

PHILLIPS 66 KELLOGG AND TYLER ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

find tracing
received 8-9-99

N.W. Corner, S.W. 1/4
Sec. 28, T27S, R1W
of the 6th P.M.
Found 3/4" I.P. in Thimble

N.E. Corner, S.E. 1/4
Sec. 28, T27S, R1W
of the 6th P.M.
Found 1/2" I.P. in Thimble

N.W. Corner Lot 1
Gorman Add.

Found 3/4" I.P.
0.18" South of Corner

Found #4 Bar

Found #4 Bar

Found #4 Bar

Found Chiseled "x"

Access Control
except (1) one-opening

Complete Access Control

Complete Access Control

Complete Access Control

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S.W. Corner, S.W. 1/4
Sec. 28, T27S, R1W
of the 6th P.M.
Found R.R. Date Nail

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

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 4th DAY OF
August, 1999, THAT WE HAVE SURVEYED AND PLATTED PHILLIPS 66
KELLOGG AND TYLER ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A
LOT, A BLOCK AND STREETS, BEING A TRACT OF LAND LYING IN THE S.W. 1/4 OF
SECTION 28, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK
COUNTY, KANSAS, BEING A REPLAT OF LOT 1 OF PHILLIPS 66 CENTRE-TYLER
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, TOGETHER WITH PART OF LOTS
27 AND 28 OF FAIRLAWN ACRES, AN ADDITION TO SEDGWICK COUNTY, KANSAS,
DESCRIBED AS PARCELS 1 AND 2 IN DEED FILM 1794, PAGE 921.

MORE PARTICULARLY DESCRIBED IN WHOLE WITH MEASURED BEARINGS AND
DISTANCES AS BEGINNING AT THE NORTHWEST CORNER OF LOT 28, FAIRLAWN
ACRES; THENCE, N88°00'05"E, ALONG THE NORTH LINE OF SAID LOT 28,
449.94 FEET TO THE EAST LINE OF THE WEST 450 FEET OF SAID LOT 28;
THENCE, S1°37'05"E ALONG SAID EAST LINE, SAID LINE ALSO BEING THE WEST
LINE OF GORMAN ADDITION TO WICHITA, KANSAS, A DISTANCE OF 220.12 FEET
TO A POINT 35 FEET NORTH OF THE SOUTH LINE OF SAID LOT 28; THENCE,
S88°03'10"W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, 64.75 FEET;
THENCE, S1°39'58"E, 70.85 FEET TO A POINT 70.72 FEET NORTH OF THE NORTH
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 54; AS CONDEMNED AT CASE A-38302;
THENCE, S65°09'23"W, PARALLEL WITH THE NORTH LINE OF SAID RIGHT-OF-WAY,
230.59 FEET TO THE SOUTHEAST CORNER OF LOT 1, PHILLIPS 66 CENTRE-TYLER
ADDITION; THENCE, CONTINUING S65°09'23"W ALONG THE SOUTH LINE OF SAID
LOT 1, 86.50 FEET; THENCE, N62°35'36"W ALONG THE WEST LINE OF SAID LOT 1,
182.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE, S88°21'12"W,
35.00 FEET TO THE WEST LINE OF SAID LOT 28; THENCE, N1°38'40"W, ALONG
SAID WEST LINE, 198.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3.38
ACRES, MORE OR LESS.

THOSE PORTIONS OF PHILLIPS 66 CENTRE-TYLER ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS, FAIRLAWN ACRES AN ADDITION TO SEDGWICK COUNTY, KANSAS,
SEWER EASEMENT AS PER FILM 287, PAGE 94, SEWER EASEMENT AS PER FILM 306,
PAGE 557, RIGHT-OF-WAY AGREEMENT AS PER FILM 710, PAGE 1434, AND ANY
UNRECORDED EASEMENTS WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED
AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

JAMES P. MOORE, R.L.S. NO. 829
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, A BLOCK
AND STREETS. THE SAME TO BE KNOWN AS PHILLIPS 66 KELLOGG AND TYLER
ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

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

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM TYLER ROAD AND KELLOGG DRIVE
OVER AND ACROSS THE WEST AND SOUTH LINES OF LOT 1, BLOCK 1, ARE HEREBY
GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1,
SHALL HAVE ACCESS TO TYLER AT (2) TWO LOCATIONS AND TO KELLOGG DRIVE
AT (1) ONE LOCATION, SAID LOCATIONS TO BE DETERMINED BY THE CITY
ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNER: PHILLIPS PETROLEUM COMPANY

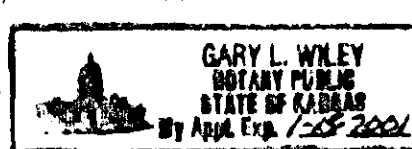
BY: Richard A. Mawdsley, Jr.

RICHARD A. MAWDSLEY, JR.
AGENT FOR PHILLIPS PETROLEUM COMPANY

BE IT REMEMBERED ON THIS 22nd DAY OF July, 1999,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY CAME RICHARD
A. MAWDSLEY, JR. AGENT FOR PHILLIPS PETROLEUM COMPANY, 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 COMPANY IN TESTIMONY
WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE
DAY AND YEAR ABOVE WRITTEN.

Gary L. Wiley, NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-15-2001



THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDOGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS
24th DAY OF September, 1998

WILLIAM M. JOHNSON, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1999.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1999.

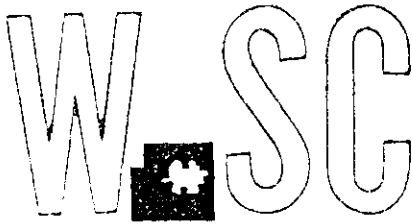
JAMES ALFORD, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ W., ON THIS _____ DAY OF
_____, 1999.

BILL WEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
PHONE: 316-268-4421
FAX: 316-268-4390

September 24, 1998

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

RE: S/D-9887 -- One-Step Final Plat of PHILLIPS 66 KELLOGG AND TYLER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 24, 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 September, 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 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 by the City and County GIS Departments.

Please call if you have any questions.

Sincerely,

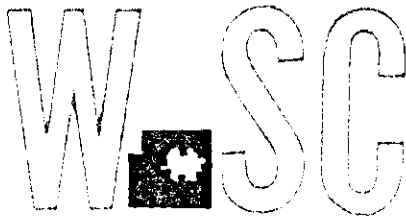
A handwritten signature in cursive script that reads "Neil Evan Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

cc: Phillips Petroleum Company, Attn.: Rick Mawosley, 210 Park Avenue, Suite 2500,
Oklahoma City, OK 73102
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

WICHITA — SEDGWICK COUNT.



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 18, 1998

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

S/D 98-87 - One-Step Final Plat of PHILLIPS 66 KELLOGG & TYLER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 17, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to the following:

- A. City Engineering needs to comment if any guarantees are required. A temporary easement will need to be provided by the Applicant until the sewer line is abandoned.
- 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. The drainage plan is approved.
- D. The plat denotes one access opening along Kellogg and two openings along Tyler. Traffic Engineering needs to comment on the acceptability of the access controls. The access controls are acceptable.
- E. Traffic Engineering should comment on the need for any intersection or traffic improvements.
- F. City Engineering should comment on the acceptability of the right-of-way indicated for perimeter streets. The Subdivision regulations require 150 feet of right-of-way within 250 feet from an arterial intersection and a tapering to 100 feet at a distance of 350 feet from an arterial intersection. The Applicant shall indicate the centerline of Kellogg. The Applicant has denoted a 75-ft half street right-of-way along Tyler in accordance with City Engineering's request.

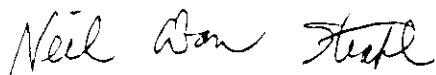
- G. Based upon the legal description in the platting binder, the distance of 66.50' along the south line of the plat should be 86.50'. The distance of 198.75 denoted along the west line of the plat does not correspond with the distance described in the legal description in the plat's text.
- H. The Applicant is advised that the 35-foot platted setback exceeds the 20-foot requirement of the LC district and may be reduced.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- 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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 24, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

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

cc: Phillips Petroleum Company, Attn.: Rick Mawosley, 210 Park Avenue, Suite 2500,
Oklahoma City, OK 73102
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

STAFF REPORT

(One-Step Final Plat Approved 9/17/98; Deferred 9/3/98)

CASE NUMBER: S/D 98-87 - PHILLIPS 66 KELLOGG AND TYLER ADDITION

OWNER/APPLICANT: Phillips Petroleum Company, Attn: Rick Mawosley, 210 Park Ave., Suite 2500, Oklahoma City, OK 73102

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

LOCATION: Northeast corner of Kellogg and Tyler

SITE SIZE: 3.4 acres

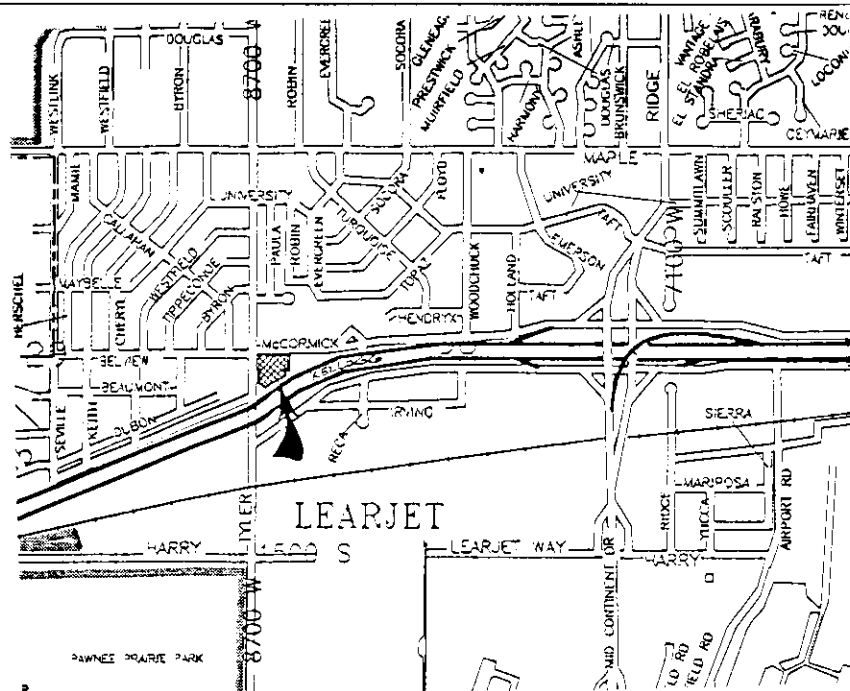
NUMBER OF LOTS

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

MINIMUM LOT AREA: 3.4 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP

Note: This is a replat of the Phillips 66 Centre-Tyler Addition.

STAFF COMMENTS:

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