



Wichita-Sedgwick County Metropolitan Area Planning Department

May 17, 2016

Professional Engineering Consultants
Attn: Charlie Brown
303 S. Topeka
Wichita, KS 67202

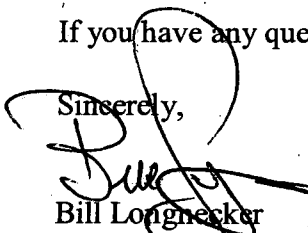
Ref: VAC2015-00059 - Request to Vacate a Platted Utility Easement on Property Generally Located West of North Maize Road on the North Side of West 29th Street North and on the West Side of North Parkdale Circle (District V).

Dear Mr. Brown:

At its regular meeting on Tuesday, May 10, 2016, the Wichita City Council considered the above-referenced request. The action of the City Council was to **APPROVE** subject to the recommendation by the MAPC.

If you have any questions about this matter, please call 268-4421.

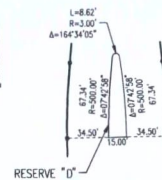
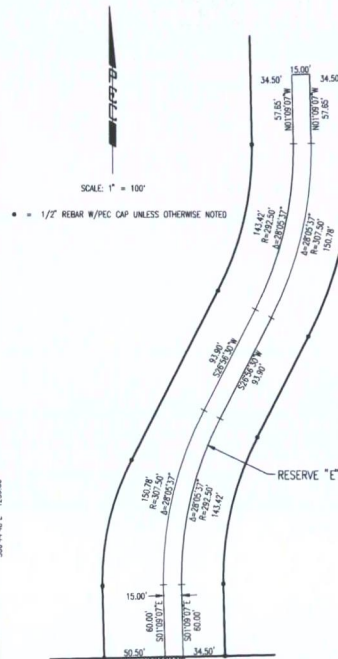
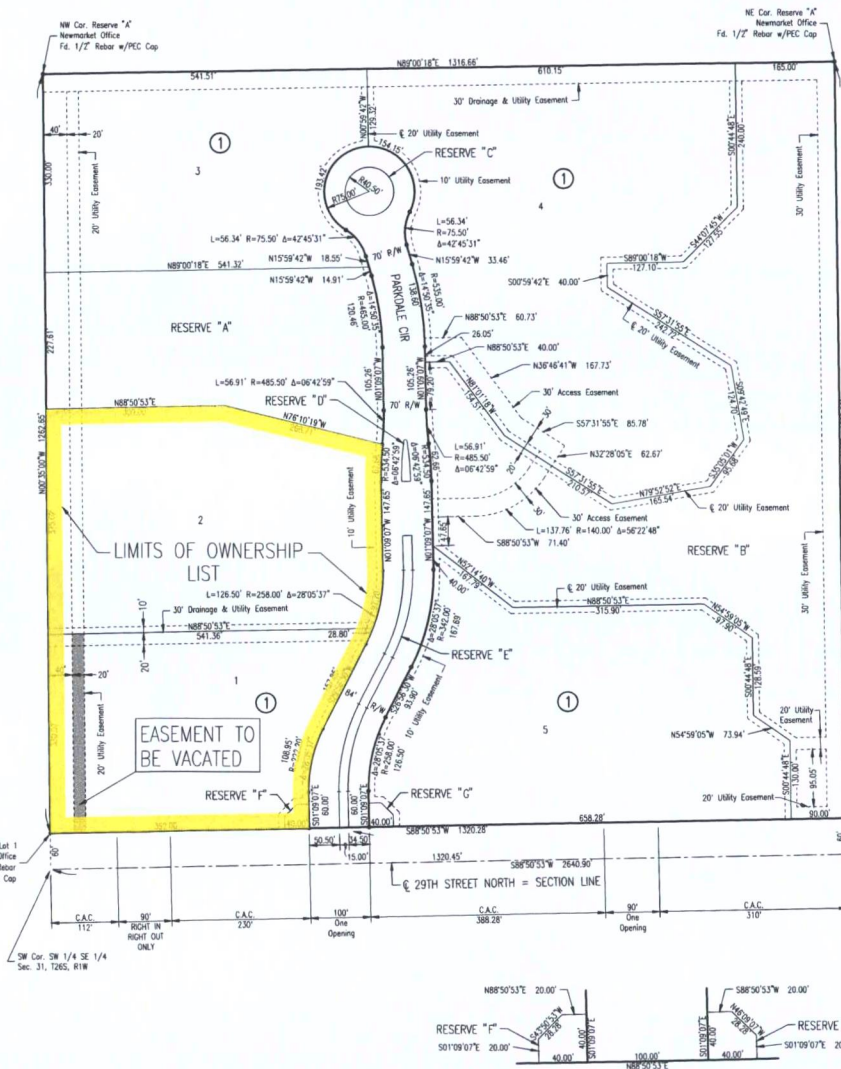
Sincerely,


Bill Longnecker
Senior Planner

BL:klw

cc: Newmarket Office LLC, 727 N Waco, Wichita KS 67203

NEWMARKET OFFICE 2ND AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARKS:

BM #1

1-POST 70' +/- WEST AND 75' SOUTH OF NORTHEAST CORNER SW 1/4 SE 1/4 SEC. 31, T26S, R1W
ELEV. 1351.58 NAVD 88

BM #1A

CHISELED SQUARE AT NORTHEAST CORNER OF CONCRETE DRIVE APPROACH, SOUTH SIDE OF SEDGWICK ON NORTH SIDE OF 29TH STREET, AT INTERSECTION OF 29TH AND PARKDALE.
ELEV. 1359.26 NAVD 88

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN KANSAS STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS _____ DAY OF _____, 2011, WE HAVE SURVEYED AND PLATTED NEWMARKET OFFICE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND RESERVES THE SAME BEING DESCRIBED AS FOLLOWS:

A REPEAT OF LOT 1, BLOCK 1, AND RESERVE "A" OF NEWMARKET OFFICE AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

ALL PUBLIC EASEMENTS LYING WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

ALL ABUTTERS RIGHT OF ACCESS TO AND FROM 29TH STREET NORTH OVER AND ACROSS THE SOUTH PROPERTY LINE IS HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT THERE SHALL BE ACCESS TO 29TH STREET NORTH AT THREE OPENINGS AS SHOWN.

JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

FEMA FLOOD PLAIN AND REGULATORY FLOODING BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE, AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR DRAINAGE, LAKE, LANDSCAPING, SIDEWALKS, AND UTILITIES, CONFINED TO EASEMENTS. RESERVES "C", "D", AND "E" ARE HEREBY PLATTED FOR DRAINAGE, LANDSCAPING, AND ACCESS DRIVES. RESERVE "F" SHALL ALLOW FOR PUBLIC ACCESS ACROSS AT VARIOUS LOCATIONS FOR DRIVEWAYS, AS APPROVED BY THE CITY ENGINEER. RESERVES "G" AND "H" ARE HEREBY PLATTED FOR ENTRY MONUMENTS, LANDSCAPING, AND SIGNS. RESERVES "A" THRU "G" SHALL BE OWNED AND MAINTAINED BY AN OWNER'S ASSOCIATION TO BE FORMED WITHIN NEWMARKET OFFICE 2ND ADDITION.

EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE 30 FOOT ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF WICHITA FOR HIGHWAYS, EGRESS AND DRIVEWAY PURPOSES TO LOT 4, BLOCK 1. CONSTRUCTION AND MAINTENANCE OF DRIVES WITHIN THE EASEMENT SHALL BE BY THE OWNER, SUCCESSORS, AND ASSIGNS OF LOT 4, BLOCK 1.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RIGHTS-OF-WAY, OR RESERVES SHALL REMAIN AT ESTABLISHED GRADIES AND UNDISTURBED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK, AND RESERVES THE SAME TO BE KNOWN AS NEWMARKET OFFICE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

MINIMUM PAD ELEVATIONS (LOWEST OPENING) SHALL BE AS FOLLOWS:

BLOCK 1 MAX.D. 88
LOTS 2 & 3 1355.0
LOTS 4 & 5 1354.0

OWNERS:
NEWMARKET OFFICE, LLC, A KANSAS LIMITED LIABILITY COMPANY

JERRY JONES, VICE PRESIDENT

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2011, BY JERRY JONES, VICE PRESIDENT OF NEWMARKET OFFICE, LLC, A KANSAS LIMITED LIABILITY COMPANY

SAVANAH E. HATHRUP, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS PLAT OF NEWMARKET OFFICE 2ND, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2011.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

DEBRA MILLER STEVENS, CHAIRMAN

JOHN L. SCHLEGEL, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY

OF _____, 2011.

TRICIA L. ROBBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEGWICK COUNTY KANSAS

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2011.

_____ COUNTY CLERK

KELLY B. ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE

REGISTER OF DEEDS OFFICE AT _____ M., ON THE _____ DAY

OF _____, 2011.

BILL MEER, REGISTER OF DEEDS

TONTA BUCKINGHAM, DEPUTY

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREIN, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS

_____ DAY OF _____, 2011.

CARL BREWER, MAYOR

HAREN SUBLETT, CITY CLERK