



Wichita-Sedgwick County Metropolitan Area Planning Department

November 28, 2016

Ferris Consulting
c/o Greg Ferris
PO Box 573
Wichita KS, 67201

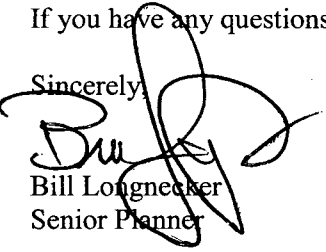
Ref: VAC2016-00039 - Request to Vacate a Portion of a Platted Setback on Property Generally Located West of South Hillside Avenue, on the South Side of East Kellogg Street, on the Northeast Side of Sunnyside Street and Lorraine Avenue (District I)

Dear Mr. Ferris:

At its regular meeting on Tuesday, November 22, 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,

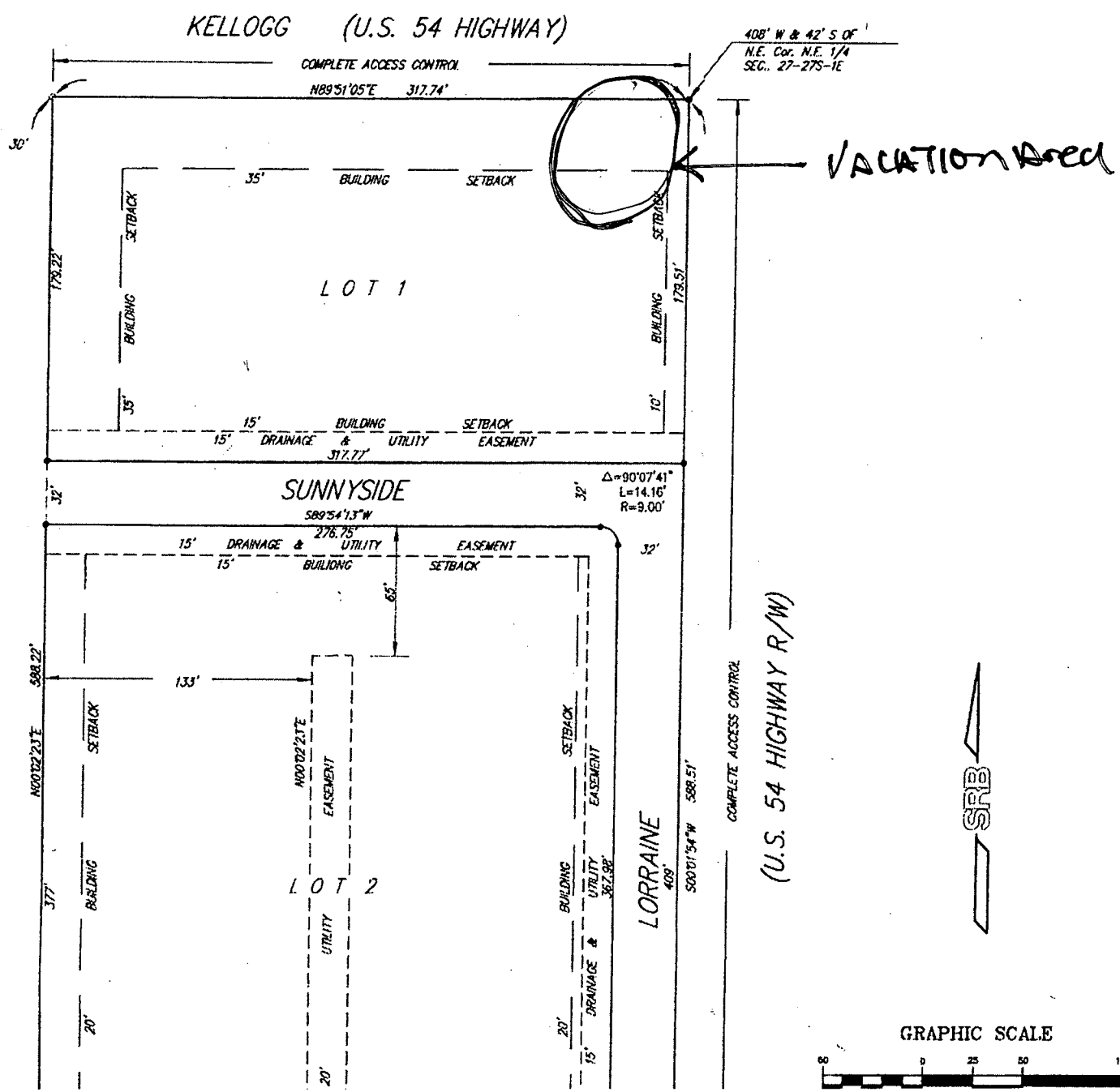


Bill Longnecker
Senior Planner

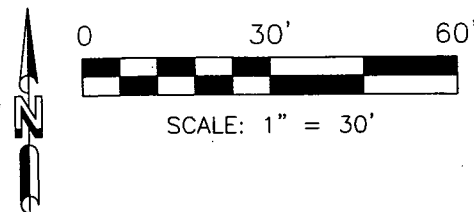
BL:klw

cc: Tom George Investments, LLC, c/o Tom George, 1900 N Red Brush Ct, Wichita, KS, 67206-4425

VA 201639



LINE	BEARING	DISTANCE
L1	S 33°05'07" W	19.13'
L2	N 01°18'07" W	30.00'
L3	N 88°41'53" E	64.00'
L4	S 01°18'07" E	30.00'
L5	S 88°41'53" W	64.00'
L6	N 88°41'53" E	39.00'
L7	S 00°55'38" E	15.79'
L8	S 00°55'38" E	19.85'
L9	S 88°41'53" W	84.65'
L10	N 01°09'06" W	19.85'
L11	N 88°41'53" E	84.72'
L12	S 00°55'38" E	35.64'
L13	S 00°55'38" E	143.58'
L14	S 88°53'33" W	15.00'
L15	N 00°55'38" W	133.38'
L16	N 88°41'53" E	4.50'
L17	N 01°18'07" W	10.15'
L18	N 88°41'53" E	10.57'



LOT 1
SUNNYSIDE VILLAGE
PC 96-7

PARENT TRACT
TOM GEORGE INVESTMENTS LLC
PARCEL ID:
087-128-27-0-11-01-003.00
PIN NO. 00463807

35' BUILDING SETBACK

SIGHT DISTANCE
330'±

TELEPHONE
MANHOLE

CONCRETE
FLUME

POC
LEASE AREA
25' INGRESS/EGRESS &
UTILITY EASEMENT
VACATED SETBACK
10' UTILITY EASEMENT
5/8" REBAR

SEWER
MANHOLE

POB
VACATED SETBACK
0.038 ACRES±

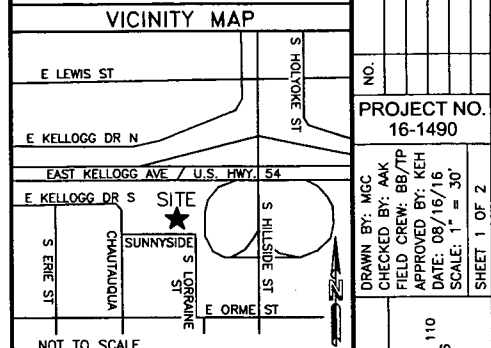
POB
LEASE AREA
0.044 ACRES±

POB
15' UTILITY EASEMENT
0.034 ACRES±

POB
25' INGRESS/EGRESS
0.076 ACRES±

TOWER INFO

LATITUDE: 37°40'44.152" NORTH
LONGITUDE: 97°18'01.621" WEST
(NAD 83)
GROUND ELEVATION: 1302.5'
ABOVE MEAN SEA LEVEL (NAVD88)



LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊞ = TELEPHONE PEDESTAL
- ⊙ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- ⊗ = TREE
- ▨ = VACATED SETBACK
- = RIGHT-OF-WAY
- op- = OVERHEAD POWER

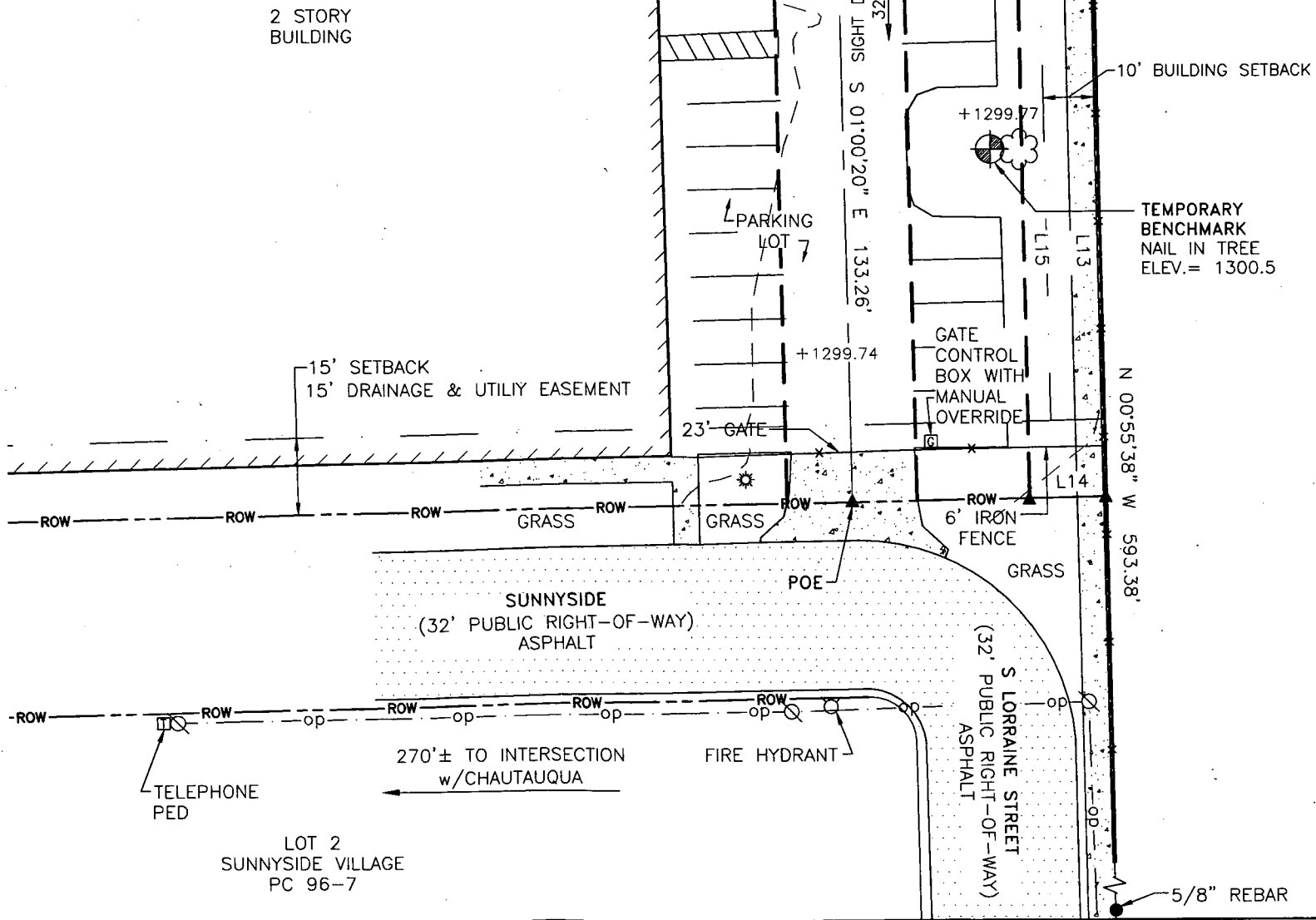
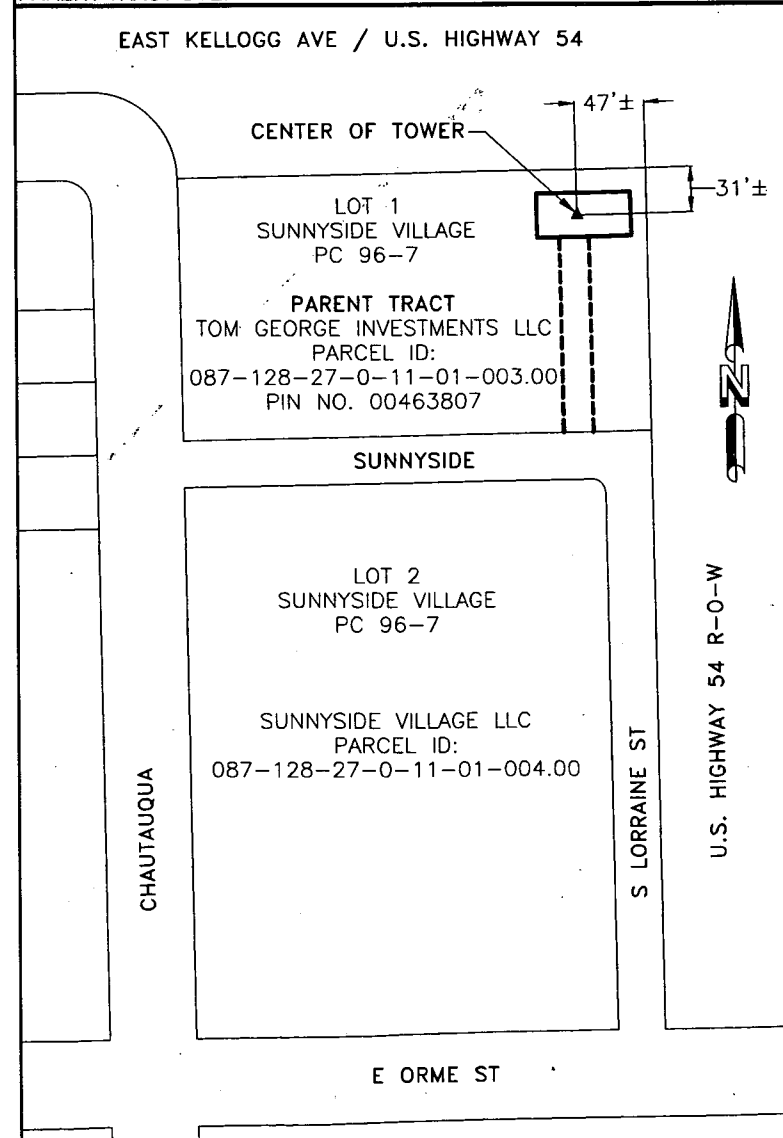
FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 20173C0366E, which bears an effective date of February 2, 2007 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% chance annual floodplain.

WI01392 SUNRISE

NE 1/4, SEC. 27, T-27-S, R-1-E
SEDGWICK COUNTY, KANSAS

PARENT TRACT OVERVIEW SCALE: NOT TO SCALE



RAWLAND TOWER SURVEY

Parallel
INFRASTRUCTURE

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

ENGINEERING GROUP, INC.