12-798 Created fit tracing 1 of 2

WILSON RETIREMENT 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

N.W. Corner, N.E. 1/4 Sec. 8, T27S, R2E of the 6th P.M.

N89° 10'54"E 1464.80'

Access Control except 1-opening

℄ 21ST STREET NORTH = S N89° 10'54"E 682.02'

S89° 10'54"W 504.92'

40' 50'

Street Dedication N89° 10'54"E 462.02'

10.00' S0° 49'06"E

N89° 10'54"E 220.08'

N89° 10'54"E 682.12'

Point of Beginning= N.W. Corner Lot 1, Block 1 Wilson Apartments Addition Found 3/4" I.P.

N.E. Corner Sec. 8, T27S, R2E of the 6th P.M. 1/2" I.P. in Thimble

N.E. Corner Lot 1, Block 1 Wilson Retirement Addition Found 3/4" I.P.

Water Line Easement 10' 115' 5' 20' 15'

S0° 49'06"E 50'

S0° 54'41"E 50'

40' Bldg. Stbk. Line

Found 3/4" I.P.

S2° 28'34"E 55.80'

Found 3/4" I.P.

℄ WEBB ROAD = S

N0° 42'31"W 405.00' 395'

10' Utility Easement

LOT 1

BLOCK 1

S0° 54'41"E 451.46'

S.W. Corner Lot 1, Block 1 Wilson Retirement Addition Found 3/4" I.P.

S.E. Corner Lot 1, Block 1 Wilson Retirement Addition Found 3/4" I.P.

15'

N89° 10'54"E 410.00'

10' Utility Easement

50' 50'

N0° 42'31"W 464.86'

℄ 20' Drainage Easement

S19° 10'54"W 377'

61.36' S1° 10'54"W

266.07' S89° 10'53"W 531.04' 264.97'

198.64' 227.71'R. Δ=49° 49'48"

S82° 40'53"W 184.69'

Found 3/4" I.P.

Found 3/4" I.P.

321.46' 293.83'R. Δ=62° 40'36"

Found 3/4" I.P.

SCALE: 1"=50'

● = SET 3/4" I.P. UNLESS OTHERWISE NOTED

B.M. - CITY OF WICHITA BENCH MARK DISC 44 FEET SOUTH AND 48 FEET EAST OF THE INTERSECTION OF CENTERLINES OF WEBB ROAD AND 21ST STREET NORTH. ELEV.=205.238 CITY DATUM

FOR ADDITIONAL INFORMATION AND SETBACK LINES SEE C.U.P. DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

Revised
12-7-98

final tracing
2 of 2

WILSON RETIREMENT 2ND ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

WE PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY ON THIS 11th DAY OF November, 1998, THAT WE HAVE SURVEYED AND PLATTED WILSON RETIREMENT 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK, AND A STREET THE SAME BEING DESCRIBED AS:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE BEARING S89°10'54"W ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 504.92 FEET; THENCE BEARING S0°49'06"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, WILSON APARTMENTS ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING S0°54'41"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET; THENCE BEARING S27°28'36"E A DISTANCE OF 55.90 FEET; THENCE BEARING S0°54'41"E A DISTANCE OF 451.48 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 293.83 FEET AND A CHORD OF 305.87 FEET BEARING S51°20'24"W; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°40'58" AN ARC DISTANCE OF 321.48 FEET; THENCE BEARING S82°40'53"W A DISTANCE OF 184.69 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 227.71 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'48" AN ARC DISTANCE OF 198.04 FEET; THENCE BEARING S89°10'53"W A DISTANCE OF 531.04 FEET TO A POINT IN THE EAST LINE OF BLOCK 7, WILSON FARMS ADDITION, AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N0°42'31"W ALONG SAID EAST LINE A DISTANCE OF 464.86 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WILSON RETIREMENT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING N89°10'54"E A DISTANCE OF 410.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE BEARING N0°42'31"W ALONG THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION NORTH, A DISTANCE OF 405.00 FEET; THENCE BEARING N89°10'54"E PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 482.02 FEET; THENCE BEARING S0°49'06"E A DISTANCE OF 10.00 FEET; THENCE BEARING N89°10'54"E PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 220.08 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF WATER LINE EASEMENT AS PER FILM 1692, PAGE 315, TOGETHER WITH THAT PORTION OF TEMPORARY DRAINAGE EASEMENT AS PER FILM 1798, PAGE 1898 WITHIN THE ABOVE DESCRIBED TRACT, ARE HEREBY VACATED AND REPLATTED BY K.S.A. 12-512(b) AMENDED.

James P. Moore
JAMES P. MOORE, R.L.S. NO. 829
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

JAMES P. MOORE REGISTERED LS-829 11-11-98 KANSAS LAND SURVEYOR

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, A BLOCK, AND A STREET THE SAME TO BE KNOWN AS WILSON RETIREMENT 2ND ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED.

THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM 21ST STREET NORTH, OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO 21ST STREET NORTH AT 1 (ONE) LOCATION TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

FOR ADDITIONAL INFORMATION AND SETBACK LINES SEE C.U.P. DP-201 ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT, WICHITA, KANSAS.

OWNER: WILSON ESTATES, A GENERAL PARTNERSHIP

BY: Robert G. Wilson
ROBERT G. WILSON, MANAGING PARTNER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED ON THIS 17th DAY OF November, 1998, BEFORE ME A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME ROBERT G. WILSON, MANAGING PARTNER OF WILSON ESTATES, A GENERAL PARTNERSHIP, AND TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF AND AS THE ACT AND DEED OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Dawn A. Truman
DAWN A. TRUMAN, NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-15-2000

DAWN A. TRUMAN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. July 15, 2000

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1998.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1998.

_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

WICHITA — SEDGWICK COUNTY

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

August 28, 1998

Professional Engineering Consultants, PA
303 S. Topeka
Wichita, KS 67202

S/D 98-86 - One-Step Final Plat of WILSON RETIREMENT 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1998, 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 August 21, 1998.

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 five (5) 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 this plat. This will be used by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Wilson Estates, 132 N. Mosley, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY

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

August 21, 1998

Professional Engineering Consultants, PA
303 S. Topeka
Wichita, KS 67202

S/D 98-86 - One-Step Final Plat of WILSON RETIREMENT 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

A. City Engineering needs to indicate if any guarantees 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. City Engineering needs to comment on the status of the applicant's drainage plan. *An off-site drainage agreement is required.*

E. The plat indicates access control except for one opening along 21st Street North in accordance with the approved CUP.

F. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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.

G. The applicant is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along 21st St. North.

H. Traffic Engineering should also comment on the need for improvements for 21st Street North.

I. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.

J. 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.)

K. 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.

L. 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.

M. 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.

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

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

P. 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.

Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 plat*** is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 27, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: ***Marked Copy of plat***

cc: Wilson Estates, 132 N. Mosley, Wichita, KS 67202
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

AGENDA ITEM NO. 2-9.

METROPOLITAN AREA PLANNING COMMISSION

August 27, 1998

STAFF REPORT
(One-Step Final Plat-Approved 08/20/98)

CASE NUMBER: S/D 98-86 WILSON RETIREMENT 2ND ADDITION

OWNER/APPLICANT: Wilson Estates, 132 N. Mosley, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 21st St. North, West of Webb Road

SITE SIZE: 16.7 acres

NUMBER OF LOTS

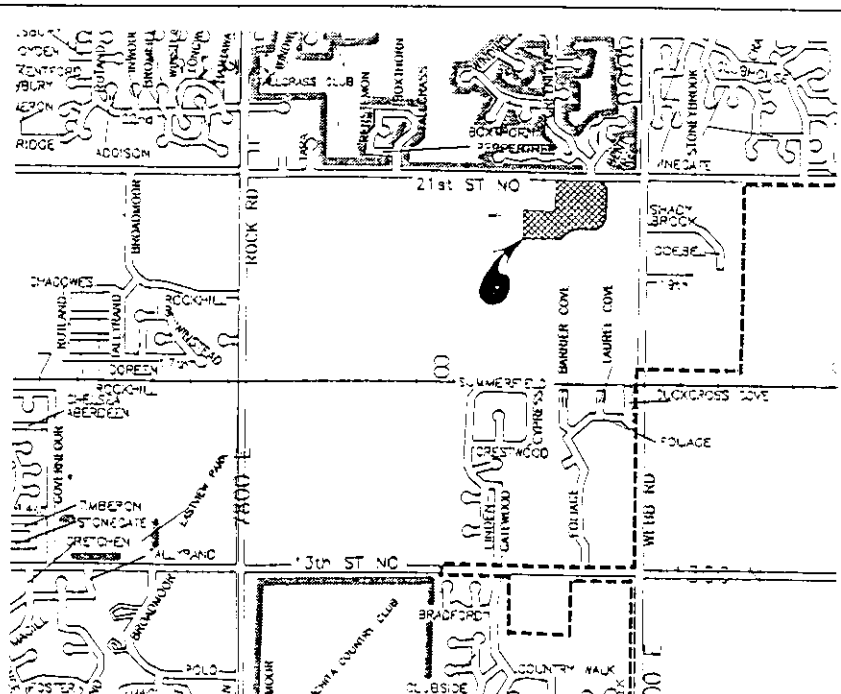
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 16.7 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: B, Multi-Family

VICINITY MAP



Note: This site is currently unplatted and governed by the Wilson Estates Residential CUP, DP-201 Amendment #1 (Parcel 8). The site has also been approved for a zone change (Z-3178) from SF-6, Single-Family to B, Multi-Family.

STAFF COMMENTS:

A. City Engineering needs to indicate if any guarantees 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. City Engineering needs to comment on the status of the applicant's drainage plan. ***An off-site drainage agreement is required.***

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