

BOEING MACARTHUR WEST

AN ADDITION TO 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 9th DAY OF March, 1999, THAT WE HAVE SURVEYED AND PLATTED BOEING MACARTHUR WEST AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK, THE SAME BEING A REPLAT OF THE EAST 130 FEET OF THE SOUTH 150 FEET OF LOT 1, BLOCK 1, AND ALL OF LOTS 2 THROUGH 9, BLOCK 1, AND LOTS 1 THROUGH 13, BLOCK 2, SHERWOOD ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS; TOGETHER WITH 40TH STREET SOUTH AND CRESTWAY AS PLATTED IN SAID ADDITION; EXCEPT THAT PART CONDEMNED FOR STATE HIGHWAY PURPOSES, CONDEMNATION CASE NO. 92 C 2922.

ALL PORTIONS OF SHERWOOD ADDITION WITHIN THE ABOVE DESCRIBED TRACT OF LAND ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(b) AMENDED.

James P. Moore
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, AND A BLOCK, THE SAME TO BE KNOWN AS BOEING MACARTHUR WEST AN ADDITION TO SEDGWICK COUNTY, KANSAS.

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

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM K-15 HIGHWAY AND MACARTHUR ROAD ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO MACARTHUR ROAD AT TWO LOCATIONS, AS SHOWN. SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY.

OWNER: THE CITY OF WICHITA, A MUNICIPAL CORPORATION

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THE BOEING COMPANY, A DELAWARE CORPORATION
BY Steven L. Overstreet
STEVEN L. OVERSTREET
FACILITIES AND REAL ESTATE MANAGER

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1999 BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME BOB KNIGHT, MAYOR; AND PAT BURNETT, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME, FOR AND ON BEHALF OF AND AS THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 1999, BY STEVEN L. OVERSTREET, FACILITIES AND REAL ESTATE MANAGER OF THE BOEING COMPANY, A DELAWARE CORPORATION.

Nancy Blum
NANCY BLUM
_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES 9-30-2002

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, APPROVED THE 28TH DAY OF JANUARY, 1999.

_____, CHAIRMAN
WILLIAM M. JOHNSON

_____, SECRETARY
MARVIN S. KROUT

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

_____, 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. DATED THIS _____ DAY OF _____, 1999.

_____, CHAIRMAN
BILL HANCOCK

_____, CHAIR PROTEM
BETSY CWIN

_____, COMMISSIONER
THOMAS G. WINTERS

_____, COMMISSIONER
CAROLYN MCGINN

_____, COMMISSIONER
BEN SCIORTINO

_____, COUNTY CLERK
JAMES ALFORD

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

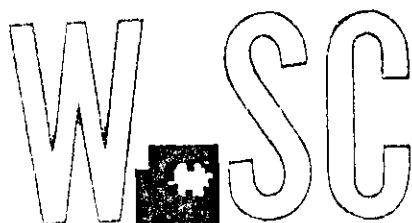
_____, COUNTY CLERK
JAMES ALFORD

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

_____, 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

January 28, 1999

Professional Engineering Consultants

Attn: Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 99-3 -- One-Step Final Plat of SHERWOOD 2ND ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 28, 1999, 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 22, 1999.

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 Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

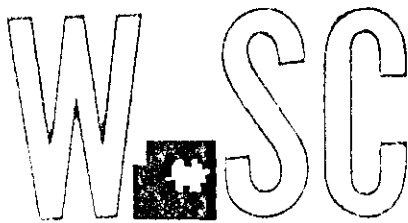
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Copies to: The Boeing Company, Attn: Ken Yeager, P.O. Box 7730, MS K06-17, Wichita, KS 67277-7730
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

WICHITA — SEDGWICK COUNTY



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January 22, 1999

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303 S. Topeka
Wichita, KS 67202

RE: S/D 99-3 -- One-Step Final Plat of SHERWOOD 2ND ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 21, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

- A. City water is available to serve the site. The applicant intends to connect to Boeing's private sewer if a need arises for sanitary sewer service. The applicant shall provide a letter from Boeing consenting to provide sewer service to this plat. City Engineering needs to indicate if any 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. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- D. The plat denotes complete access control along K-15 and two access openings along MacArthur Road. County Engineering needs to comment on the acceptability of these access controls. *The access controls are approved.*
- E. The plat should indicate the recording information for the joint access easement located along the northeast portion of the plat.
- F. 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.
- G. "Paul W. Hancock" shall be replaced with "Bill Hancock". The remainder of the signature block should also be revised.

- H. The tie point at the southwest corner of the plat needs to be revised to reference the northwest quarter section.
- I. County Engineering needs to comment on the need for improvements to MacArthur. No improvements are necessary.
- J. The final plat shall be submitted with a revised name as an addition now exists with the name "Sherwood's 2nd Addition".
- 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline agreement, it shall be indicated on the face of the plat.

- J. 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.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- L. The final plat shall reference a tie point to a section corner.
- M. The Applicant shall submit a request for annexation of this site to Wichita.
- N. 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.)
- O. 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.

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 28, 1999, 1:30 p.m.

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

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: The Boeing Company, Attn: Ken Yeager, P.O. Box 7730, MS K06-17, Wichita, KS 67277-7730
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 1/21/99)

CASE NUMBER: S/D 99-3 - SHERWOOD 2ND ADDITION

OWNER/APPLICANT: The Boeing Company, Attn: Ken Yeager, P.O. Box 7730, MS K06-17, Wichita, KS 67277-7730

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

LOCATION: Southeast corner of K-15 Highway and MacArthur Road

SITE SIZE: 20.4 acres

NUMBER OF LOTS

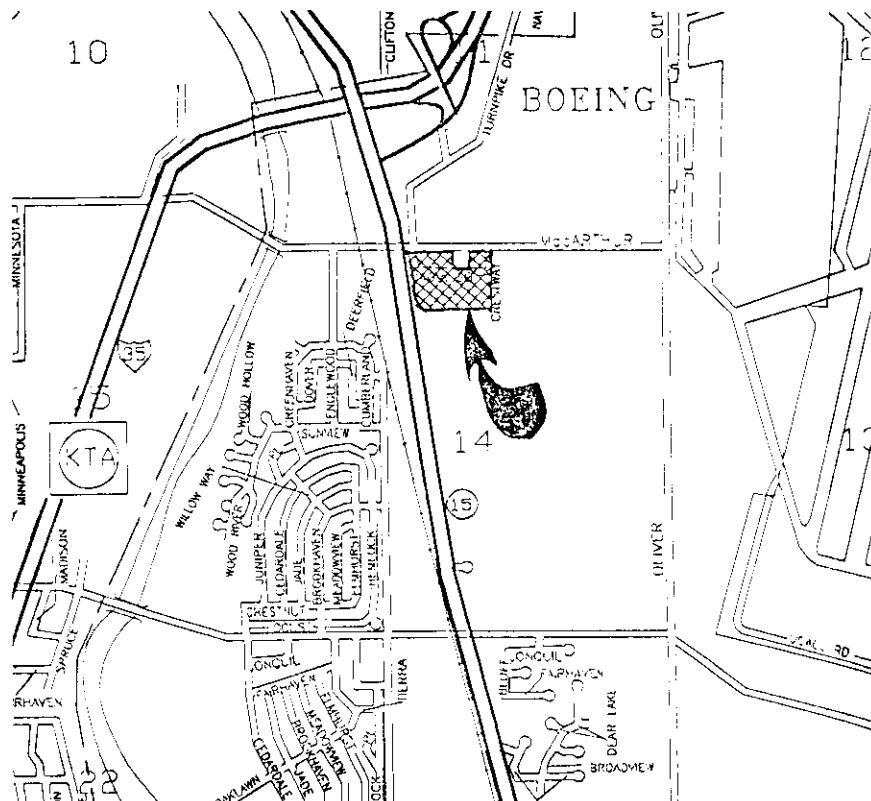
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 20.4 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is situated in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. It consists of a replat of 22 lots in the Sherwood Addition and includes a vacation of 40th Street South and Crestway.

STAFF COMMENTS:

- A. City water is available to serve the site. The applicant intends to connect to Boeing's private sewer if a need arises for sanitary sewer service. The applicant shall provide a letter from Boeing consenting to provide sewer service to this plat. City Engineering needs to indicate if any 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. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
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