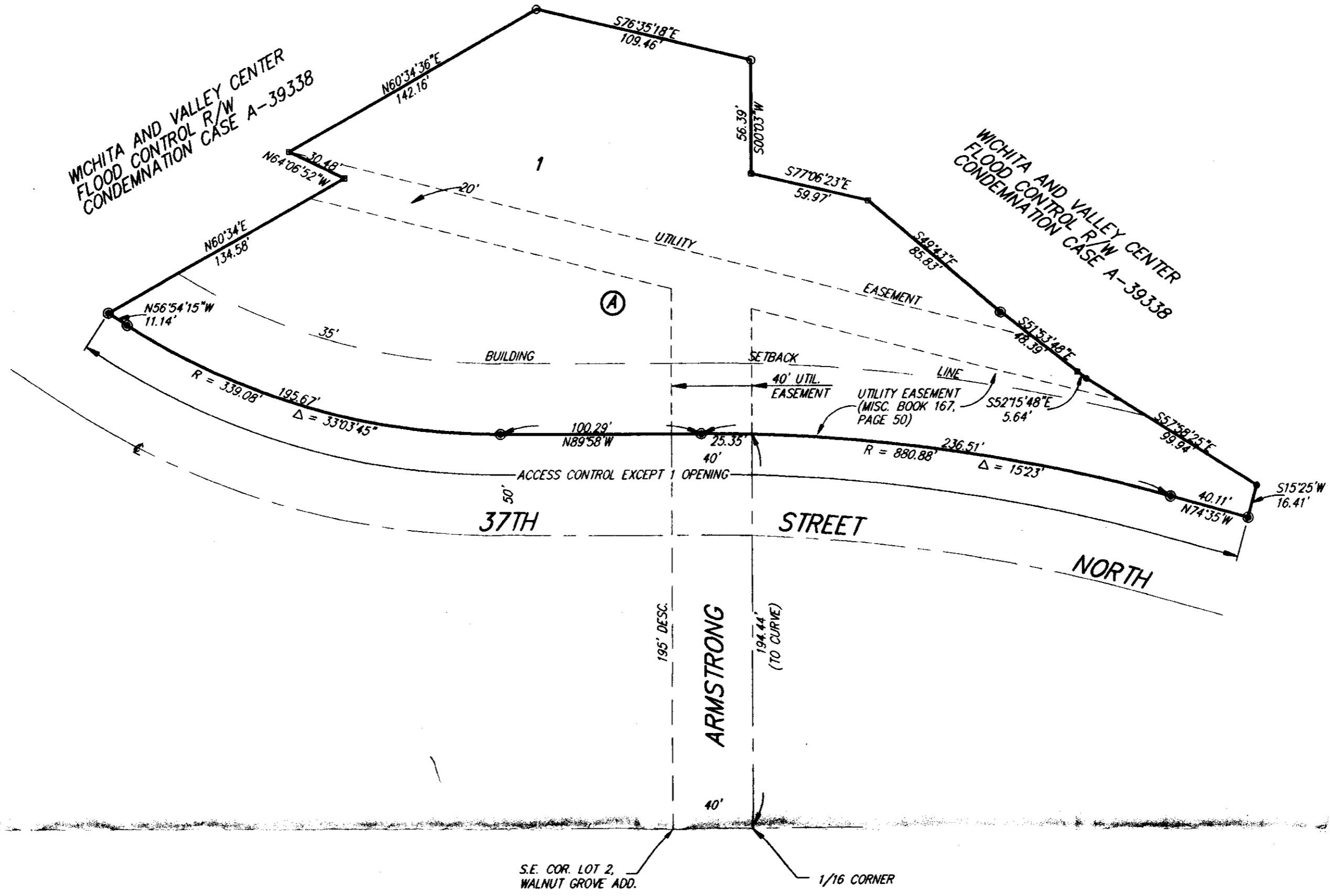


PMT ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 50'
 ● = REBAR FOUND
 ○ = IRON FOUND
 □ = MONUMENT FOUND
 ⊙ = REBAR SET

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 "PMT ADDITION", Wichita, Sedgwick County, Kansas
 and that the accompanying plat is a true and correct exhibit of the
 property surveyed, being a tract in the S.E.1/4 of the S.W.1/4
 of Sec. 29, Twp. 26, R-1-E of the 6th P.M., Sedgwick County, Kan-
 sas, described as follows: beginning at a point on the west line of
 the S.E.1/4 of the S.W.1/4, 194.44 feet north of the S.W. corner of the
 S.E.1/4 of the S.W.1/4, said point being on the north line of right-of-way
 of Highway 610-25-26, being present 37th Street North; thence contin-
 uing north along the west line of the S.E.1/4 of the S.W.1/4 to the south
 line of right-of-way of Wichita-Valley Center Flood Control; thence
 southeasterly along the south line of said right-of-way to its inter-
 section with the north line of Highway 610-25-26; thence south and
 west along said Highway right-of-way to point of beginning, together
 with part of Walnut Grove, Sedgwick County, Kansas, being that part
 of Lot 1, lying south and east of the Wichita-Valley Center Flood
 Control R/W and that part of Lot 2 lying north of Highway R/W
 610-25-26, being present 37th Street North and lying east of Wichita
 Valley Center Flood Control R/W and Armstrong Avenue lying east of
 and adjacent to said Lot 2, and County Road lying between said Lots
 1 and 2, all in said Walnut Grove Addition.

Know all men by these presents that we,
 the undersigned, have caused the land described in the surveyors
 certificate to be platted into a lot to be known as "PMT ADDITION",
 Wichita, Sedgwick County, Kansas. The utility easements are hereby
 granted as indicated for the construction and maintenance of all
 public utilities. Access controls as depicted on the face of the plat
 are 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.

PMT Properties, Inc.

Larry G. Widmer President
 Larry G. Widmer

State of Kansas) SS The foregoing instrument acknowledged
 Sedgwick County) before me, this ___ day of _____, 1992, by Larry G.
 Widmer, President of PMT Properties, Inc., on behalf of the corporation.

My App't. Exp. _____ Notary Public

All being situated in the SW1/4 of Sec. 29, Twp. 26-S, R-1-E of
 the 6th P.M., Sedgwick County, Kansas.
 Existing public easements and dedications being vacated by
 virtue of KSA 12-512(b).

Baughman Company, P.A.

State of Kansas) SS This is to certify that this plat has been
 Sedgwick County) filed for record in the office of the Register of Deeds, this ___ day
 of _____, 1992, at ___ o'clock ___ M; and is duly
 recorded.

Pat Kettler Register of Deeds
 Ed Resa Deputy

This plat of "PMT ADDITION", Wichita, Sedg-
 wick County, Kansas, has been submitted to and approved by the
 Wichita-Sedgwick County Metropolitan Area Planning Commission,
 Wichita, Kansas.
 Dated this ___ day of _____, 1992.
 Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
 L. O. Breckenridge, Jr.
 Secretary
 Marvin S. Krout

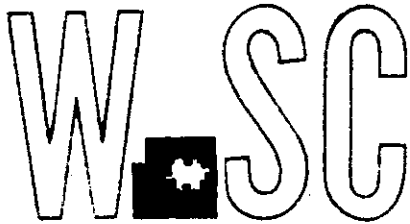
This plat approved and all dedications
 shown hereon accepted by the City Council of the City of Wichita,
 Kansas, this ___ day of _____, 1992.

Mayor
 Frank M. Ojile
 Deputy City Clerk
 Pat Burnett

Date _____ Surveyor
 Gregory F. Severns

Entered on transfer record this ___ day
 of _____, 1992.
 County Clerk
 Don Wright

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1992

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

Re: S/D 92-60 PMT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 19, 1992, 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 November 17, 1992.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: PMT Properties, Inc., Attn: Larry G. Widmer, 9418 Woodspring
Ct., Wichita, KS 67226
Mr. Everett Fettis, 120 South Market, Wichita, KS 67202
Mike Lindebak, City Engineer

requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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

November 19, 1992

STAFF REPORT
(Final Plat Approved 11/12/92)

CASE NUMBER: S/D 92-60 - PMT ADDITION

OWNER/APPLICANT: PMT Properties, Inc., Attn: Larry G. Widmer,
9418 Woodspring Ct., Wichita, KS 67226

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

LOCATION: North side of 37th Street North and west of
Arkansas

SITE SIZE: 1.5 Acres

NUMBER OF LOTS

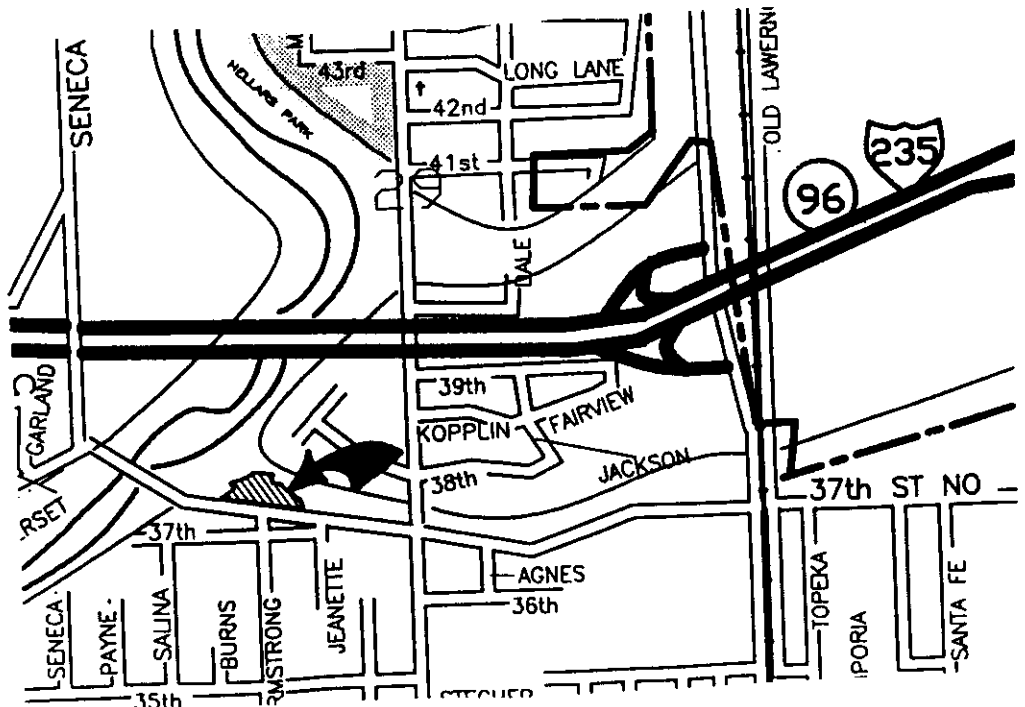
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.5 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "E" (Z-3057)

VICINITY MAP:



1-17-92 COPY

NOTE: A zone change to "E" Light Industrial has been approved for this site subject to platting by September 15, 1993. As was volunteered during the zone change, a restrictive use covenant and detailed site development plan are to be provided for recording with the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As necessary, the applicant shall provide on the plat any needed on-site easements for the extension of the sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate the platting of the 35-foot building setback from 37th Street North through the existing buildings which encroach 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 buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. However, any nonpermanent structures, such as sheds, shall be removed from the building setback. A letter shall be submitted which indicates such structures have been removed.
- D. As volunteered during the zone change review, the applicant shall submit for recording with the final plat tracing, a restrictive use covenant and detailed site development plan.
- E. The applicant's agent shall provide to Planning information on the nature of the right-of-way agreements to Phillips Petroleum and KG&E that impact this plat and if therefore they need to be shown on the final plat tracing. Copies of these agreements shall be submitted for the plat file.
- F. As requested by the utility representatives (KG&E, S.W. Bell, KG&E Gas) the final plat tracing shall either indicate utility easements to cover their existing facilities or arrangements shall be made for the relocation of any such facilities. If to be relocated, letters shall be submitted from the involved utilities indicating that satisfactory arrangements have been made.
- 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.
- H. The applicant's engineer is advised that the Register of Deeds is