

final tracing
received
9-29-98

WICHITA TRANSIT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, JAMES P. MOORE, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 15th DAY OF Sept, 1998, I HAVE CAUSED TO BE SURVEYED AND PLATTED WICHITA TRANSIT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND A RESERVE, THE SAME BEING DESCRIBED AS:

DESCRIPTION

A PART OF BLOCKS 1 AND 2, SANTA FE ADDITION TO WICHITA, KANSAS, AND A PART OF BLOCKS 3 AND 4, N. A. ENGLISH'S 4TH ADDITION TO WICHITA, KANSAS, AND VACATED STREETS AND ALLEYS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60.3 FEET EAST OF THE N.W. CORNER OF LOT 5, BLOCK 1 IN SAID SANTA FE ADDITION; THENCE SOUTHEASTERLY ALONG A LINE MAKING A SOUTHEAST ANGLE OF 80°21' WITH THE NORTH LINE OF SAID LOT 5, AND BEING WICHITA TERMINAL COMPANY'S EASTERLY RIGHT-OF-WAY LINE, 304.67 FEET TO THE NORTH LINE OF KELLOGG AS RECORDED IN MISC. BOOK 263, PAGE 321; THENCE EAST ALONG SAID KELLOGG 218.5 FEET TO THE CENTERLINE OF SANTA FE STREET, NOW VACATED; THENCE NORTH ALONG THE CENTERLINE OF SANTA FE TO THE NORTH LINE OF VACATED MORRIS STREET; THENCE EAST 30 FEET; THENCE NORTH ALONG THE EAST LINE OF THE WEST 100 FEET OF LOTS 2, 4, 6 AND 8, BLOCK 4 AND LOTS 2, 4, 6 AND 8, BLOCK 3 IN N.A. ENGLISH'S 4TH ADDITION, TO THE SOUTH LINE OF WATERMAN STREET AS NOW DETERMINED; THENCE WEST PARALLEL WITH THE SOUTH LINE OF LOT 1 IN BLOCK 3 IN SAID N.A. ENGLISH'S 4TH ADDITION, 390 FEET TO THE CENTERLINE OF MACON STREET, NOW VACATED; THENCE SOUTH ALONG THE CENTERLINE OF SAID MACON STREET 391.24 FEET; THENCE SOUTHEASTERLY ALONG AFOREMENTIONED WICHITA TERMINAL COMPANY'S EASTERLY RIGHT-OF-WAY LINE 537.19 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THE SOUTH 20 FEET OF LOT 6, ALL OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, AND 15, AND LOT 16 EXCEPT THAT PART TAKEN FOR KELLOGG ALL IN BLOCK 2, SANTA FE ADDITION TO WICHITA, KANSAS, TOGETHER WITH THAT PART OF THE EAST 1/2 OF VACATED SANTA FE STREET LYING WEST OF AND ADJACENT TO SAID LOTS.

ALL THOSE PORTIONS OF SANTA FE ADDITION, ENGLISH 4TH ADDITION, INCLUDING STREETS, VACATED STREETS, ALLEYS, EASEMENTS, AND ALL PORTIONS OF PLATTED LAND WITHIN THE ABOVE DESCRIBED TRACT OF LAND 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.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE CITY OF WICHITA, A MUNICIPAL CORPORATION, OWNER OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND A RESERVE, THE SAME TO BE KNOWN AS WICHITA TRANSIT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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

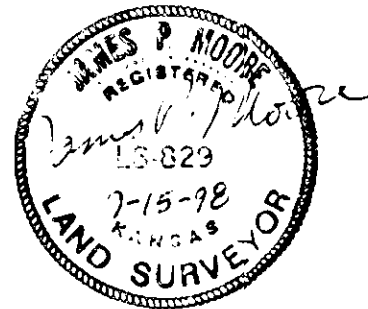
ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM WATERMAN STREET OVER AND ACROSS THE NORTH LINE OF LOT 1, BLOCK 1, ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO WATERMAN STREET AT 2 (TWO) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER, OF THE CITY OF WICHITA, KANSAS.

RESERVE "A" IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A RAILROAD SPUR TRACK AND SHALL BE OWNED BY THE CITY OF WICHITA.

OWNER: THE CITY OF WICHITA, A MUNICIPAL CORPORATION

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT



BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1998 BEFORE ME, 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 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 COMMISSION EXPIRES: _____

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
RICHARD LOPEZ

_____, 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 TRANSIT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

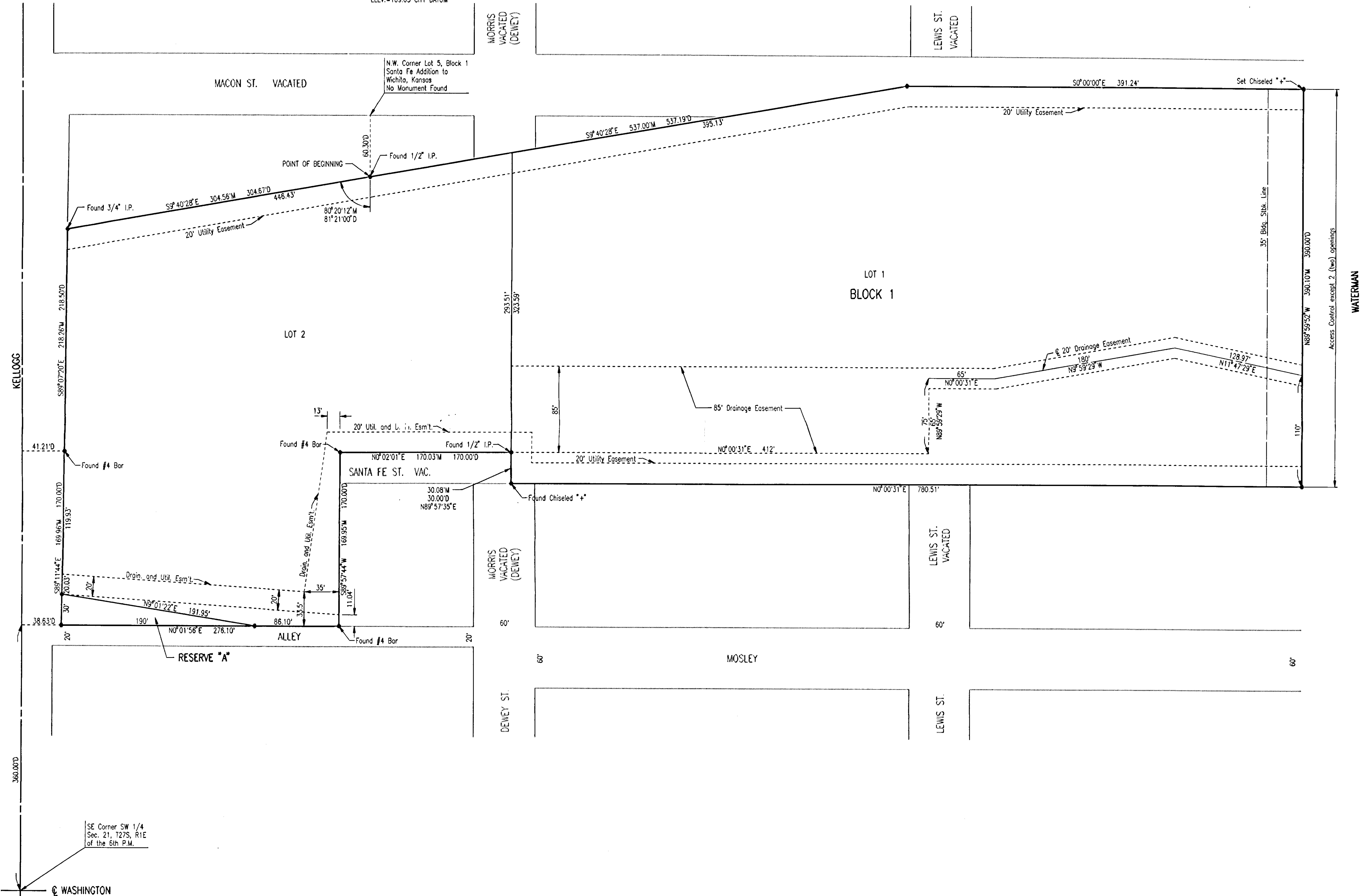
SCALE: 1"=50'

M = MEASURED DISTANCE
D = DEED DISTANCE

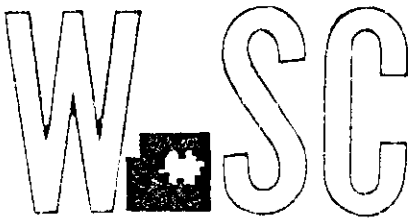
● = IRON SET (UNLESS OTHERWISE NOTED)

B.M. #1 - CHISELED "X" NORTH RIM STORM WATER SEWER MANHOLE,
12' SOUTH OF S.W. CORNER UNITED WAREHOUSE BUILDING
AND 353' NORTH AND 169' WEST OF THE S.E. CORNER
OF THE PLAT.
ELEV.=109.03 CITY DATUM

B.M. #2 - CHISELED "d" IN CENTER OF STORM SEWER MANHOLE 18'
SOUTH AND 192' WEST OF THE S.E. CORNER OF THE PLAT.
ELEV.=109.03 CITY DATUM



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

June 11, 1998

FILE COPY

Professional Engineering Consultants
303 S. Topeka
Wichita, KS 67202

Re: S/D 98-33 - Final Plat of WICHITA TRANSIT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 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 June 5, 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.

S/D 98-33 -- Final Plat of WICHITA TRANSIT ADDITION
June 11, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

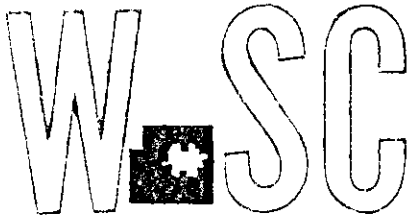
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: City of Wichita, Attn: Dan Grohn, 8th Floor, City Hall, 455 North Main Street,
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
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June 5, 1998

Professional Engineering Consultants
303 S. Topeka
Wichita, KS 67202

Re: S/D 98-33 - Final Plat of WICHITA TRANSIT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other guarantees are required. *The site is served with City water and sanitary sewer.*
- 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. A drainage guarantee will be required.*
- D. The plat denotes two access openings along Waterman. Traffic Engineering needs to comment on the acceptability of the access controls.
- E. Parcel II described in the legal description of the platting binder has not been referenced in the final plat's legal description. The applicant needs to verify that this property is not to be included within this plat.
- F. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or a binder revision needs to be submitted indicating that the site's ownership is only in the party now shown on the final plat.
- G. Traffic Engineering needs to indicate the need for street improvements. *No street improvements are required.*



- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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. **KG&E has requested additional easements, which have been denoted on the final plat.**
- P. 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.

S/D 98-33 -- Final Plat of WICHITA TRANSIT ADDITION
June 5, 1998 - Page 3

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, June 11, 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 fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: City of Wichita, Attn: Dan Grohn, 8th Floor, City Hall, 455 North Main Street,
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-5

June 11, 1998

STAFF REPORT

(Final Plat-Approved 06/04/98, Preliminary Plat-Approved 4/9/98)

CASE NUMBER: S/D 98-33 - WICHITA TRANSIT ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Dan Grohn, 8th Floor, City Hall,
455 North Main Street, Wichita, KS 67202

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

LOCATION: South side of Waterman, West of Mosley

SITE SIZE: 10.3 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

2

2

MINIMUM LOT AREA: 3.7 acres

CURRENT ZONING: LI, Light Industrial

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

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