find tracing
received 5-4-00
Sheet 1 of 2

B.M. #15: Chiseled "a" on South End RCP East Side of Ridge Road on South Side Tree Row going East from Ridge Road. Elev.=1308.92

B.M. #16: Chiseled "a" on East End of the North RCP of 3 Culverts 300'± North of West 1/4 Corner Sec. 10, T28S, R1W. Elev.=1308.94

B.M. #17: Chiseled "a" on S.E. Corner of South Headwall RCB under K-42 Highway near Cessna Credit Union. Elev.=1307.855

B.M. #18: Chiseled "a" on S.W. Corner of 24" N.-S. Concrete Ditch Liner at at S.E. Corner of Cessna Credit Union and 35'± North of North 1/4 Corner Sec. 10, T28S, R1W. Elev.=1303.725

B.M. #19: Top of Concrete with Brass Disc S.W. Corner J.I. Case Property. Elev.=1308.055

CESSNA ADDITION

TO SEDGWICK COUNTY, KANSAS

SCALE: 1" = 100'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED
D = DEED
M = MEASURED

NW Corner, NW 1/4, Section 10, T28S, R1W Found 1/2" Bar

N88°42'01"E 2647.63'

Complete Access Control - 300'

Street Dedication

℄ 31ST STREET SOUTH = SECTION LINE

NE Corner, NW 1/4, Section 10, T28S, R1W Found 1/2" Pipe ● Corner

50'

40'

N88°42'01"E - - - 1071.83'

40'

50'

50'

Found #4 Bar - Baughman

Found #4 Baughman Bar

20' Utility Easement

Complete Access Control

ABANDONED RAILROAD RIGHT OF WAY

N73°10'26"E 1557.05'

Found #4 Baughman Bar

20' Utility Easement

10' Utility Easement

S01°18'20"E 410.00'

Found 3"x3" Concrete Block w/Brass Disk w/Top 3" Broken

N89°00'59"E - D
N88°52'53"E - M
190.00'

Found #5 Bar

Complete Access Control 100'

25' Right of Way Agreement Film 124, Page 992

75'

50'

75'

N01°22'13"W 146.91'

N07°09'37"E 101.12'

60'

Street Dedication

1328.14'

N01°22'13"W

Access Control Except 3 Openings

℄ RIDGE ROAD = SECTION LINE

N01°22'13"W 614.57'

S01°18'20"E 875.24'

1

Calculated SW Corner, N 1/2, NW 1/4, Section 10, T28S, R1W No Monument Found

50'

60'

S88°50'39"W 2586.13'

Found Old 3/4" I.P.

N89°00'59"E 190.00'

Found 3"x3" Concrete Block w/Brass Disk

Set 3/4" I.P. w/PEC Cap

N01°22'13"W 1328.14'

SW Corner, NW 1/4, Section 10, T28S, R1W Found 5/8" Bar - Graber

NW Corner Lot 8, Block 1, Ecco Industrial Addition

SE Corner, NW 1/4, Section 10, T28S, R1W

Q:\1998\98823\Cessna CPD\dwg\FINAL PLAT 01-12-2000 11:14:47 am

CESSNA ADDITION
TO SEDGWICK COUNTY, KANSAS

final tracing
received 5-4-00
Sheet 2 of 2

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 2ND DAY OF MAY, 2000, WE HAVE SURVEYED AND PLATTED CESSNA ADDITION, TO SEDGWICK COUNTY, KANSAS, INTO A LOT AND BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, LYING SOUTH OF THE RAILROAD RIGHT-OF-WAY TOGETHER WITH A TRACT IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 1, ECCO INDUSTRIAL ADDITION, THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 190 FEET TO A CORNER OF J. I. CASE ADDITION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER AND ALONG THE WEST LINE OF J. I. CASE ADDITION A DISTANCE OF 875.24 FEET TO A CORNER OF SAID J. I. CASE ADDITION; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER AND ALONG THE SOUTH LINE OF SAID J. I. CASE ADDITION A DISTANCE OF 190 FEET TO A POINT IN THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

JAMES R. BECKETT — REGISTERED — 8-2-00 — LS 832 — KANSAS — LAND SURVEYOR

James R. Beckett

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

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 A LOT AND BLOCK, THE SAME TO BE KNOWN AS CESSNA ADDITION, TO SEDGWICK COUNTY, KANSAS.

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

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM HIGHWAY K-42, RIDGE ROAD AND THE WEST 300 FEET OF 31ST STREET SOUTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT THERE SHALL BE AN ACCESS TO RIDGE ROAD AT THREE (3) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE APPLICABLE CITY OR COUNTY ENGINEER.

OWNERS: THE CESSNA AIRCRAFT COMPANY

BY: C. B. J.
CHARLES B. JOHNSON, PRESIDENT AND C.O.O.

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 13, 2000, BY CHARLES B. JOHNSON, PRESIDENT AND C.O.O. OF THE CESSNA AIRCRAFT COMPANY

Doris V. Greider, NOTARY PUBLIC
DORIS V. GREIDER

MY APPOINTMENT EXPIRES: January 30, 2004

DORIS V. GREIDER — NOTARY PUBLIC — STATE OF KANSAS — My Appt. Exp. 1-30-04

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

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
FRANCIS S. GAROFALO

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 2000.

_____, CHAIRMAN
THOMAS G. WINTERS

_____, COUNTY CLERK
JAMES ALFORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE _____ DAY OF _____, 2000.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

WICHITA – SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 13, 2000

PEC, P.A.
C/O Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-89 -- One-Step Final Plat of CESSNA ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 13, 2000, 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 January 7, 2000.

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 and 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.

Made with Recycled Paper

WICHITA — SEDGWICK COUNTY

W.SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 7, 2000

PEC, P.A.
C/O Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-89 -- One-Step Final Plat of CESSNA ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. In the alternative, Cessna may request the site be included within their special Industrial District, which is exempt from annexation.

B. The Applicant shall guarantee the extension of sanitary sewer and municipal water. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided. City Engineering needs to indicate the need for any additional guarantees. ***An off-site drainage easement is needed.***

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

D. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

E. County Engineering needs to comment on the access controls. The site is limited to access from Ridge and 31st St. South, and the final plat shall denote complete access control along K-42 as required by KDOT. The plat denotes three proposed access openings along Ridge Road. The final plat shall reference the access controls in the plattor's text.

F. County Engineering shall comment on the need for any additional right-of-way along perimeter streets. ***County Engineering requests additional right-of-way along Ridge Road - 75-feet to the center of the south two lanes at the K-42 intersection, tapering to 60-feet.***

G. County Engineering shall comment on the need for any street improvements. ***County Engineering has required a guarantee for a center left-turn lane along the frontage to Ridge Road.***

H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

J. The plattor's 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.

K. 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.)

L. 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.

M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. 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.

O. 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.

P. Perimeter closure computations shall be submitted with the final plat tracing.

Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

R. 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.

S. 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.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 13, 2000, at 12:45 p.m.

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

Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: The Cessna Company, One Cessna Blvd., Wichita, KS 67215
John Fowler, Senior Facilities Specialists – Cessna, P.O. Box 7704, Wichita, KS 67277-7704
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5
January 13, 2000

STAFF REPORT
(One-Step Final Plat Approved 1/06/2000)

CASE NUMBER: S/D 99-89 - CESSNA ADDITION

OWNER/APPLICANT: The Cessna Aircraft Company, One Cessna Blvd., Wichita, KS 67215

AGENT: John Fowler, Senior Facilities Specialist, P.O. Box 7704, Wichita, KS 67277-7704

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Ridge Road and K-42 Highway

SITE SIZE: 76 Acres

NUMBER OF LOTS

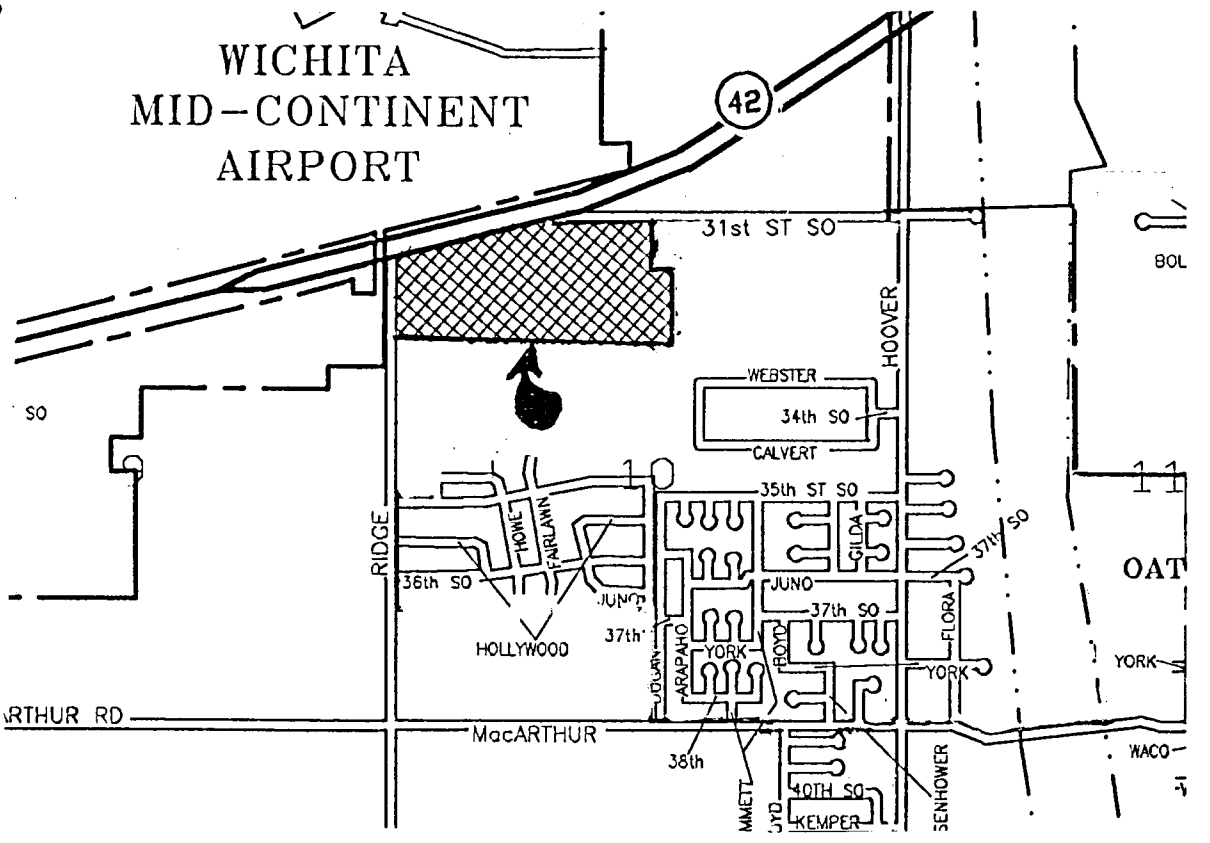
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 76 Acres

CURRENT ZONING: SF-20, Single-Family Residential
RR, Rural Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0795) to LI, Limited Industrial subject to platting. A Protective Overlay was also required which addresses uses and landscape buffers. The site is located in the County adjoining the City of Wichita.

STAFF COMMENTS:

A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. In the alternative, Cessna may request the site be included within their special Industrial District, which is exempt from annexation.

B. The Applicant shall guarantee the extension of sanitary sewer and municipal water. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided. City Engineering needs to indicate the need for any additional guarantees. ***An off-site drainage easement is needed.***

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L. 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.

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