

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "PHI 2ND ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plot is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 1, Phi Addition, Wichita, Sedgwick County, Kansas, EXCEPT that part described as beginning on the west line of said Lot 1, at a point 430.43 feet north of the S.W. Corner of said Lot 1; thence N00°10'04"W, on said west line, a distance of 300 feet to a corner in said west line; thence N73°19'49"E, on the westerly line of said Lot 1, a distance of 125.63 feet to a corner in said westerly line; thence N65°21'40"E, on said westerly line a distance of 32.62 feet; thence S23°05'55"W, a distance of 380.11 feet to the point of beginning, AND EXCEPT that part described as beginning at the N.W. Corner of said Lot 1; thence S00°09'01"E, on the west line of said Lot 1, a distance of 389.26 feet to a corner in said west line of said Lot 1; thence N65°21'40"E, a distance of 109.88 feet; thence N00°09'01"W, a distance of 343.48 feet, more or less, to the north line of said Lot 1; thence S89°58'59"W, on said north line, a distance of 100 feet to the point of beginning. Existing floodway reserve and easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.



Gregory F. Severns
Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned owners, have caused the land described in the surveyors certificate to be platted into Lots, and a Street to be known as "PHI 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is 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. The sanitary sewer easement is hereby granted as indicated for the construction and maintenance of a sanitary sewer system. The water line easement is hereby granted as indicated for the construction and maintenance of a water line system. The drainage easement is hereby granted as indicated for drainage purposes. The floodway reserves are hereby reserved for floodway purposes and shall be the responsibility of Lot 1 and Lot 2 respectively until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements of the drainage. No buildings shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of said appropriate governing body. With such permission of said appropriate governing body, additional improvements and/or activities may be permitted within said floodway. Access controls as depicted on the face of the plat are hereby granted to the City of Wichita, Kansas. The permitted entrance locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures are as shown on the accompanying plat.

Pizza Hut, Inc.

Clay G. Small
SR. VICE PRESIDENT AND GENERAL COUNSEL

Young Men's Christian Association of Wichita, Kansas

Bill Bunten
President of the Board

State of Kansas) SS The foregoing instrument was acknowledged before me this 25th day of July, 1994, by CLAY G. SMALL SR Vice President and General Counsel, Pizza Hut, Inc., a Delaware corporation, for and on behalf of the corporation.

My Appointment Expires Nov. 1, 1997

Connie J. Straight
Notary Public - State of Kansas
My Appt. Expires Nov. 1, 1997

State of Kansas) SS The foregoing instrument was acknowledged before me this 6th day of September, 1994, by Bill Bunten, President of the Board, Young Men's Christian Association of Wichita, Kansas, for and on behalf of the association.

My Appointment Expires April 26, 1997

Barbara A. Wood
Notary Public - State of Kansas
My Appt. Expires 7-23-99

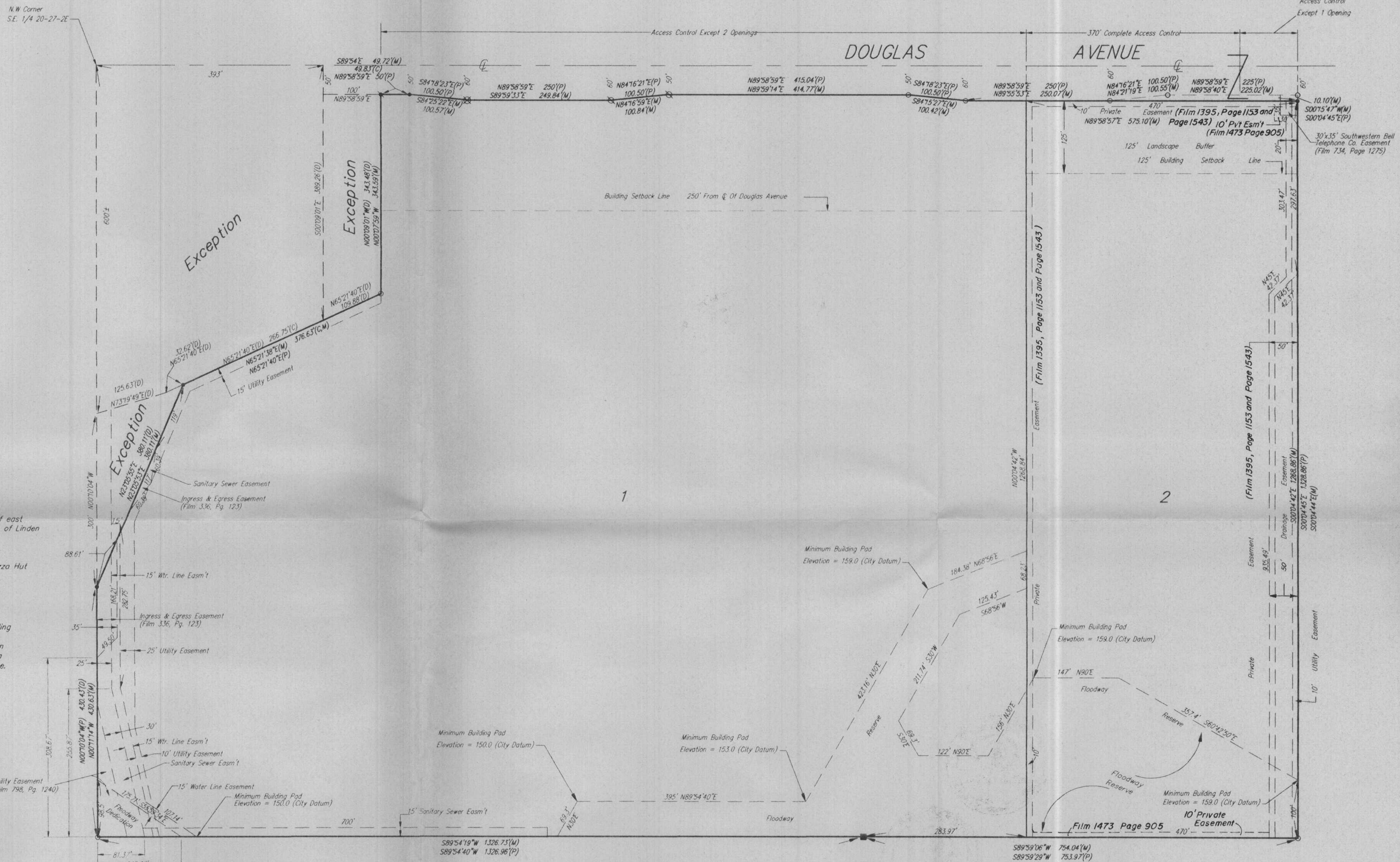
State of Kansas) SS The foregoing instrument acknowledged before me, this 6th day of September, 1994, by Robert W. Binkley, A.C.P. of Union National Bank, on behalf of the bank.

My appointment Expires April 25, 1997

Barbara A. Wood
Notary Public - State of Kansas
My Appt. Expires 7-23-99

PHI 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



We, the undersigned, holders of a mortgage on a portion of the above described property do hereby consent to this plat of "PHI 2ND ADDITION", Wichita, Sedgwick County, Kansas.

Robert W. Binkley, A.C.P.
ROBERT W. BINKLEY

This plat of "PHI 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 9th day of September, 1993. Wichita-Sedgwick County Metropolitan Area Planning Commission.

James D. Miner
Vice 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 4th day of OCTOBER, 1994.

Elma Broadfoot
Mayor
Pat Burnett
City Clerk

Entered on transfer record this ___ day of ___ 1994.
Susan E. Crockett-Spoon
County Clerk

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 ___, 1994, at ___ o'clock ___ M.; and is duly recorded.

Pat Ketter
Register of Deeds
Ed Resa
Deputy

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 10, 1993

Baughman Company, P. A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-54 - PHI 2nd Addition (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, September 9, 1993, 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 3, 1993.

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. ⁰⁰ 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 developers.

Please call if you have any questions.

Sincerely,


Don Losew
Senior Planner

DL:rh

cc: Pizza Hut, Inc., Attn: Jim Unruh, P. O. Box 428, Wichita, KS 67201
Minneha Township, Bob Asmann, Trustee, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

September 3, 1993

Baughman Company, P. A.
Attn: Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 93-54 PHI 2nd Addition (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 2, 1993, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of the associated zone change ((Z-3101)) and CUP (DP-211) and any conditions of these approvals. *WCC 9-21-93*
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. *Storm sewer petition (to check)*
- C. *9-14* If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, a note shall be placed on the face of the plat indicating that this plat is subject to additional requirements, including building setbacks, per CUP, DP-211 on file with the Metropolitan Area Planning Department.
- E. A number of both public and private easements, created by separate instrument are noted in the platting binder. Most of these easements have not been shown on this plat. The applicant shall submit a marked copy of the final plat showing the location of these private and public easements. Unless being replatted or off site, the final plat tracing shall show all such easements. Also, it appears that an easement shown on the plat may be one

They are being vacated and replatted by this plat

listed in the binder, but page numbers are different (M287, p. 83).

*(has been
re-dedicated)*

The platting binder also indicates a Cities Service pipeline easement. If this easement or any associated building setback effects this site, it shall be shown on the plat tracing and this plat shall be subject to the standard pipeline conditions.

*Released Film 1408
Pg 1589*

F. Both the face of the plat and the platting text shall clearly indicate the dedication of Douglas Street right-of-way.

That is, the platting text needs to note that the street is being dedicated to and for the use of the public and the face of the plat should indicate dedicated right-of-way rather than to be dedicated.

G. To better describe the Floodway Reserve, on the final plat tracing a dimension from the southeast corner of Lot 2 shall be indicated northward to the line indicating the floodway.

100'

H. As requested by City Engineering, the applicant shall submit as a temporary drainage easement, an easement covering the drainage easement being vacated by this plat. Such easement shall indicate that it will continue to exist or be in use until such time as the new easement being granted by this plat is functional.

9-14-94

I. 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.

9-14

J. 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.

K. 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.

L. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if the proposed new drainage easement on this plat is sufficient. If necessary, the final plat tracing shall indicate additional easement.

M. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.

9-15

Mike Capper of KGE said the easement between lots was not needed.

Baughman Company, Attn: Phil Meyer
S/D 93-54 PHI 2nd Addition Final Plat
September 3, 1993 - Page 3

- 9-14 N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. 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, September 9, 1993 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: Pizza Hut, Inc., Attn: Jim Unruh, P. O. Box 428, Wichita, KS 67201
Minneha Township, Bob Asmann, Trustee, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

September 9, 1993

STAFF REPORT
(Final Plat Approved 9/2/93)

CASE NUMBER: S/D 93-54 PHI 2ND ADDITION

OWNER/APPLICANT: Pizza Hut, Inc., Attn: Jim Unruh, P. O. Box 428,
Wichita, KS 67201

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

LOCATION: South of Douglas and west of Webb Road

SITE SIZE: 55.27 Acres

NUMBER OF LOTS

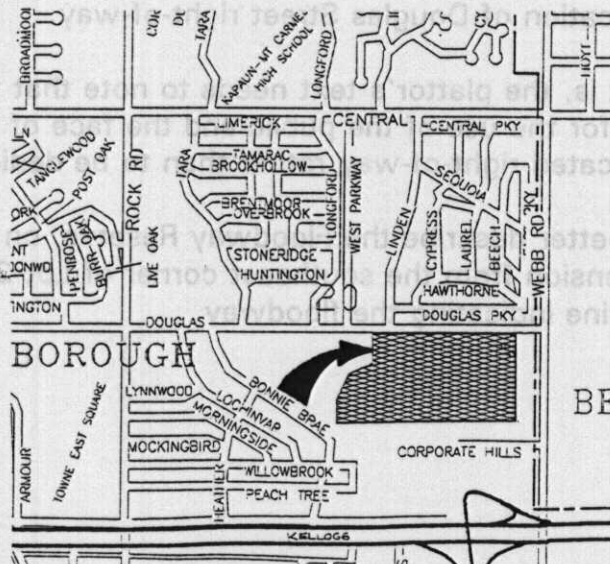
- Residential:
- Office:
- Commercial: 2
- Industrial:
- Total: 2

MINIMUM LOT AREA: 13.7 Acres

CURRENT ZONING: "BB"

PROPOSED ZONING: "BB" and "C" (Z-3101) (DP-211)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone change ((Z-3101)) and CUP (DP-211) and any conditions of these approvals.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, a note shall be placed on the face of the plat indicating that this plat is subject to additional requirements, including building setbacks, per CUP, DP-211 on file with the Metropolitan Area Planning Department.
- E. A number of both public and private easements, created by separate instrument are noted in the platting binder. Most of these easements have not been shown on this plat. The applicant shall submit a marked copy of the final plat showing the location of these private and public easements. Unless being replatted or off site, the final plat tracing shall show all such easements. Also, it appears that an easement shown on the plat may be one listed in the binder, but page numbers are different (M287, p. 83).

The platting binder also indicates a Cities Service pipeline easement. If this easement or any associated building setback effects this site, it shall be shown on the plat tracing and this plat shall be subject to the standard pipeline conditions.

- F. Both the face of the plat and the plattor's text shall clearly indicate the dedication of Douglas Street right-of-way.

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S/D 93-54 PHI 2ND ADDITION

September 9, 1993

Page 3

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- I. 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.
- J. 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.
- K. 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.
- L. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine if the proposed new drainage easement on this plat is sufficient. If necessary, the final plat tracing shall indicate additional easement.
- M. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.