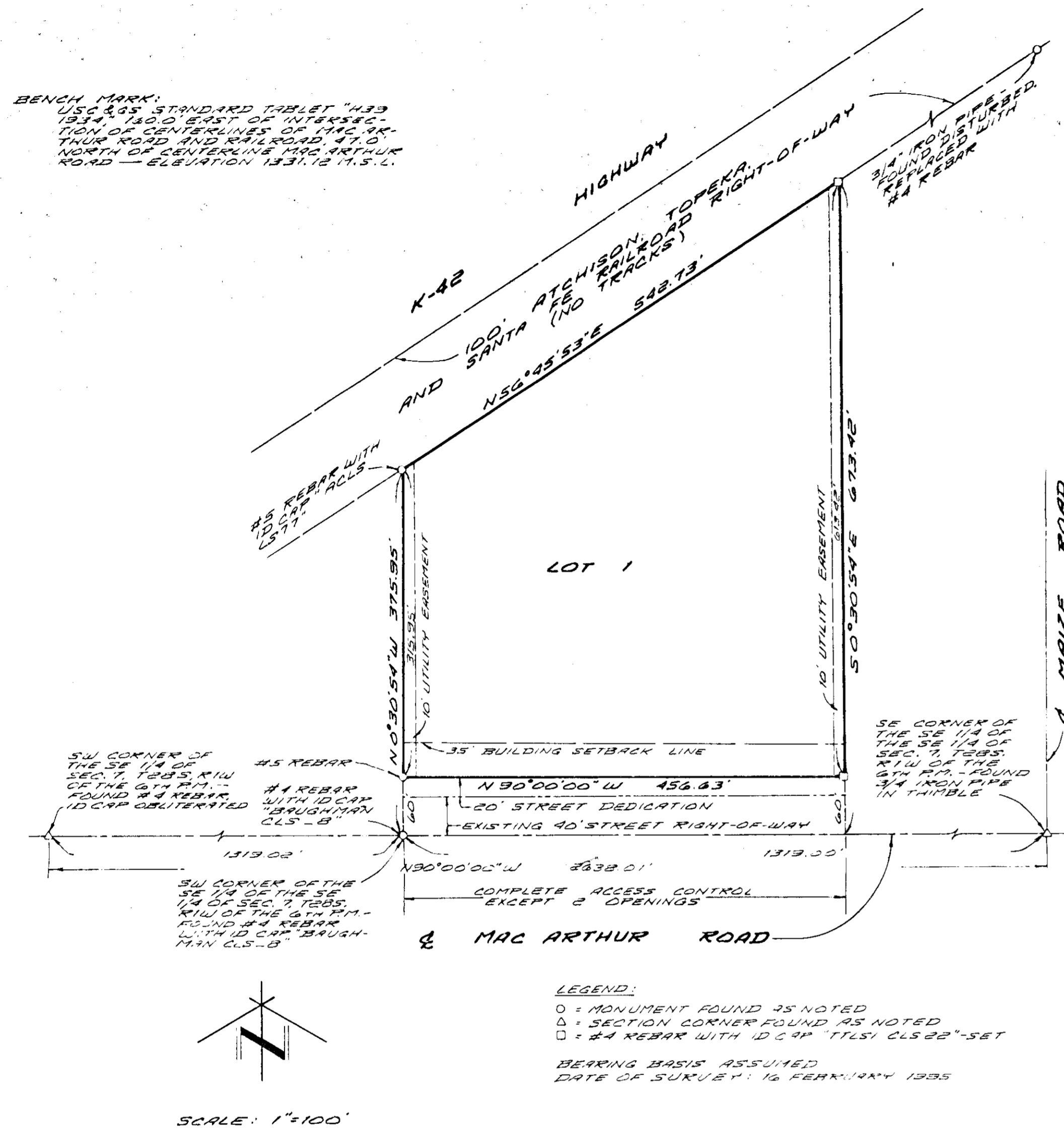


BAALMANN THIRD ADDITION SEDGWICK COUNTY, KANSAS

*Copied from Tracings
11/6/95*

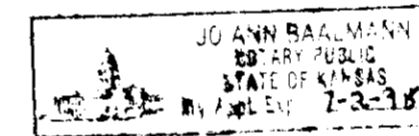


Know all men by these presents that T & H Properties, LLC, owner of the land described in the Surveyor's Certificate, by its President, Harold Baalmann, has caused the same to be surveyed and platted into a Lot and a Street, to be known as "BAALMANN THIRD ADDITION", Sedgwick County, Kansas. Easements are hereby granted 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 or from MacArthur Road over and across the south line of Lot 1 are hereby granted to the appropriate Governing Body, provided, however, that Lot 1 shall have access to MacArthur Road at two locations, said locations to be determined by the appropriate Engineer.

Harold Baalmann
Harold Baalmann, President
T & H Properties, LLC

State of Kansas)
Sedgwick County) ss
This instrument was acknowledged before me this 23 day of October, 1995, by Harold Baalmann as President of T & H Properties, LLC.

JoAnn Baalmann, Notary Public
JoAnn Baalmann



My Commission Expires: 1-3-98

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

Dated this 28th day of September, 1995.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
John W. McKay, Jr.

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon are accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1995.

WICHITA CITY COUNCIL
_____, Mayor
Bob Knight
_____, Deputy City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1995.

BOARD OF COUNTY COMMISSIONERS
_____, Chairman
Mark F. Schroeder
_____, Chairman Pro Tem
Thomas G. Winters
_____, Commissioner
Betsy Gwin
_____, Commissioner
Paul W. Hancock
_____, Commissioner
Melody C. Miller
Attest: _____, County Clerk
Susan Crockett-Spoon

Entered on transfer record this _____ day of _____, 1995.

_____, County Clerk
Susan Crockett-Spoon

State of Kansas)
Sedgwick County) ss
This is to certify that this instrument was filed for record in the Register of Deeds Office on the _____ day of _____, 1995, at _____ o'clock _____ M.

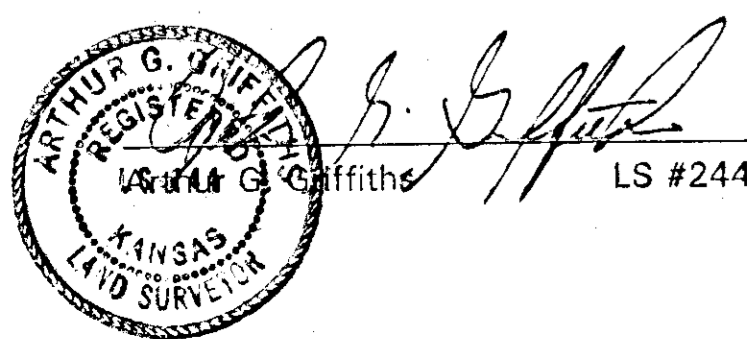
_____, Register of Deeds
Pat Kettler
_____, Chief Deputy
Ed Resa

State of Kansas)
Sedgwick County) ss

Terra Tech Land Surveying, Inc., a corporation registered and authorized to practice Land Surveying in the State of Kansas, hereby certifies that it has surveyed and platted "BAALMANN THIRD ADDITION", Sedgwick County, Kansas, and the accompanying plat is a true and correct exhibit of such survey described as:

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 7, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, being more particularly described as follows: BEGINNING at the Southwest corner of said Southeast Quarter of the Southeast Quarter of said Section 7; thence Northerly, on the West line of said Southeast Quarter of the Southeast Quarter, on an assumed bearing of North 0°30'54" West, a distance of 375.95 feet to the Southerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence Northeasterly, on said right-of-way line, North 56°45'53" East, a distance of 542.73 feet; thence South 0°30'54" East, a distance of 673.42 feet to a point on the South line of said Southeast Quarter of the Southeast Quarter; thence North 90°00'00" West, on said South line, a distance of 456.63 feet to the POINT OF BEGINNING. Said tract contains 5.5 acres, more or less.

TERRA TECH LAND SURVEYING, INC.



Arthur G. Griffith
Date Oct. 20, 1995

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

September 28, 1995

Terra Tech Land Surveying, Inc. S/D 95-65
239 N. Ohio
Wichita, KS 67214

Re: S/D 95-65 BAALMANN THIRD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 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 September 21, 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

cc: T & H Properties LLC, Harold Baalman, President, P. O. Box 9316, Wichita, Ks
67277
Mike Lindebak, City Engineer

SEDGWICK COUNTY



September 21, 1995

METROPOLITAN AREA PLANNING DEPARTMENT

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

Terra Tech Land Surveying, Inc. S/D 95-65
239 N. Ohio
Wichita, KS 67214

Re: S/D 95-65 BAALMANN THIRD ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

cu.
As indicated by the Subdivision Regulations, any commercial or industrial type development is to be considered an urban subdivision. Such urban subdivisions are intended to be served by municipal or other appropriate type facilities. However, as noted above, this site is not expected at this time to need or use sanitary sewer or water. Nonetheless as a platted Addition, these requirements need to be addressed.

mu
The Subdivision Regulations do provide for the appropriate Engineer (County) to approve alternative sewer systems and as necessary with Health Department concurrence. Even though at this time neither sewer or water appears necessary for the planned use (lumber yard storage) as noted by both County Engineering and County Health, Health Department approval will still need to be obtained and a memorandum submitted to Planning indicating such approval of a septic or lagoon sewer system. Also, a covenant shall be provided indicating that when or if an on-site system were installed, that wastes will be limited to normal, residential non-industrial type wastes. And consequently that no industrial, non-residential type wastes and therefore such uses, will be allowed on this site unless or until appropriate sewer and water facilities are available.

8.
As indicated by City Engineering, the applicant shall submit petitions to Wichita for the future extension of municipal sanitary sewer and water to this site.

9.
On the final plat tracing both the face of the plat and the plattor's text shall indicate the dedication of access control except for two (2) openings to MacArthur Road.

10.
The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize

*For review
10-10-95
10-10-95*

the effects of noise pollution in the habitable structures constructed on subject property.

~~E.~~ 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.)

F. 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.

G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

A. Recording of the plat within 30 days after approval by the City Council.

~~X.~~ The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.~~ The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the 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, September 28, 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

cc: T & H Properties LLC, Harold Baalman, President, P. O. Box 9316, Wichita, Ks 67277
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

September 28, 1995

STAFF REPORT
(Final Plat Approved 9/21/95)

CASE NUMBER: S/D 95-65 BAALMANN THIRD ADDITION, SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: T & H Properties LLC, Harold Baalman, President, P. O. Box 9316, Wichita, Ks 67277

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

LOCATION: North of MacArthur and west of Maize

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

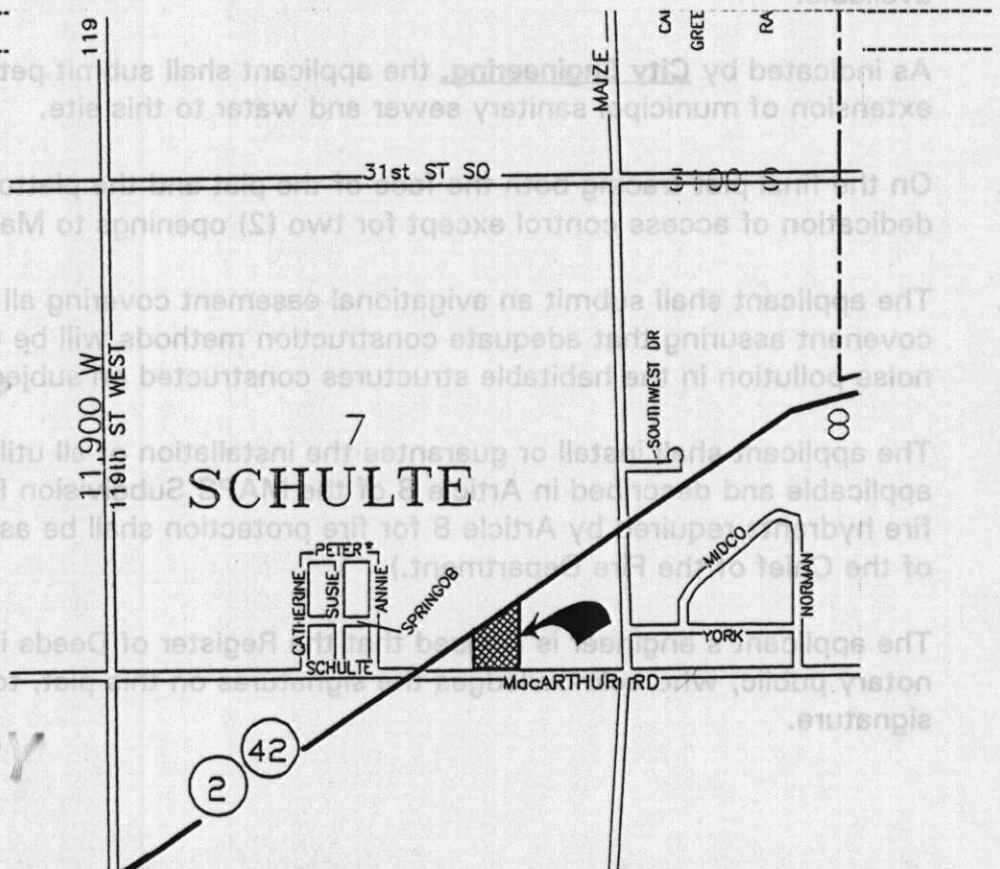
1
1

MINIMUM LOT AREA: 4.871 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (Assoc. Case: SCZ-0695)

VICINITY MAP:



NOTE: A zone change (SCZ-0695) to "E", Light Industrial zoning has been approved for this site. This site is being developed, in conjunction with the Baalman Second Addition located immediately to the west, as a lumber yard type facility. This addition itself, has been indicated as being intended for the purposes of storing lumber and/or other materials. No office, sales facilities or other habitable type structures are intended to be constructed on the site at this time. With the dedication of street right-of-way for MacArthur, this site's net area drops below the 5-acre minimum needed for a lagoon system.

STAFF COMMENTS:

- A. As indicated by the Subdivision Regulations, any commercial or industrial type development is to be considered an urban subdivision. Such urban subdivisions are intended to be served by municipal or other appropriate type facilities. However, as noted above, this site is not expected at this time to need or use sanitary sewer or water. Nonetheless as a platted Addition, these requirements need to be addressed.

The Subdivision Regulations do provide for the appropriate Engineer (County) to approve alternative sewer systems and as necessary with Health Department concurrence. Even though at this time neither sewer or water appears necessary for the planned use (lumber yard storage) as noted by both County Engineering and County Health, Health Department approval will still need to be obtained and a memorandum submitted to Planning indicating such approval of a septic or lagoon sewer system. Also, a covenant shall be provided indicating that when or if an on-site system were installed, that wastes will be limited to normal, residential non-industrial type wastes. And consequently that no industrial, non-residential type wastes and therefore such uses, will be allowed on this site unless or until appropriate sewer and water facilities are available.

- B. As indicated by City Engineering, the applicant shall submit petitions to Wichita for the future extension of municipal sanitary sewer and water to this site.
- C. On the final plat tracing both the face of the plat and the plat's text shall indicate the dedication of access control except for two (2) openings to MacArthur Road.
- D. The applicant shall submit an avigational easement covering all of 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.
- E. 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.)
- F. 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.

S/D 95-65 - Final Plat of BAALMANN THIRD ADDITION, SEDGWICK COUNTY, KANSAS
September 28, 1995 - Page 3

- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.