

OFFICE COPY
DO NOT REMOVE

*DILLON 12TH ADDITION
TO SEDGWICK COUNTY, KANSAS*

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10-24-96 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10-24-96

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1996.

_____, CHAIRMAN
JOHN C. FRYE

_____, 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 _____, 1996.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS. THIS
_____ DAY OF _____, 1996.

_____, CHAIRMAN
THOMAS G. WINTERS

MELODY C. MILLER, CHAIR PRO TEM

_____, COMMISSIONER
BETSY GWIN

_____, COMMISSIONER
PAUL W. HANCOCK

_____, COMMISSIONER
MARK F. SCHROEDER

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1996.

SUSAN E. CROCKETT-SPOON, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____M. ON THIS ____ DAY OF _____ 1996.

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
PHILLIS HERNANDEZ

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1996, I HAVE CAUSED TO BE SURVEYED AND PLATTED DILLON 12TH ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK, AND STREETS THE SAME BEING DESCRIBED AS:

A TRACT OF LAND IN S.W. 1/4 OF SECTION 10 TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M. DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE BEARING N0°47'40"W ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 758.12 FEET; THENCE BEARING N89°12'20"E A DISTANCE OF 1320.00 FEET; THENCE BEARING S0°47'40"E A DISTANCE OF 755.95 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 10; THENCE ALONG SAID SOUTH LINE BEARING S89°06'40"W A DISTANCE OF 1320.00 TO THE POINT OF BEGINNING. EXCEPT THE WEST 50 FEET AND THE SOUTH 40 FEET THEREOF FOR ROAD AND EXCEPT THAT PART FOR ROAD AS ESTABLISHED ON FILM 614, PAGE 1435.

MICHAEL W. BERRY, R.L.S. NO. 946
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 LOTS, A BLOCK, AND STREETS. THE SAME TO BE KNOWN AS DILLON 12TH ADDITION TO SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. THE FIVE-FOOT WALL EASEMENT ALONG THE NORTH AND EAST LINES OF BLOCK 1, IS HEREBY PLATTED FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE WALL. UTILITIES MAY CROSS THE WALL EASEMENTS.

ALL ABUTTERS' RIGHTS-OF-ACCESS TO AND FROM GREENWICH ROAD AND 13TH STREET NORTH OVER AND ACROSS THE WEST AND SOUTH SIDES OF BLOCK 1, AS SHOWN ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER THAT LOT 1, SHALL HAVE ACCESS TO GREENWICH ROAD AND 13TH STREET NORTH AT ONE LOCATION EACH; THAT LOT 2, SHALL HAVE ACCESS TO GREENWICH ROAD AND 13TH STREET NORTH AT TWO LOCATIONS EACH; THAT LOT 3, SHALL HAVE ACCESS AT TWO LOCATIONS, AND LOT 4 AT ONE LOCATION TO 13TH STREET NORTH. SAID LOCATIONS TO BE DETERMINED BY THE APPROPRIATE ENGINEER.

FOR ADDITIONAL INFORMATION AND BUILDING SETBACK LINES SEE C.U.P. DP-224
ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING
DEPARTMENT.

OWNER:

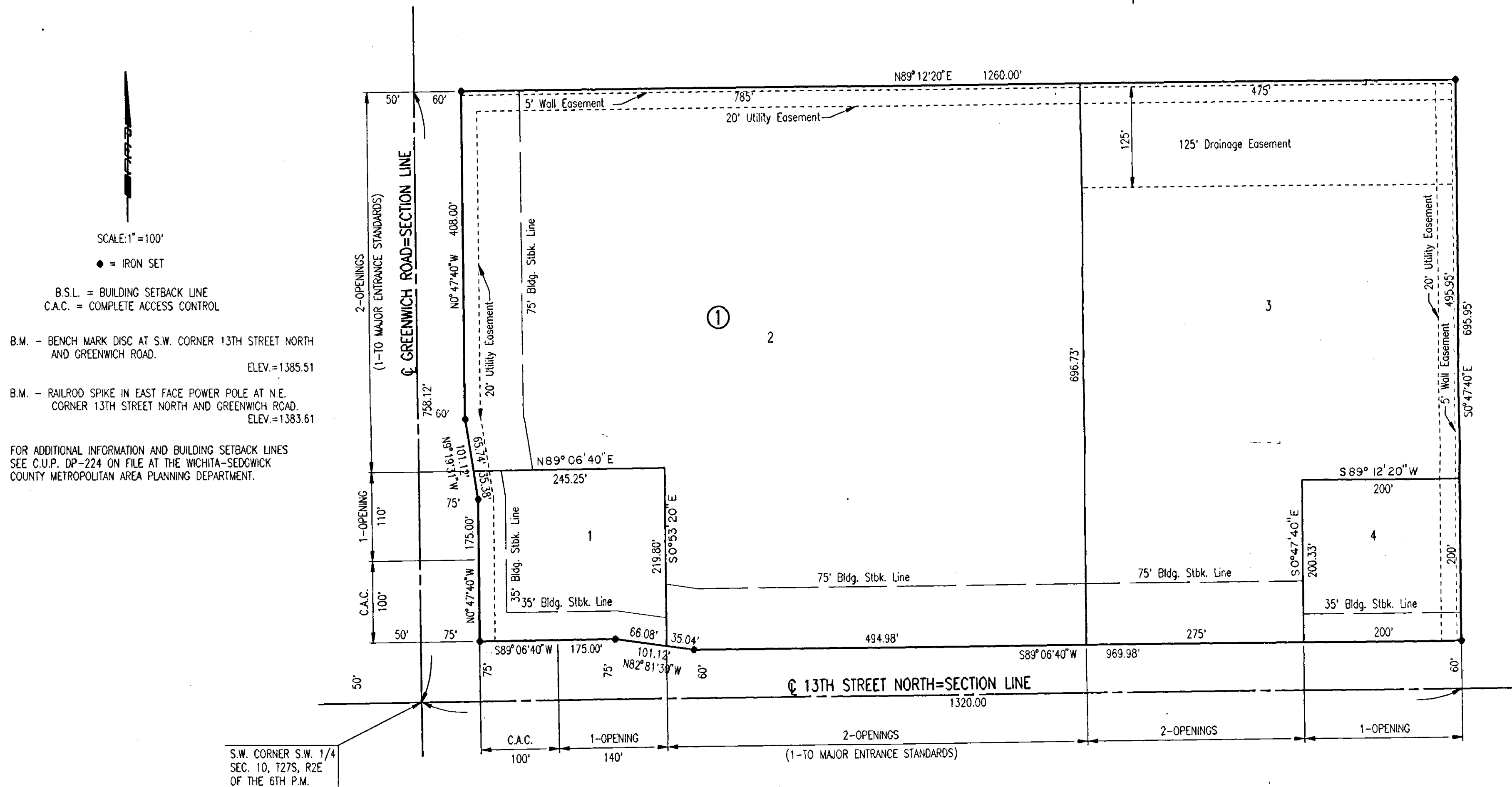
HARRY B. BROWN, JR.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1996,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME HARRY
B. BROWN, JR. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED
THE EXECUTION OF THE SAME AS HIS VOLUNTARY ACT AND DEED, 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 _____



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

October 31, 1996

P.E.C. P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

RE: S/D 96-57, Final Plat of DILLON 12TH ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 1996, 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 October 24, 1996.

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.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206
Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608
Mike Lindebak, City Engineer

10/31/96

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
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October 24, 1996

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303 S. Topeka
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RE: S/D 96-57, Final Plat of DILLON 12TH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, these guarantees shall provide for any needed off-site extensions such as along 13th Street North from the Whitetail Addition. Since such improvements will involve a City of Wichita water line, an outside-the-City water agreement shall also be provided.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County and shall include any needed off-site extensions.
- C. As required by the CUP, DP-224 the applicant shall guarantee left-turn and decel lanes to serve the site's major entrances from Greenwich and 13th Street North.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. As required by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot access/circulation agreement.
- F. The applicant is reminded that as part of this site's development, a sidewalk plat is to be submitted to Planning for approval prior to the issuance of building permits.
- G. 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

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October 24, 1996

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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.)

- H. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, October 31, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206
Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608
Mike Lindebak, City Engineer

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METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-5

October 31, 1996

STAFF REPORT

(Final Plat Approved 10/24/96, Preliminary Plat Approved 9/5/96)

CASE NUMBER: S/D 96-57 - DILLON 12TH ADDITION

OWNER/APPLICANT: Harry B. Brown, Jr., 800 Dublin, Wichita, KS 67206

CONTRACT PURCHASER: Dillon Companies, Inc., c/o Lee Kelly, P. O. Box 1608, Hutchinson, KS 67504-1608

SURVEYOR/ENGINEER: P.E.C. P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 13th Street North and east of Greenwich Road

SITE SIZE: 22.94 ± Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

4

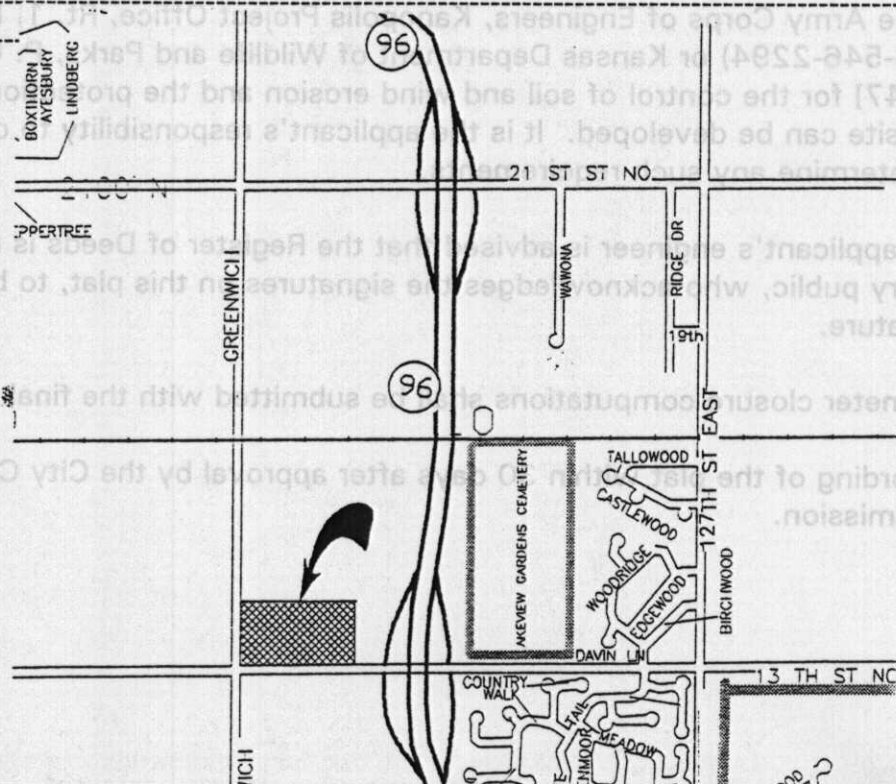
4

MINIMUM LOT AREA: 40,000 sq. ft

CURRENT ZONING: "LC" and "SF-20"

PROPOSED ZONING: "LC" (SCZ-0714, CUP DP-224)

VICINITY MAP:



Call
Vicky

STAFF COMMENTS:

- A. ✓ The applicant shall guarantee the extension of City water to serve the lots being platted. As necessary, these guarantees shall provide for any needed off-site extensions such as along 13th Street North from the Whitetail Addition. Since such improvements will involve a City of Wichita water line, an outside-the-City water agreement shall also be provided.
- B. ✓ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. ^{Wichita} This guarantee shall be with the County and shall include any needed off-site extensions.
- C. ✓ As required by the CUP, DP-224 the applicant shall guarantee left-turn and decel lanes to serve the site's major entrances from Greenwich and 13th Street North.
- D. ✓ The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. ^{Spec. Ord.} ✓ As required by the CUP, the applicant shall submit for recording, with the final plat tracing, a cross-lot access/circulation agreement.
- F. ✓ The applicant is reminded that as part of this site's development, a sidewalk plat is to be submitted to Planning for approval prior to the issuance of building permits.
- G. ✓ 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.)
- H. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- 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. ✓ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. ✓ Recording of the plat within 30 days after approval by the City Council and/or County Commission.