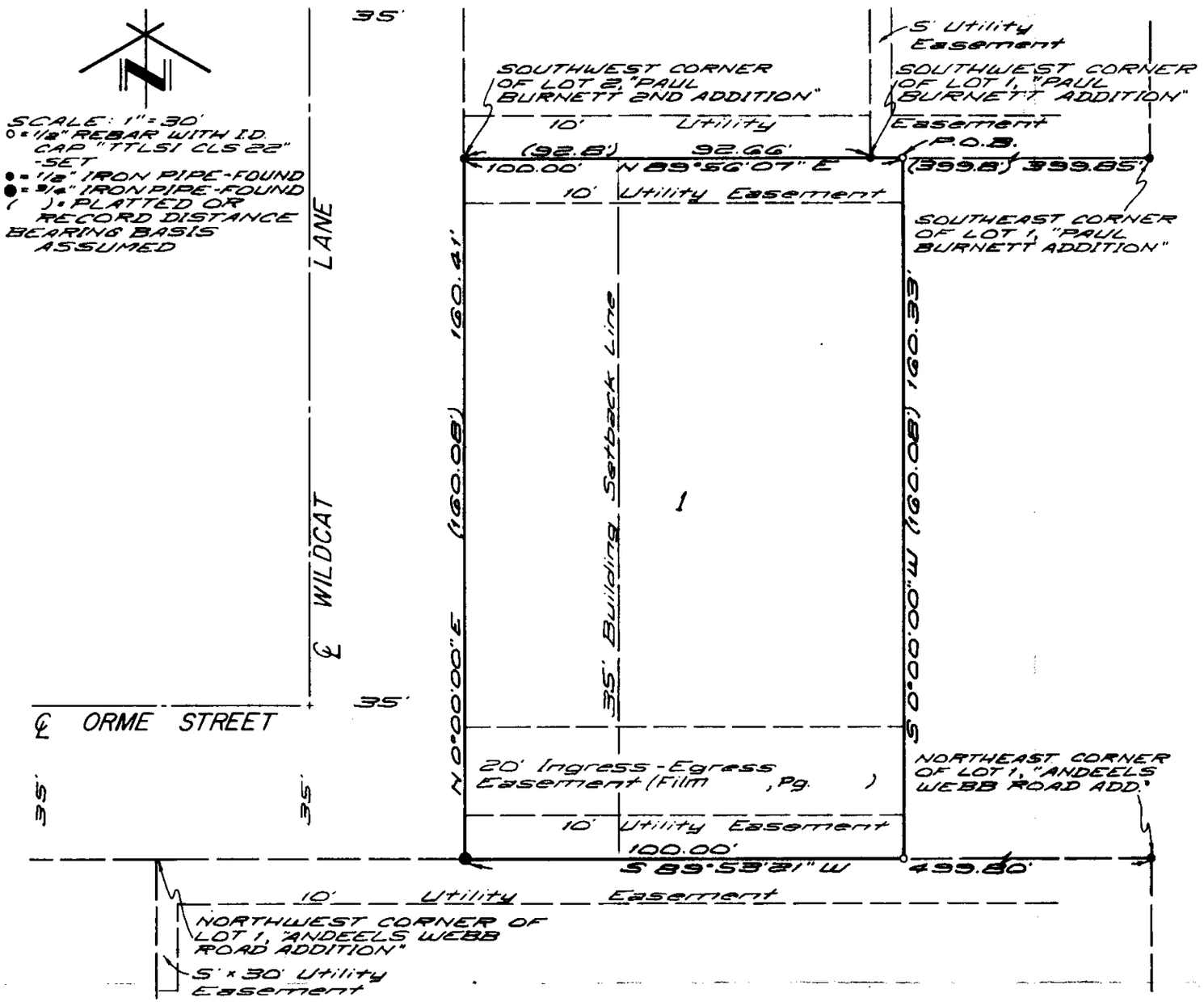
WILDCAT RSC ADDITION

WICHITA, KANSAS

(NW 1/4 SEC. 28, T27S, R2E)



STATE OF KANSAS)
SS
SEDGWICK COUNTY)

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 "WILDCAT RSC ADDITION", WICHITA, KANSAS, AND THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF SUCH SURVEY, DESCRIBED AS FOLLOWS:

A TRACT IN THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING 622 FEET SOUTH AND 399.8 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH A DISTANCE OF 160.08 FEET, MORE OR LESS, TO THE NORTH LINE OF "ANDEELS WEBB ROAD ADDITION"; THENCE WEST, ON SAID NORTH LINE, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE EAST OF LINE OF WILDCAT LANE; THENCE NORTH, ON SAID EAST LINE, A DISTANCE OF 160.08 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF "PAUL BURNETT SECOND ADDITION"; THENCE EAST, ON THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

TERRA TECH LAND SURVEYING, INC.

_____ _____

BRADLEY C. WARD LS#920 DATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOT TO BE KNOWN AS "WILDCAT RSC ADDITION", WICHITA, KANSAS. UTILITY EASEMENTS AS SHOWN ON THE PLAT ARE HEREBY GRANTED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

SOUTHWESTERN BELL TELEPHONE COMPANY

_____

VANCE W. LISTON
DISTRICT MANAGER, REAL ESTATE MANAGEMENT

STATE OF KANSAS)
SS
SHAWNEE COUNTY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1990, BY VANCE W. LISTON, DISTRICT MANAGER, REAL ESTATE MANAGEMENT, FOR SOUTHWESTERN BELL TELEPHONE COMPANY, A MISSOURI CORPORATION, HAVING ITS PRINCIPAL PLACE OF BUSINESS AT 1010 PINE STREET, ST. LOUIS, MISSOURI AND AUTHORIZED TO DO BUSINESS IN THE STATE OF KANSAS, ON BEHALF OF THE CORPORATION.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

THIS PLAT OF "WILDCAT RSC ADDITION", WICHITA, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 1990.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
WAYNE L. BRINEGAR

_____, 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 _____, 1990.

WICHITA CITY COUNCIL

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
JOHN MOIR

STATE OF KANSAS)
SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 1990, AT _____ O'CLOCK ____.M.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1990.

_____, COUNTY CLERK
DON WRIGHT

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 2, 1990

T.L. Daniel
Terra Tech Land Surveying
245 West Dewey
Wichita, KS 67202

Re: S/D 90-4 WILDCAT RSC ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, 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 February 23, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.

3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm
cc: Southwestern Bell Telephone Company, Attn: Jim McIlvain, 220 E. 6th Street, Suite 700Y, Topeka, KS 66603
Southwestern Bell Telephone Company, Attn: Rick Stubbs, 154 North Broadway, Room 818, Wichita, KS 67201
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. Since access to the unplatted tract to the east of this site is being provided by a proposed 20-foot ingress-egress easement across this site, a copy of this easement shall be provided to the Planning Department for review and approval. Upon approval, the easement shall be recorded by the applicant and the recording information indicated on the final plat tracing.

D. The applicant is advised that the existing driveway may require modification to access the 20-foot ingress-egress easement.

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.

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).

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-2

March 1, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-4 - WILDCAT RSC ADDITION

OWNER/APPLICANT: Southwestern Bell Telephone Co., 220 E. 6th St., Suite 700Y, Topeka, KS 66603

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

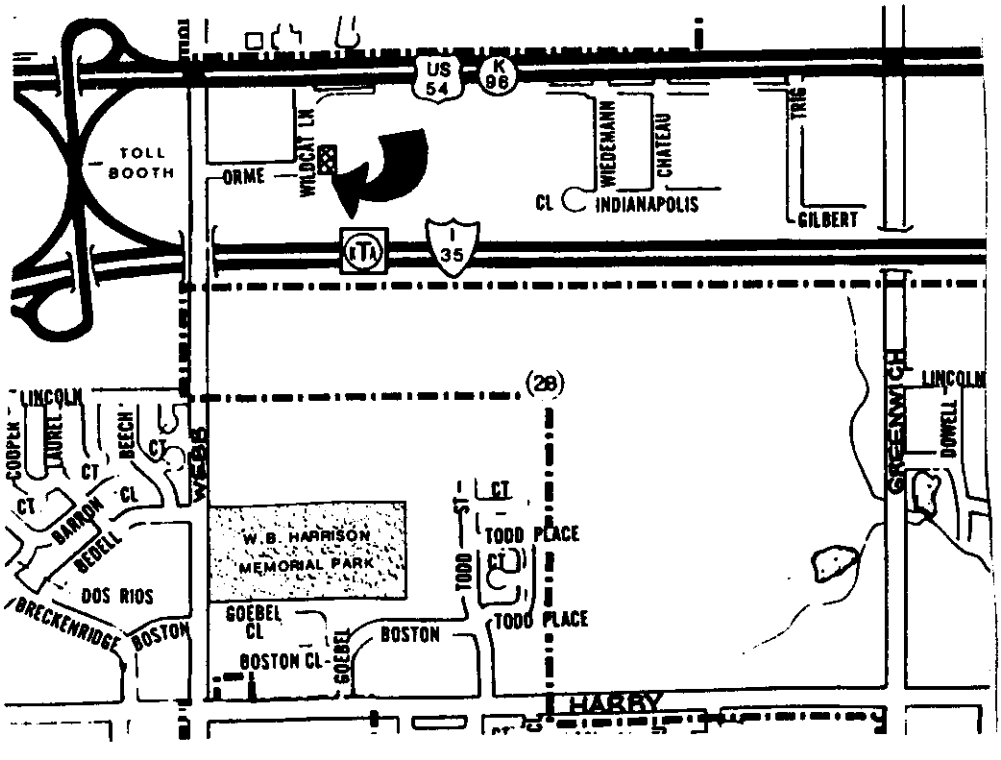
LOCATION: Southeast corner of Wildcat Lane and Orme St., in an area southeast of the intersection of Kellogg and Webb Road.

SITE SIZE: .37 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 16,080 sq. ft.

CURRENT ZONING: "C" Commercial

VICINITY MAP: