

NORTHWEST CORNER
NE 1/4, SEC. 32, T27S, R4W

N 90°00'00" E

442.80'
1/2" BAR

N 90°00'00" E (BASIS OF BEARINGS)
70.60'

EXISTING 60' R-O-W

ACCESS CONTROL EXCEPT FOR
ONE OPENING
15TH ST. SOUTH
(HARRY)

N 90°00'00" E
70.00'

EXISTING 20' GAS LINE EASEMENT
TO CITY OF GARDEN PLAIN,
BOOK MISC. 478, PAGE 463

25' BUILDING SETBACK

LOT 1
①

20' UTILITY EASEMENT

70.00'
N 90°00'00" W

LEGAL DESCRIPTION

Commencing at the Northwest corner of the Northeast Quarter of Section 32, Township 27 South, Range 4 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence east on the North line of said Northeast Quarter on an assumed bearing of N 90°00'00" E a distance of 442.8 feet to the point of beginning; thence continuing N 90°00'00" E a distance of 70 feet; thence S 05°23'30" W parallel to the West line of said Northeast Quarter a distance of 150 feet; thence N 90°00'00" W a distance of 70 feet; thence N 05°23'30" E a distance of 150 feet to the point of beginning; EXCEPT that portion condemned for highway in Condemnation Case No. A-42403.

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

I, Adolf E. Reiss, being a duly licensed professional land surveyor in said County and State, do hereby certify that I have caused the tract of land as set forth in the Legal Description to be surveyed and platted and that said survey and the accompanying exhibit are true and correct to the best of my knowledge and information available.

Adolf E. Reiss

LS#77

DATE

Know all men by these presents that Cox Communications Kansas, LLC has caused the tract of land as set forth in the Legal Description to be surveyed and platted into a lot and a block to be known as Cox Communications Addition, Sedgwick County, Kansas. Easements are hereby granted as indicated for utility construction and maintenance. Access control as indicated on the face of the plat is hereby granted to the appropriate governing body. A drainage plan has been developed for the plat known as Cox Communications Addition and all drainage easements, rights-of-way or reserves shall remain at established grades or as modified with the approval of the County Engineer and unobstructed to allow for the conveyance of stormwater.

COX COMMUNICATIONS KANSAS, LLC

Linda Jurgensen
LINDA JURGENSEN, Vice President
of Field Operations

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me this 3rd day of August, 2001 by Linda Jurgensen, Vice President of Field Operations of Cox Communications Kansas, LLC, a Delaware Limited Liability Company on behalf of the Limited Liability Company.

Kathleen A. Demuth
Kathleen A. Demuth Notary Public

My Appointment Expires: Sept. 21, 2001

KATHLEEN A. DEMUTH
Notary Public - State of Kansas
My Appt Expires

This plat of Cox Communications Addition, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2001.

_____, Acting Chair
J.D. MICHAELIS

_____, Secretary
MARVIN S. KROUT

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2001.

TRICIA L. ROBELLO, LS #1246
Deputy County Surveyor
Sedgwick County, Kansas

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2001.

_____, Chair
CAROLYN McGINN

ATTEST:

_____, County Clerk
DON BRACE

Entered on transfer record this _____ day of _____, 2001.

_____, County Clerk
DON BRACE

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ o'clock _____ M. on the _____ day of _____, 2001.

_____, Register of Deeds
BILL MEEK

_____, Deputy
LINDA KIZZIRE

FINAL PLAT
COX COMMUNICATIONS ADDITION
SEGDWICK COUNTY, KANSAS
2001

final tracing
received 11-1-01



Wichita-Sedgwick County Metropolitan Area Planning Department

August 9, 2001

Bob Previtera
2160 W. 21st Street
Wichita, KS 76206

RE: SUB 2001-71 -- One-Step Final Plat of Cox Communications Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 9, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated July 27, 2001.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division



Wichita-Sedgwick County Metropolitan Area Planning Department

July 27, 2001

Bob Previtera
2160 W. 21st Street
Wichita, KS 76206

RE: SUB 2001-71 -- One-Step Final Plat of Cox Communications Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 26, 2001, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

- A. Although water services are available from Garden Plain, municipal services are not needed for this unmanned site. No guarantees or easements are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The plat proposes access control except for one opening along Harry. The final plat tracing shall reference the access controls in the platlor's text.
- D. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- E. The signature line for the County Commissioners needs to only reference "Carolyn McGinn, Chair".
- F. The City Council certification may be deleted as this plat is located in the County.
- G. The legal description needs to have a bearing corrected.
- H. The Applicant is advised that if platted, the building setback must be 25 feet to conform with the Zoning setback standard for County section line roads.

- I. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- J. A revision to the platting binder will need to be submitted with the final tracing showing that the site's ownership is only in the party now shown on the final plat.
- K. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- L. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- M. 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.
- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316- 946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUB 2001-71 -- One-Step Final Plat of Cox Communications Addition
July 27, 2001
Page 3

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, August 9, 2001, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Cox Communications, Attn: Linda Jurgensen, 701 E. Douglas, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 7/26/01)

CASE NUMBER: SUB 2001-71 -- COX COMMUNICATIONS ADDITION

OWNER/APPLICANT: Cox Communications Kansas, Attn: Linda Jurgensen, 701 E. Douglas, Wichita, KS 67202

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Bob Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: East of 383rd St. West, South side of Harry

SITE SIZE: .14 Acres

NUMBER OF LOTS

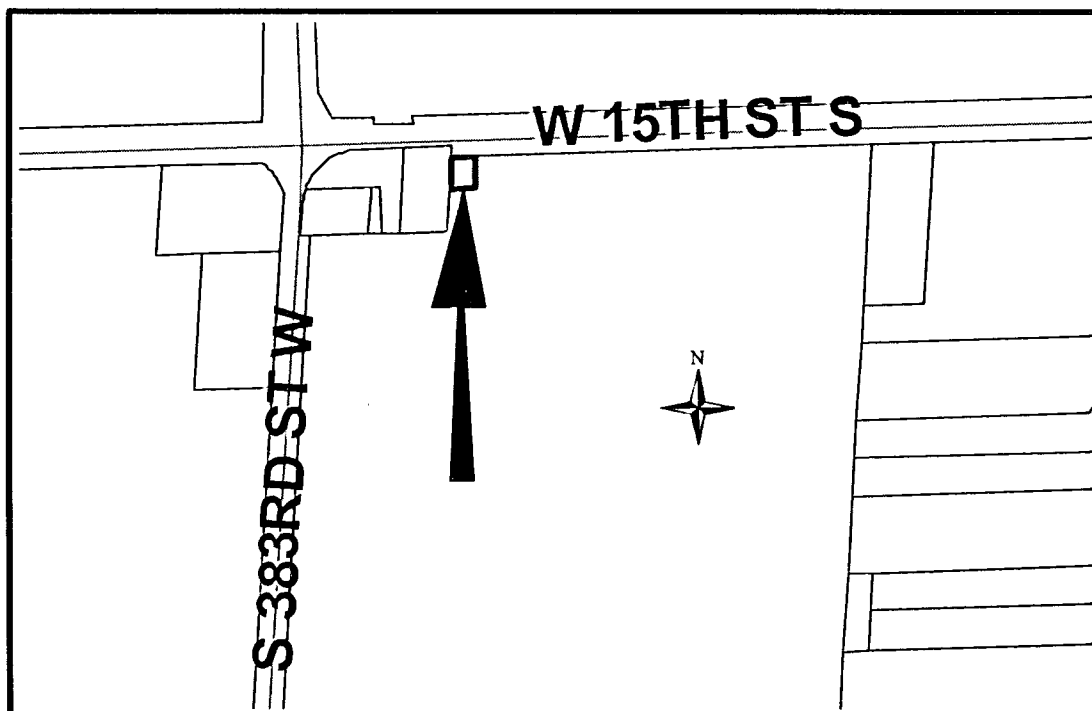
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 6,280 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Cheney Area of Influence. A Conditional Use (ZON 2001-18) was approved for the site to allow for a Major Utility, an electronics building for Cox Cable. The site is located in the Cheney Area of Influence.

STAFF COMMENTS:

- A. Although water services are available from Garden Plain, municipal services are not needed for this unmanned site. **No guarantees or easements are required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The plat proposes access control except for one opening along Harry. The final plat tracing shall reference the access controls in the plat's text.
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SUB 2001-71 -- One-Step Final Plat of COX COMMUNICATIONS ADDITION
August 9, 2001 - Page 3

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