FINAL PLAT

PRECISION METALCRAFT ADDITION

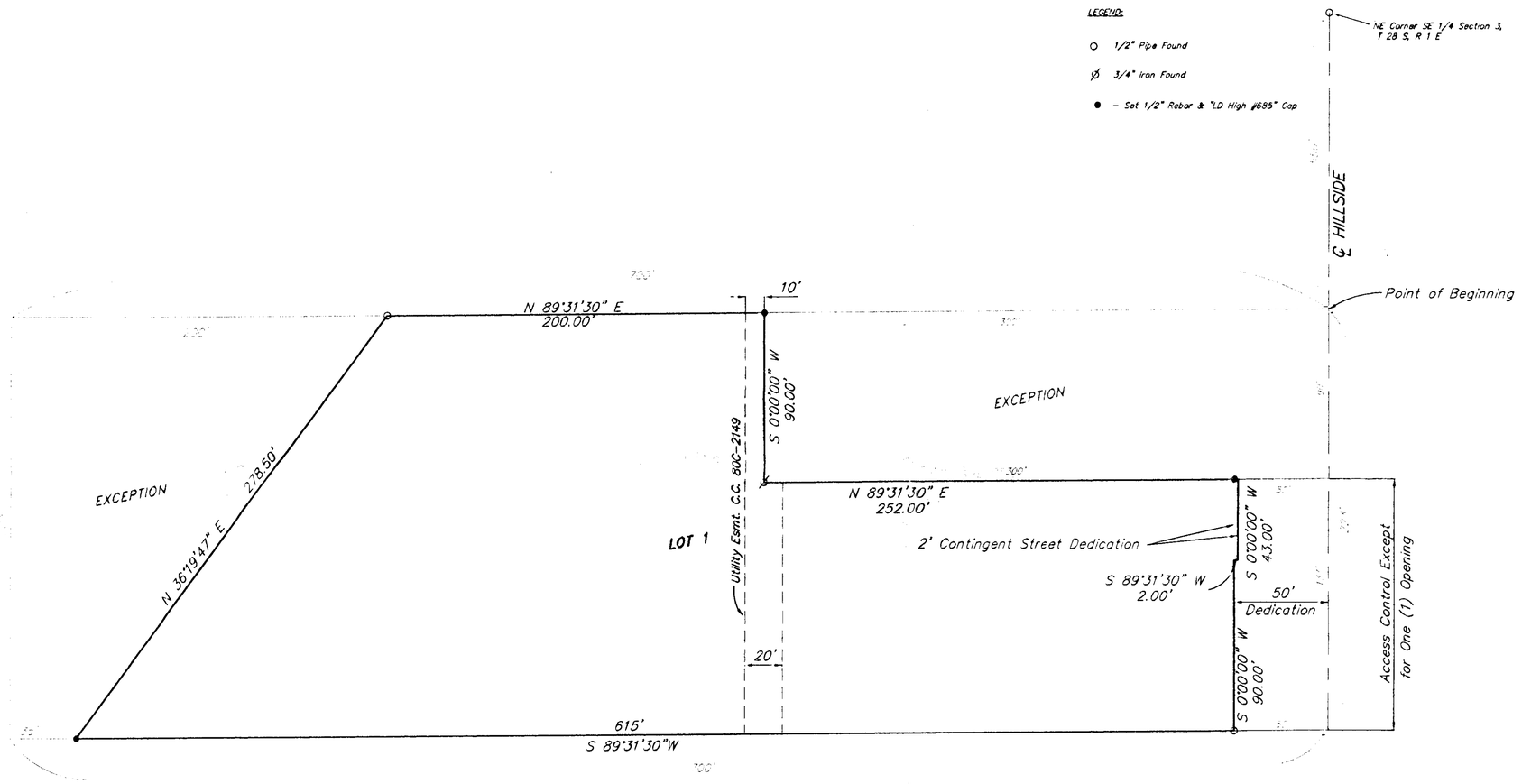
WICHITA, SEDGWICK COUNTY, KANSAS

Copied from Tracing
4/15/97

BENCHMARK:
City of Wichita Benchmark Disc
NE Corner of Bridge at Hillside
and Cypsum Creek
Elev. = 1291.74 MSL (104.34 City Datum)

40' 0 40' 80'
Scale: 1" = 40'

LEGEND:
- ○ 1/2" Pipe Found
- Ø 3/4" Iron Found
- ● – Set 1/2" Rebar & "LD High #685" Cap



State of Kansas } ss
City of Wichita }

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

Dated this 27th day of March, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION SEAL KANSAS

_____, Chair
John C. Frye

_____, Secretary
Marvin S. Krout

State of Kansas } ss
City of Wichita }

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____day of _____, 1997.

_____, Mayor
Bob Knight

_____, City Clerk
Pat Burnett

Entered on transfer record this ____day of _____, 1997.

_____, County Clerk
James Alford

State of Kansas } ss
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____day of _____, 1997, at _____o'clock____; and is duly recorded.

_____, Register of Deeds
Larry L. Consolver

_____, Deputy
Michael D. Hurtt

State of Kansas } ss
County of Sedgwick }

I, the undersigned licensed land surveyor in aforesaid county and state, do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "PRECISION METALCRAFT ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: A tract of land in the Southeast Quarter of Section 3, Township 28 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas and described as follows: Beginning 550 feet south of the Northeast corner of said Southeast Quarter, thence west 700 feet, thence south 223 feet, thence east 700 feet, thence north 223 feet to beginning, EXCEPT the north 90 feet of the east 300 feet thereof; AND EXCEPT commencing at a point 500 feet west and 550 feet south of the Northeast corner of said Southeast Quarter; thence west 200 feet; thence south 223 feet; thence east 35 feet; thence northeasterly to the point of beginning.

All being situated in the SE 1/4 of Sec. 3, Twp. 28-S, R-1-E, of the 6th P.M., Sedgwick County, Kansas.

LOWELL D. HIGH REGISTERED 4-7-97 LS-685 KANSAS LAND SURVEYOR

Lowell D. High, Surveyor
Lowell D. High, L.S. #685

Know all men by these presents that I, the undersigned owner have caused the land described in the Surveyors certificate to be platted into Lots to be known as "Precision Metalcraft Addition", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. The contingent street dedication is contingent upon removal of the existing building. Access over and across the east line of Lot 1 is hereby granted; provided however, that Lot 1 has access at one (1) location.

Precision Metalcraft Inc.

Robert M. Boorigie, President
Robert M. Boorigie

State of Kansas } ss
Sedgwick County }

The foregoing instrument was acknowledged before me, this 9th day of April, 1997, by Robert M. Boorigie, President of Precision Metalcraft Inc., personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same on behalf of the corporation.

Douglas Klassen, Notary Public
DOUGLAS KLASSEN

My App't. Exp. Apr. 2, 2001

DOUGLAS KLASSEN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-2-01

State of Kansas } ss
Sedgwick County }

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plat of "PRECISION METALCRAFT ADDITION", Wichita, Sedgwick County, Kansas.

Intrust Bank, a Kansas Corporation

Gail A Johnson, VICE PRESIDENT
Gail A Johnson

State of Kansas } ss
Sedgwick County }

The foregoing instrument acknowledged before me this 9 day of April, 1997, by Gail A Johnson, Vice President, of Intrust Bank, on behalf of the corporation.

JOLEEN BARNHART Notary Public - State of Kansas My Appt. Expires 11-14-99

Joleen Barnhart, Notary Public

My App't. Exp. Nov. 14, 1999

Austin Miller, P. A.
ENGINEERING SERVICES
254 S. Laura; Suite 210, Wichita, Kansas 67211 • 316/262-1281

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

March 31, 1997

Austin Miller, P.A.
Engineering Services
254 S. Laura, Suite 210
Wichita, KS 67211

Re: S/D 97-21 - PRECISION METALCRAFT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 27, 1997, 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 March 21, 1997.

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:lfb

cc: Robert M. Boorigie, 2853 S. Hillside, Wichita, KS 67216; 682-4551
LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144
Mike Lindebak, City Engineer, Public Works Department (1-71)

- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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FILE COPY

March 21, 1997

Austin Miller, P.A.
Engineering Services
254 S. Laura, Suite 210
Wichita, KS 67211

Re: S/D 97-21 - PRECISION METALCRAFT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. Since this plat is now dedicating right-of-way for Hillside (previously provided as an easement), the face of the final plat tracing shall clearly indicate such a dedication.

In regard to the area of contingent dedication, the face of the plat shall more clearly show the area involved in this contingent dedication.

If needed, a separate enlarged drawing of this area should be shown on the face of the final plat tracing.

B. On the final plat tracing, both the face of the plat and the platter's text shall note/dedicate access control to Hillside except for one (1) opening. A guarantee shall be provided for any opening exceeding one (1).

C. The applicant is advised that in regard to the portion of the building within the contingent dedication and those additional portions within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such areas will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.

D. Based upon the legal description for this site, for the area of exception west of the lot being platted, the dimension along the north line of this exception area should be 200 feet instead of 223 feet. The applicant's agent needs to verify this and make any appropriate changes to the face of the final plat tracing or this plat's legal description.

E. Based on the platting binder, the second half of 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

F. Also, indicated in the platting binder are various easements to the Gas Service Company. While it appears that such easements involving this site are located in areas of street right-of-way, the applicant's agent needs to verify this. If any of these easements are encumbering this plat, such easements shall be shown and the plat will be subject to the standard pipeline conditions.

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'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.

I. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

L. The applicant is advised that if development of the rear portion of this site is ever intended, that various drainage improvements will be required and that sheet drainage will not be allowed.

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, March 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew
Senior Planner

DL:lfb
Enclosure: Marked Copy of plat
cc: Robert M. Boorigie, 2853 S. Hillside, Wichita, KS 67216; 682-4551
LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5

March 27, 1997

STAFF REPORT
(Final Plat, Approved 3/20/97)

CASE NUMBER: S/D 97-21 - PRECISION METALCRAFT ADDITION

OWNER/APPLICANT: Robert M. Boorigie, 2853 S. Hillside
Wichita, KS 67216; Phone: 682-4551

AGENT: Austin Miller, P.A., 254 S. Laura, Ste 210,
Wichita, KS 67211; Phone: 262-1281

SURVEYOR/ENGINEER: LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144

LOCATION: North of 31ST Street South, on the West side of Hillside.

SITE SIZE: 2.23 Acres

NUMBER OF LOTS

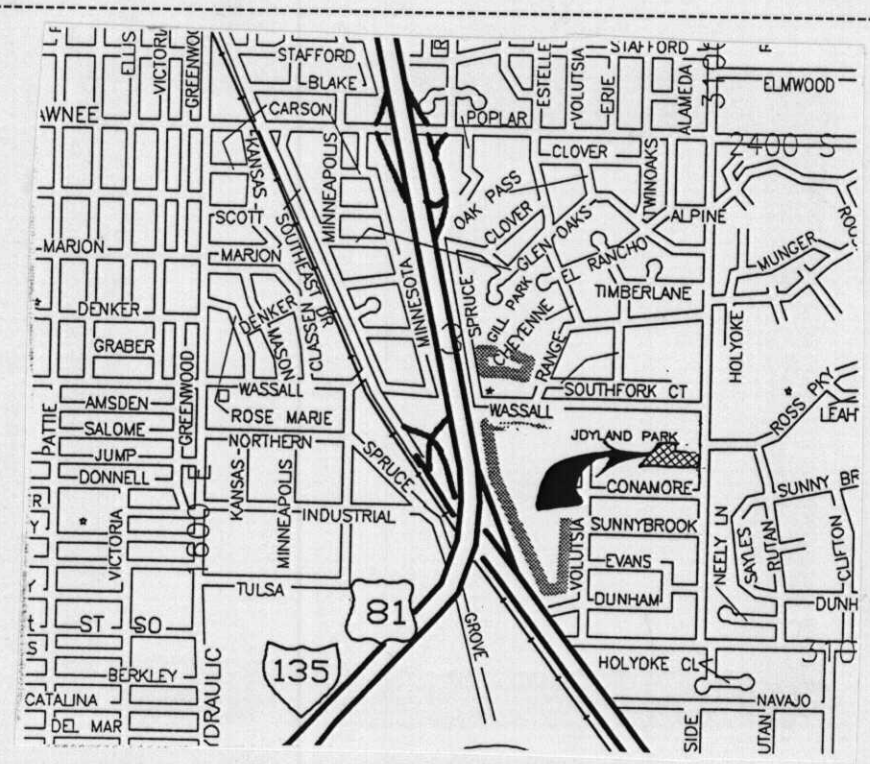
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 97,334 square feet

CURRENT ZONING: "LC" and "SF-6"

PROPOSED ZONING: "LI" (Z-3221 and Protective Overlay)

VICINITY MAP:



STAFF COMMENTS:

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