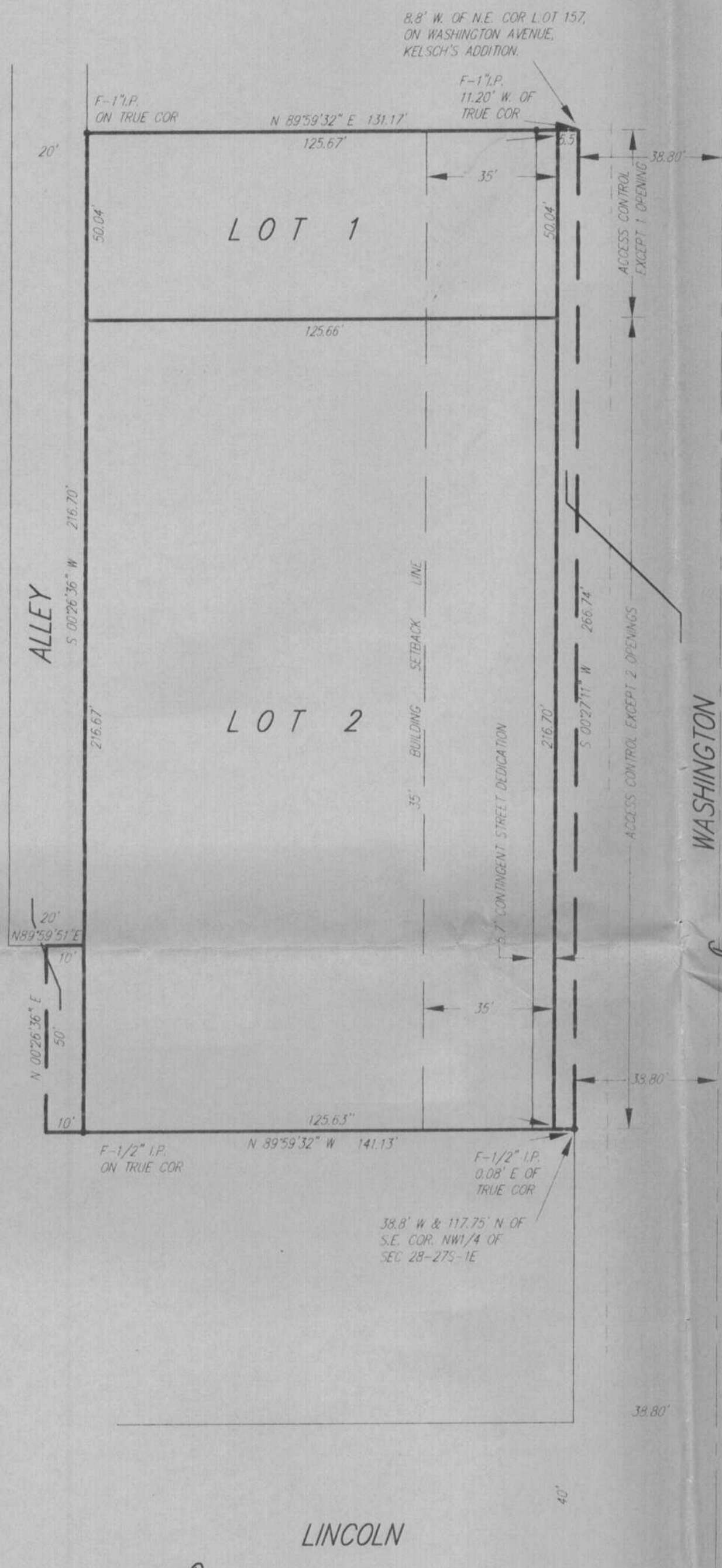


Copied from Tracing
6/23/96

JORDAN-MYERS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that we have, under the supervision of the undersigned, surveyed and platted "JORDAN-MYERS ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described and being a replat of the following described property:

Lot 1, J.R. Gunzelman Addition to Wichita, Sedgwick County, Kansas, and the west 11.20 feet of Washington Avenue, lying east of and adjacent to said Lot 1, all of Lots 157, 159, 161, 163, 169, 171 and the south 11.5 feet of Lot 167 on Washington Avenue, Kelsch's Addition to Wichita, Sedgwick County, Kansas, except the east 8.8 feet thereof condemned for street and a tract in the NW1/4 of Sec. 28, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point 30 feet west and 117.75 feet north of the S.E. Corner thereof; thence north, 50 feet; thence west, 150 feet; thence south, 50 feet; thence east, 150 feet to the point of beginning, except the east 8.8 feet thereof condemned for street.

All being situated in the NW1/4 of Sec. 28, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

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

Savoy, Ruggles & Bohm, P.A.

Date 20 Oct 96
Mark A. Savoy RLS #788
Surveyor



We, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots, an Alley and Street to be known as "JORDAN-MYERS ADDITION", Wichita, Sedgwick County, Kansas. The Street and Alley are hereby dedicated to and for the use of the public. The contingent dedication is hereby dedicated contingent upon the need for additional street right-of-way for a street widening project. All abutters rights of access to or from Washington Avenue over and across the east line of Lots 1 and 2 are hereby granted to the City of Wichita, provided however that Lot 1 shall have access to Washington Avenue at one location and that Lot 2 shall have access to Washington Avenue at two locations, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Stephen M. Jordan
Stephen M. Jordan

Douglas C. Myers
Douglas C. Myers

Linda M. Myers
Linda M. Myers

David L. Jordan
David L. Jordan

Katherine E. Jordan
Katherine E. Jordan

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 10th day of Oct 1996, by Stephen M. Jordan, a single person and Douglas C. Myers and Linda M. Myers, husband and wife, and David L. Jordan, and Katherine E. Jordan, husband and wife.



My App't. Exp. 3-21-2000
M. LeeAnn Wray
Notary Public

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

Dated this 15th day of June 1995.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Susan Osborne-Howes Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this day of 1996.

Bob Knight Mayor

Pat Burnett City Clerk

Entered on transfer record this day of 1996.

Susan E. Crockett-Spoon County Clerk

State of Kansas)
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this day of 1996, at o'clock M.; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

We, the undersigned, holders of a mortgage on a portions of the above described property, do hereby consent to this plat of "JORDAN-MYERS ADDITION", Wichita, Sedgwick County, Kansas.

Randy Williams
Intrust Bank, N.A.

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me this 21 day of Dec 1996, by Randy Williams, Vice President of Intrust Bank, N.A., on behalf of the corporation.

My App't. Exp. Nov 14, 99
Joleen Barnhart
Notary Public



BENCH MARK:
SQUARE CUT, S.W. COR OF LITE POLE
BASE, 118' S. OF MORRIS IN MEDIAL
OF WASHINGTON
ELEVATION = 106.29 CITY DATUM

1" = 30'
ELEV = CITY DATUM



METROPOLITAN AREA PLANNING
DEPARTMENT

June 15, 1995

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

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 North Main
Wichita, KS 67203

Re: S/D 95-39 JORDAN-MYERS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 8, 1995.

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 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:rh

cc: Stephen M. Jordan, Etal, P. O. Box 11387, Wichita, KS 67202
Mike Lindebak, City Engineer



June 8, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

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

Savoy, Ruggles, & Bohm, P.A.
c/o Mark Savoy
924 North Main
Wichita, KS 67203

Re: S/D 95-39 JORDAN-MYERS ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A - *At least two to Wash.*
The applicant shall guarantee the closure of those driveway openings in excess of the number of approved openings to Washington.
 - ~~B.~~ The applicant shall guarantee any drainage improvements required by the platting of this property. Such drainage improvements will be required at the time of site development.
 - ~~C.~~ As requested by the applicant, a two-lot plat may be submitted for this site. Street dedications may also be shown both as outright and contingent. In regard to the contingent dedication, the platting text shall indicate that it is contingent on the City's need for any street or street related improvements.
- Also, the final plat tracing may indicate Jordan-Myers as the Addition's name.
- ~~D.~~ The final plat shall indicate the platting of the 35-foot building setback from Washington through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
 - E. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of the platting binder and any relevant conditions found by such a review.
 - F. 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.)

- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

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, June 15, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

Stephen M. Jordan, Etal, P. O. Box 11387, Wichita, KS 67202

Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 North Main, Wichita, KS 67203

Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

STAFF REPORT
(Final Plat Approved 6/8/95)

CASE NUMBER: S/D 95-39 - JORDAN-MYERS ADDITION

OWNER/APPLICANT: Stephen M. Jordan, Etal, P. O. Box 11387, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 North Main, Wichita, KS 67203

LOCATION: North of Lincoln and west of Washington

SITE SIZE: 0.81 Acre

NUMBER OF LOTS

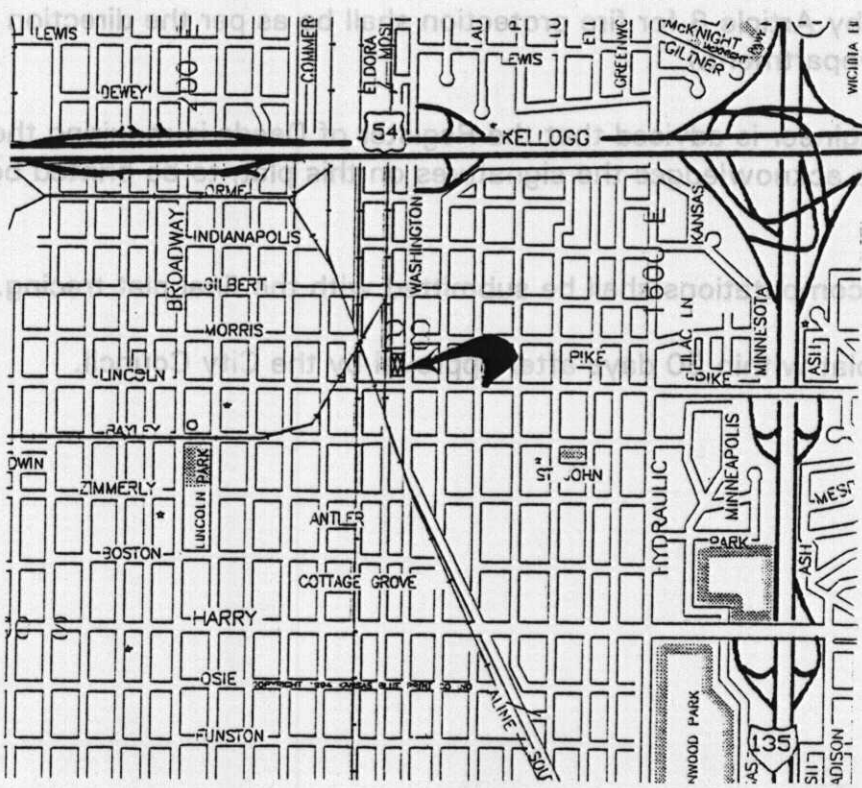
Residential:		
Office:		
Commercial:		
Industrial:	<u>2</u>	Submitted revised plat for 2 lots,
Total:	<u>2</u>	i.e., ownerships are distinct

MINIMUM LOT AREA: 34,979.78 sq. ft.

CURRENT ZONING: "B" and "C"

PROPOSED ZONING: "E" Light Industrial (Z-3169)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of those driveway openings in excess of the number of approved openings to Washington.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such drainage improvements will be required at the time of site development.
- C. As requested by the applicant, a two-lot plat may be submitted for this site. Street dedications may also be shown both as outright and contingent. In regard to the contingent dedication, the platting text shall indicate that it is contingent on the City's need for any street or street related improvements.
- D. Also, the final plat tracing may indicate Jordan-Myers as the Addition's name.
- D. The final plat shall indicate the platting of the 35-foot building setback from Washington through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of the platting binder and any relevant conditions found by such a review.
- F. 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.)
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.