plan (DP-229). The property was annexed (A98-1) May 5, 1998.

STAFF COMMENTS:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. At this time, the property is part of the County's Four Mile Creek service area. The Applicant's agent indicates they would like this site to be serviced by the City's system. The Applicant should discuss sanitary sewer options with both engineering departments to determine where the guarantees should be filed. The applicant intends to connect to the City's sanitary sewer system.
- 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 plan. The drainage plan needs to be revised. Drainage improvements will need to be guaranteed.
- D. Traffic Engineering shall comment on the platted access controls. Along Greenwich, the plat denotes one access opening per lot for lots 1, 4 and 5; and a joint access for Lots 2 and 3, and for lots 6 and 7. These access controls comply with the CUP. One access opening is also denoted for Lot 1 along Central which is consistent with the CUP. Traffic Engineering has requested 150 feet of complete access control between lots 4 and 5; and 190 feet of complete access control on Central from the intersection with Greenwich.
- E. The joint access easements will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- F. A CUP Certificate shall be submitted to MAPD for recording with the Register of deeds prior to City Council consideration, identifying the approved CUP (referred as DP-229) and its special conditions for development on this property.
- G. The wall easement along the east and south lines of the plat shall be referenced in the plat's text.
- H. The signature block for the Deputy shall read, 'Linda Kizzire'.

S/D 98-64 -- One-Step Final Plat of CANYON PROPERTIES ADDITION
June 25, 1998 - Page 3

- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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. **Southwestern Bell requests additional easements.**
- Q. 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.