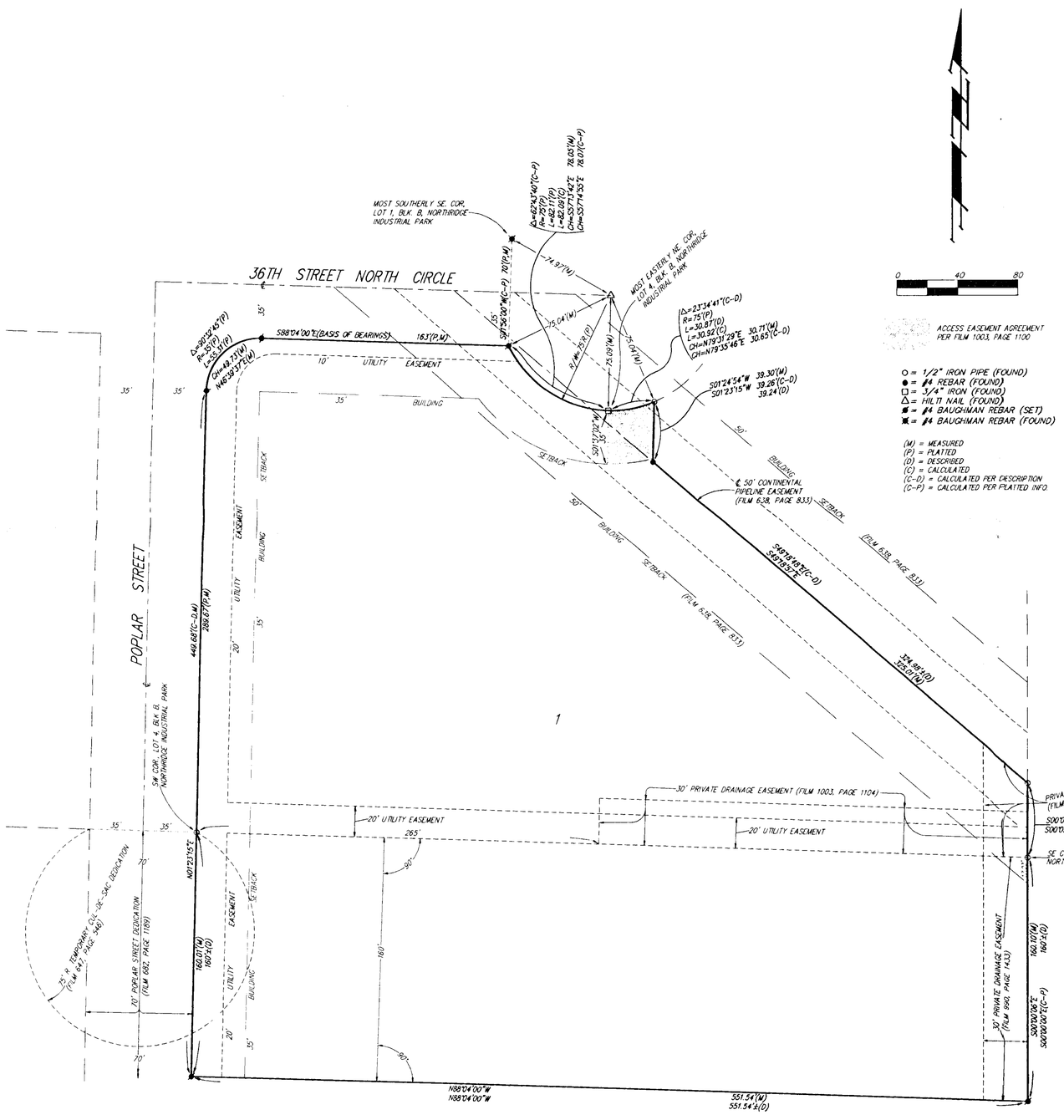
L & L VAN LINES ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "L & L VAN LINES ADDITION", Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: All of Lot 4, Block B, Northridge Industrial Park, Wichita, Kansas, together with that part of Lot 3 in said Block B described as follows: Beginning at the SW corner of said Lot 3; thence north along the west line of said Lot 3, 285 feet to the NW corner of said Lot 3; thence easterly along the front line of said Lot 3, 30.87 feet; thence south parallel with the west line of said Lot 3, 39.24 feet; thence southeasterly, 324.98 feet, more or less, to a point on the east line of said Lot 3, said point being 48.90 feet north of the SE corner of said Lot 3; thence south, 48.90 feet along the east line of said Lot 3 to the SE corner of said Lot 3; thence west, 282.67 feet to the point of beginning, TOGETHER with that part of the N1/2 of the NE1/4 of Sec. 34, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of Lot 4, Block B, in said Northridge Industrial Park; thence south along the east line of Poplar Street as dedicated on Film 682 at Page 1189, 160 feet, more or less, to a point 160 feet normally distant south from the south line of said Block B; thence east parallel with the south line of said Block B, 551.54 feet, more or less, to a point on the west line of the east 50 acres of the N1/2 of said NE1/4; thence north along the west line of said east 50 acres, 160 feet, more or less, to the SE corner of Lot 3 in said Block B; thence west along the south line of said Block B to the point of beginning.

All being situated in the NE 1/4 Sec. 34, Twp. 26-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Co., P.A.

Michael G. Conrey, Surveyor — 3-18-98

This plat of "L & L VAN LINES ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1998.

Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chairman
Richard Lopez

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1998.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot to be known as "L & L VAN LINES ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities.

L & L Van Lines, Inc.

Wayne R. Jones, President

Entered on transfer record this _____ day of _____, 1998.

_____, County Clerk
James Alford

final tracing 5-14-98

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 6th day of APRIL, 1998, by Wayne R. Jones, President of L & L Van Lines, Inc., on behalf of the corporation.

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2001

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2001

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1998, at _____ o'clock __M; and is duly recorded.

_____, Register of Deeds
Larry Consolver

_____, Deputy
Michael D. Hurtt

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
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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

February 13, 1998

FILE COPY

Baughman Company PA
315 Ellis
Wichita KS 67211

Re: S/D 97-101 Final Plat of L & L VAN LINES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 12, 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 February 6, 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 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 Deparment 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: L & L Van Lines Inc., Attn.: Wayne R. Jones, 2525 E. 36th Circle North, Wichita, KS 67219
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 COUNTY

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

February 6, 1998

COPY

Baughman Company PA
315 Ellis
Wichita KS 67211

Re: S/D 97-101 Final Plat of L & L VAN LINES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 5, 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 guarantees are required for municipal services. *A guarantee for water line extension to the southern line is needed. An affidavit will be submitted by the applicant to participate in the future extension of permanent pavement.*.

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 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.)

E. The applicant shall submit a copy of the instrument which establishes the Continental Pipeline easement on the property to verify that the pipeline easement as shown is sufficient, and that utilities may be located adjacent to and within the easement.

F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

G. 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.

H. 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.

I. 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.

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

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

L. 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.

M. 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.

N. The name of the property owner, "L & L Van Lines, Inc." shall be included above the appropriate signature line on the plattor's text.

O. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.

P. The final plat tracing shall reference a tie point to the section corner.

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, February 12, 1998, at 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\lfb
Enclosure

cc: L & L Van Lines Inc., Attn.: Wayne R. Jones, 2525 E. 36th Circle North, Wichita, KS 67219
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. 3-4**

February 12, 1998

STAFF REPORT

(Final Plat-Approved 02/05/98, Preliminary Plat-Approved 01/08/98)

CASE NUMBER: S/D 97-101 - L & L VAN LINES

OWNER/APPLICANT: L & L Van Lines Inc., Attn: Wayne R. Jones, 2525 E. 36th Circle North, Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: West of Hillside, South of 37th Street North

SITE SIZE: 5 acres

NUMBER OF LOTS

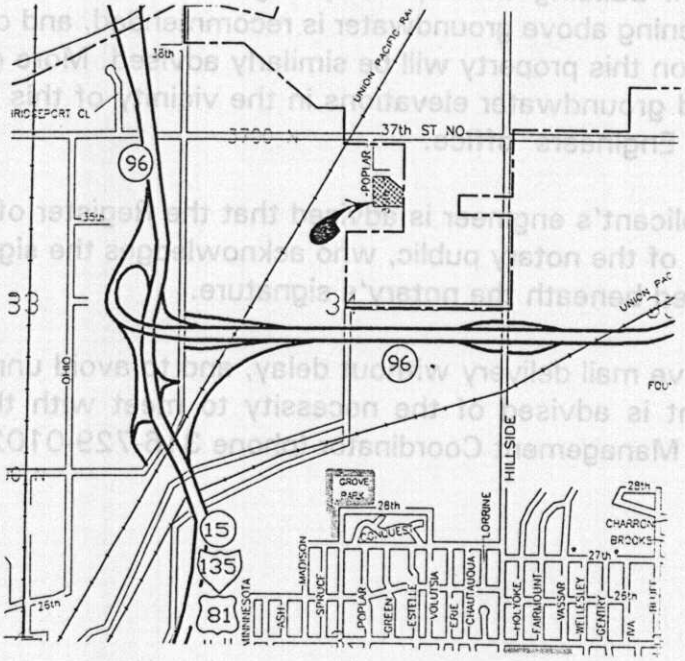
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Notes: This is a replat of a portion of the Northridge Industrial Park.

STAFF COMMENTS:

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