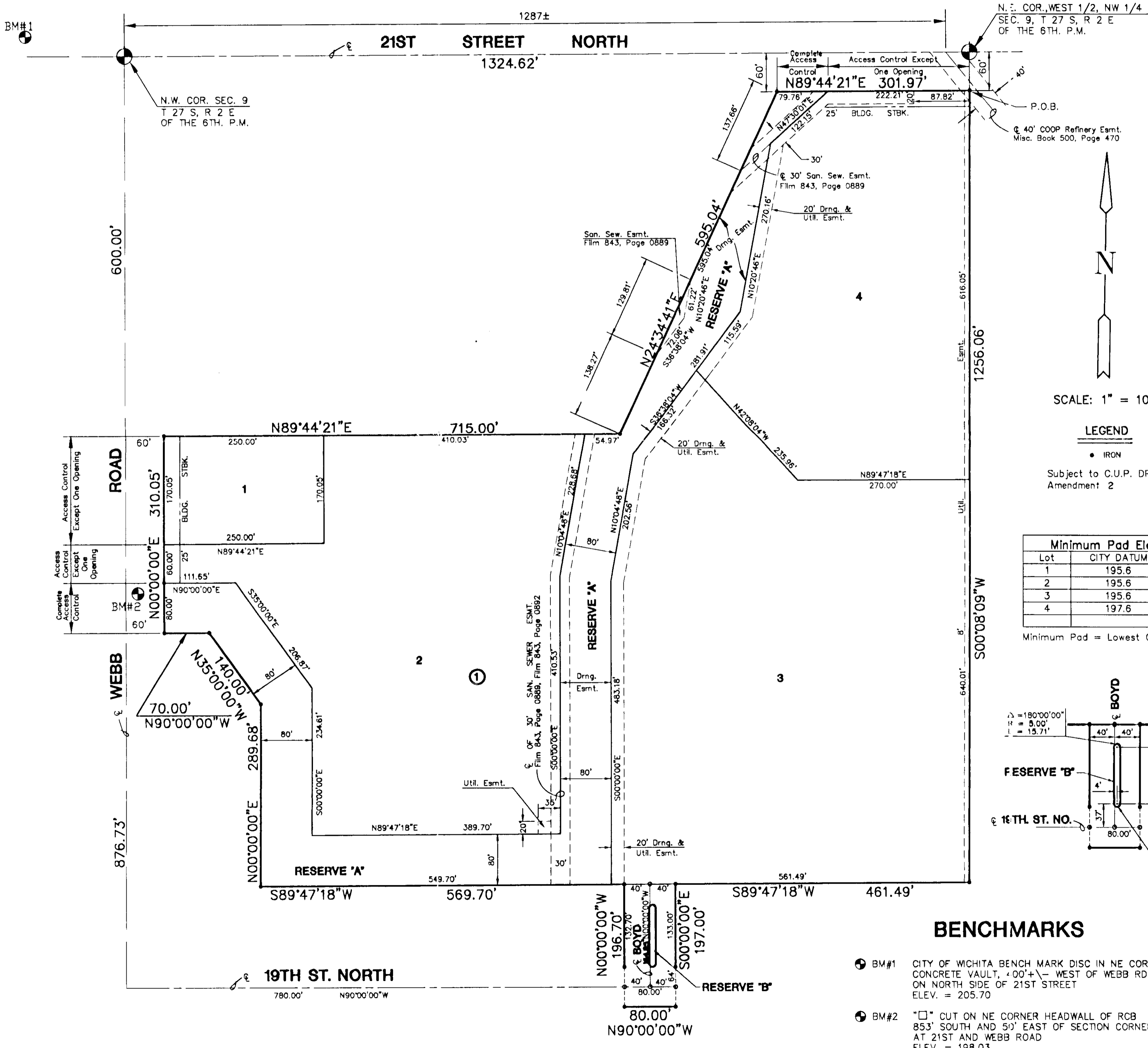


Final tracing  
wed 4-21-98

# FINAL PLAT OF HANLEY SECOND ADDITION

## AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



**Minimum Pad Elevation**

Lot	CITY DATUM	USGS
1	195.6	1383.0
2	195.6	1383.0
3	195.6	1383.0
4	197.6	1385.0

Minimum Pad = Lowest Opening

**BENCHMARKS**

- BM#1 CITY OF WICHITA BENCH MARK DISC IN NE CORNER CONCRETE VAULT, 4'00" x 4'00" WEST OF WEBB RD ON NORTH SIDE OF 21ST STREET  
ELEV. = 205.70
- BM#2 "□" CUT ON NE CORNER HEADWALL OF RCB 85'3" SOUTH AND 50' EAST OF SECTION CORNER AT 21ST AND WEBB ROAD  
ELEV. = 198.03

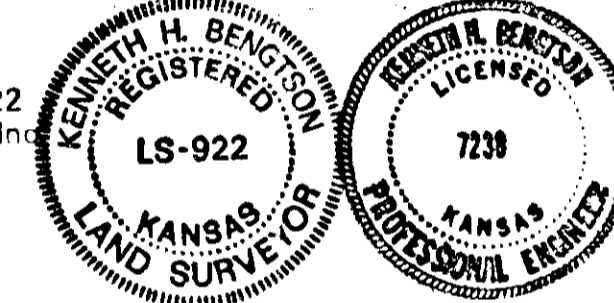
I, Kenneth H. Bengtson, a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "HANLEY SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas, into lots, a block, reserves and streets the same being accurately set forth in the accompanying plat and described herein:

A replat of Lots 2, 3, 4, 5, Reserve A, and Reserve B of Hanley Addition, an addition to Wichita, Sedgwick County, Kansas, and a portion of the West 1/2 of the NW 1/4, Sec. 9, T27S, R2E of the 6th. P.M., more particularly described as follows:

Beginning at a point on the East line and 60.00 feet South of the Northeast corner of said West Half; thence S 00° 08' 09" W, 1256.06 feet to a point lying 14 feet North of the South line of the North Half of said West Half; thence S 89° 47' 18" W, 461.49 feet; thence S 00° 00' 00" E, 197.00 feet; thence N 90° 00' 00" W, 80.00 feet; thence N 00° 00' 00" W, 196.70 feet to a point lying 14 feet North of said South line; thence S 89° 47' 18" W, 569.70 feet parallel with said South line; thence N 00° 00' 00" E, 289.68 feet; thence N 35° 00' 00" W, 140.00 feet; thence N 90° 00' 00" W, 70.00 feet to a point lying 60.00 feet East of the West line of said West Half; thence N 00° 00' 00" E, 310.05 feet parallel with said West line to a point lying 600 feet South of the North line of said West Half; thence N 89° 44' 21" E, 715.00 feet parallel with said North line; thence N 24° 34' 41" E, 595.04 feet to a point lying 60.00 feet South of said North line; thence N 89° 44' 21" E, 301.97 feet to the point of beginning. All lots, blocks, streets, setbacks, reserves, and access control within the above described property are hereby vacated and replatted by virtue of K.S.A. 12-512 (b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this 30 day of March 1998.

*Kenneth H. Bengtson*  
Kenneth H. Bengtson, P.E., R.L.S. #922  
Mid-Kansas Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita, KS 67206



Know all men by these presents that we the undersigned property owners of the land as above set forth in the Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block, reserves and streets the same to be known as "HANLEY SECOND ADDITION", an addition to Wichita, Sedgwick County, Kansas. The street is dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage, are hereby granted to the City of Wichita. All abutters right of access to or from Webb Road over and across the West line of HANLEY SECOND ADDITION, are hereby granted to the City of Wichita, provided however that Lot 1 and 2 shall have 1 opening each, as indicated on the face of the plat. All abutters right of access to or from 21st. Street over and across the North line of HANLEY SECOND ADDITION, are hereby granted to the City of Wichita, provided however that Lot 4 shall have 1 opening, as indicated on the face of the plat. Reserve A is platted for public utilities, drainage, open space, and landscaping. The reserves shall be owned and maintained by the homeowners association. Minimum Pads shall be as indicated on the face of the plat. Reserve B is platted for open space, landscaping, entry monuments, and irrigation.

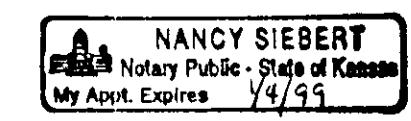
*Fred L. Hanley*  
Fred L. Hanley  
*Sandra June Hanley*  
Sandra June Hanley

STATE OF KANSAS ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 1st day of April 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Fred L. Hanley and Sandra June Hanley, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Nancy Siebert*  
Nancy Siebert  
My appointment expires: 4/4/99



We, American National Bank mortgagees on the above described property, do hereby consent to the plat of "HANLEY SECOND ADDITION".

American National Bank  
*Patrick Regan*  
Patrick Regan, President

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

BE IT REMEMBERED, that on this 30th day of March 1998, before me the undersigned, a Notary Public in and for the County and State aforesaid, came *Angela P. Dunlap*, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

*Angela P. Dunlap*  
Notary Public  
ANGELA P. DUNLAP  
NOTARY PUBLIC  
STATE OF KANSAS  
My Appl. Exp. \_\_\_\_\_

My appointment expires: 3-24-2001

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

Richard E. Lopez, Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Bob Knight, Mayor

Pat Burnett, City Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

James Alford, County Clerk

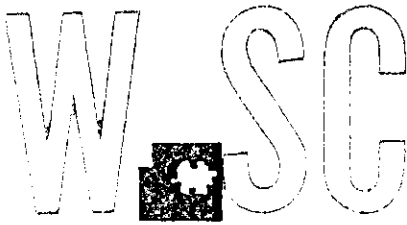
STATE OF KANSAS )  
SEDGWICK COUNTY ) ss.

This is to certify that this instrument was filed for record in the Register of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Larry Consolver, Register of Deeds

Michael D. Hurtt, Deputy

WICHITA --- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
PHONE: 268-4421  
FAX: 315-288-4390

February 26, 1998

FILE COPY

Mid Kansas Engineering Consultants, Inc.  
Attn.: Greg Allison  
411 N. Webb Road  
Wichita KS 67206

Re: S/D 98-5 -- One-Step Final Plat of HANLEY 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 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 20, 1998.

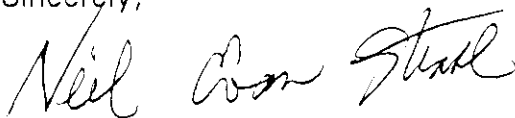
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-5 -- One-Step Final Plat of HANLEY 2ND ADDITION  
February 26, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large initial "N" and "S".

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Fred L. Hanley & Sandra June Hanley, 439 N. Belmont, Wichita, KS 67208  
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



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 20, 1998

Mid Kansas Engineering Consultants, Inc.  
411 N. Webb Road  
Wichita KS 67206

Re: S/D 98-5 -- One-Step Final Plat of HANLEY 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 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 comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. **A guarantee is required for the paving of 19th Street. The existing paving petition for 21st Street North will need to be revised.**  
  
**A guarantee for the extension of sanitary sewer and city water is 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. **The drainage plan is approved.**
- D. As required by the CUP, the Applicant has previously submitted a petition for accel-decel lanes and left-turn lanes to serve entrances from 21st Street North and Webb Road. **Traffic Engineering** needs to indicate if any changes in the conditions for existing guarantees for improvements to 21st Street North and Webb Road are required due to this replat; in addition to the need for a guarantee for improvements to 19th Street North. **The existing paving petition for 21st Street North will need to be revised. Traffic Engineering has required a northbound deceleration lane along Webb Road to serve the driveway for office development. A decel lane on 21st Street for eastbound traffic to the easternmost driveway is also required.**
- E. **Traffic Engineering** needs to comment on the acceptability of the access controls. The plat denotes two openings from Webb Road and one opening from 21st Street North. This does not correspond with the CUP, which denoted one opening from Webb Road. Approval of this

variation would require an adjustment to the CUP. Traffic Engineering has approved the access controls. One additional opening along Webb Road was permitted for this plat due a reduction of one opening north of this site.

- F. This plat involves access to a multi-family lot (lot 3) through land zoned for Single-Family use. Unless a public street is constructed, a zone change or conditional use will be needed.

Applicant has indicated a public street will be constructed. The final plat tracing shall denote said dedication of right-of-way and a petition shall be submitted guaranteeing paving.

- G. ✓ The final plat tracing should indicate that this plat is subject to DP-154 Amendment 2.
- H. ✓ The legal description in the platting binder (dated 1995) does not correspond with the land being platted. An updated platting binder should be submitted indicating current outstanding property taxes and easements.
- I. ✓ The legal description in the plattor's text needs to be revised to include the northern line of the plat.
- J. ✓ A 25-foot front yard setback from 19th Street North shall be denoted on Lot 3.
- K. ✓ A surveyor's signature line needs to be added on the final plat tracing.
- L. ✓ The MAPC Chair needs to be revised to read Richard E. Lopez.
- M. ✓ The language "complete access control" should be replaced with "access control" where openings are indicated.
- N. ✓ The centerlines of Webb Road and 21st Street North should be indicated by "CL".
- O. ✓ 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.
- P. ✓ Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Q. ✓ For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method

similar to special assessments.

- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. **KGE and Southwestern Bell have requested additional easements.**
- Y. 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, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

S/D 98-5 -- One-Step Final Plat of HANLEY 2ND ADDITION

February 20, 1998 - Page 4

Sincerely,

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

Neil Evan Strahl, AICP

Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Fred L. Hanley & Sandra June Hanley, 439 N. Belmont, Wichita, KS 67208

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

February 26, 1998

STAFF REPORT

(One-Step Final Plat-Approved 02/19/98, Deferred 2/5/98)

CASE NUMBER: S/D 98-5 - HANLEY 2ND ADDITION

OWNER/APPLICANT: Fred L. Hanley and Sandra June Hanley,  
439 N. Belmont, Wichita, KS 67208

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., Attn: Greg Allison, 411 North Webb Road, Wichita, KS 67206

LOCATION: South side of 21st Street North, East side of Webb Road

SITE SIZE: 25 acres

NUMBER OF LOTS

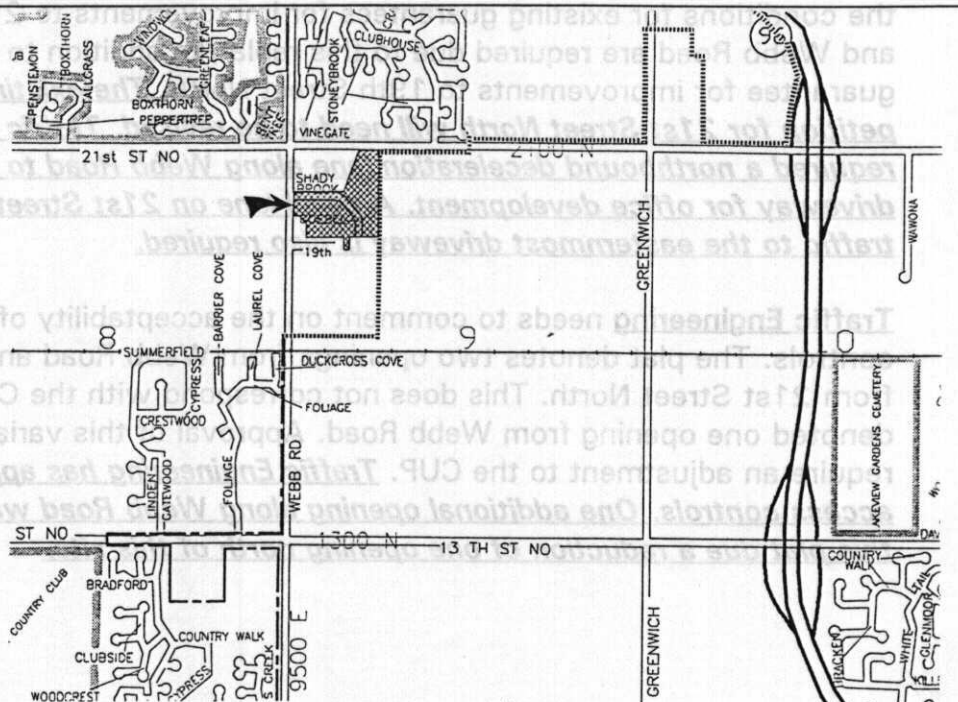
- Residential: 3
- Office: 1
- Commercial:
- Industrial:
- Total: 4

MINIMUM LOT AREA: 42,500 square feet

CURRENT ZONING: CUP (DP-154 Amendment #2)

PROPOSED ZONING: Same

VICINITY MAP





Note: This site is governed by a residential CUP (DP-154 Amendment 2) and is a replat of Lots 2,3,4, and 5 of the Hanley Addition, approved by City Council on December 20, 1994. This replat vacates Shadybrook, which was platted eastward from Webb and then southward to the south line of the plat. Lot 3 was expanded in this replat to include a connection to 19th Street North. This replat conforms with CUP provision #22, which permitted the vacation of Shadybrook if access to 19th Street North could be guaranteed.

STAFF COMMENTS:

- A. City Engineering needs to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. A guarantee is required for the paving of 19th Street. The existing paving petition for 21st Street North will need to be revised.  
  
A guarantee for the extension of sanitary sewer and city water is 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. The drainage plan is approved.
- D. As required by the CUP, the Applicant has previously submitted a petition for accel-decel lanes and left-turn lanes to serve entrances from 21st Street North and Webb Road. Traffic Engineering needs to indicate if any changes in the conditions for existing guarantees for improvements to 21st Street North and Webb Road are required due to this replat; in addition to the need for a guarantee for improvements to 19th Street North. The existing paving petition for 21st Street North will need to be revised. Traffic Engineering has required a northbound deceleration lane along Webb Road to serve the driveway for office development. A decel lane on 21st Street for eastbound traffic to the easternmost driveway is also required.
- E. Traffic Engineering needs to comment on the acceptability of the access controls. The plat denotes two openings from Webb Road and one opening from 21st Street North. This does not correspond with the CUP, which denoted one opening from Webb Road. Approval of this variation would require an adjustment to the CUP. Traffic Engineering has approved the access controls. One additional opening along Webb Road was permitted for this plat due a reduction of one opening north of this site.

- F. This plat involves access to a multi-family lot (lot 3) through land zoned for Single-Family use. Unless a public street is constructed, a zone change or conditional use will be needed.

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- G. The final plat tracing should indicate that this plat is subject to DP-154 Amendment 2.
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- I. The legal description in the plattor's text needs to be revised to include the northern line of the plat.
- J. A 25-foot front yard setback from 19th Street North shall be denoted on Lot 3.
- K. A surveyor's signature line needs to be added on the final plat tracing.
- L. The MAPC Chair needs to be revised to read Richard E. Lopez.
- M. The language "complete access control" should be replaced with "access control" where openings are indicated.
- N. The centerlines of Webb Road and 21st Street North should be indicated by "CL".
- O. 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.
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those

responsibilities.

- Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- R. 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.)
- S. 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.
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- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. **KGE and Southwestern Bell have requested additional easements.**

S/D 98-5 -- One-Step Final Plat of HANLEY 2ND ADDITION

February 26, 1998 - Page 5

- Y. 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.