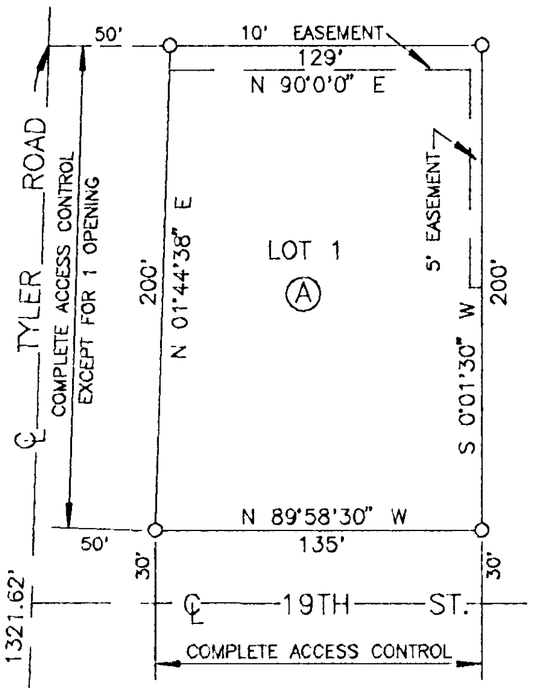
Revised to show acc. wording in Plattic Text

OX-BOW 2ND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS



SW COR. NW 1/4
SEC. 9 T27S R1W

N

1" = 50'

O = IRON

I, ROBERT L. CASTLE, THE UNDERSIGNED, REGISTERED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I CAUSED TO HAVE SURVEYED AND PLATTED REPLAT OF LOT 1, BLOCK A, OX-BOW 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 27 SOUTH, RANGE 1 WEST; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1321.62 FEET; THENCE EAST A DISTANCE OF FIFTY FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF LOT 1, BLOCK A, A DISTANCE OF 129 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH A DISTANCE OF 200 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE WEST A DISTANCE OF 135 FEET; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

DATE SIGNED _____, 1997.

_____
ROBERT L. CASTLE, RLS 352

(SEAL)

STATE OF KANSAS)
CITY OF WICHITA)

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT AND STREET TO BE KNOWN AS OF LOT 1, BLOCK A, OX-BOW 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS. THE EASEMENTS AS INDICATED ARE HEREBY GRANTED TO THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.
ALL ABUTTER'S RIGHTS OF ACCESS TO OR FROM TYLER ROAD AND NINETEENTH STREET NORTH EXCEPT AS SHOWN ON THE PLAT AND/OR NOTED BELOW ARE HEREBY DEDICATED TO THE CITY OF WICHITA, EXCEPT FOR ONE OPENING OVER AND ACROSS THE WEST LINE OF LOT 1, BLOCK A TO AND FROM TYLER ROAD, LOCATION OF SAID OPENING TO BE APPROVED BY THE CITY ENGINEER.

DATE SIGNED _____, 1997.

_____
LARRY G. UNDERHILL

STATE OF KANSAS)
CITY OF WICHITA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 1997, BY LARRY G. UNDERHILL.

_____, NOTARY PUBLIC
LOUISE M. OTTO

MY COMMISSION EXPIRES _____.

STATE OF KANSAS)
COUNTY OF SEDGWICK)

WE, MID CONTINENT FEDERAL SAVINGS BANK HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY DO HEREBY CONSENT TO THE PLAT OF LOT 1, BLOCK A, OX-BOW 2ND ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

DATED SIGNED _____, 1997 MID CONTINENT FEDERAL SAVINGS BANK

_____
ERIC V. HAWKINS

STATE OF KANSAS)
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 1997, BY ERIC V. HAWKINS.

_____, NOTARY PUBLIC
SUSAN ROBESON

MY APPOINTMENT EXPIRES _____.

STATE OF KANSAS)
CITY OF WICHITA)

THIS PLAT OF LOT 1, BLOCK A, OX-BO 2ND 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 _____, 1997.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
JOHN C. FRYE

(SEAL)

_____, SECRETARY
MARVIN S. KROUT

STATE OF KANSAS)
CITY OF WICHITA)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, 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)
COUNTY OF SEDGWICK)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT A.M.-P.M., ON THE _____ DAY OF _____, 1997.

_____, REGISTER OF DEEDS
LARRY CONSOLVER

_____, DEPUTY
MICHAEL D. HURTT

REV. 3/19/97

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

April 14, 1997

FILE COPY

Castle & Associates, Chartered, L.L.
6235 West Kellogg
P.O.Box 9262
Wichita, KS 67277

Re: S/D 97-9 - OXBOW 2ND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 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 April 4, 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: Larry Underhill, 10300 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

SEDGWICK COUNTY

FILE COPY

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

April 4, 1997

Castle & Associates
P. O. Box 9262
6235 W. Kellogg
Wichita, KS 67209

Re: S/D 97-9 - OXBOW 2ND 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, the conditions below, but that MAPC action be withheld until condition A. was resolved. Planning has been informed by City Engineering that the apparent action to be taken by the applicant will be the provision of a cross lot drainage agreement.

A. The applicant shall submit a revised drainage plan to City Engineering. As determined by City Engineering, improvements shall either be provided as part of the site development or the site's surface drainage altered such that drainage is directed to Tyler Road, rather than to property west or north of this plat. Alternatively, the applicant may submit a cross lot drainage agreement from the property northeast of this plat, indicating that property's willingness to accept the involved drainage.

B. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. It is noted that this site was originally impacted by a pipeline.

C. On the final plat tracing, since this site is within Wichita's City limits, the platter's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the opening to Tyler is to be approved by the City Engineer. Also, on the face of the plat, the word complete shall be deleted from the area where "access control except for 1-opening" is being allowed to Tyler Road.

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'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.

F. 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.

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

H. Recording of the plat within thirty (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, April 10, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Larry Underhill, 10300 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-11

April 10, 1997

STAFF REPORT
(Final Plat Approved 3/20/97, deferred from 2/20/97)

CASE NUMBER: S/D 97-9 - OXBOW 2ND ADDITION

OWNER/APPLICANT: Larry Underhill, 10300 West Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Castle & Associates, Chartered, L.L., 6235 West Kellogg, P.O.Box 9262, Wichita, KS 67277

LOCATION: North of 19th Street North and east of Tyler Road

SITE SIZE: 26,400 sq. ft.

NUMBER OF LOTS

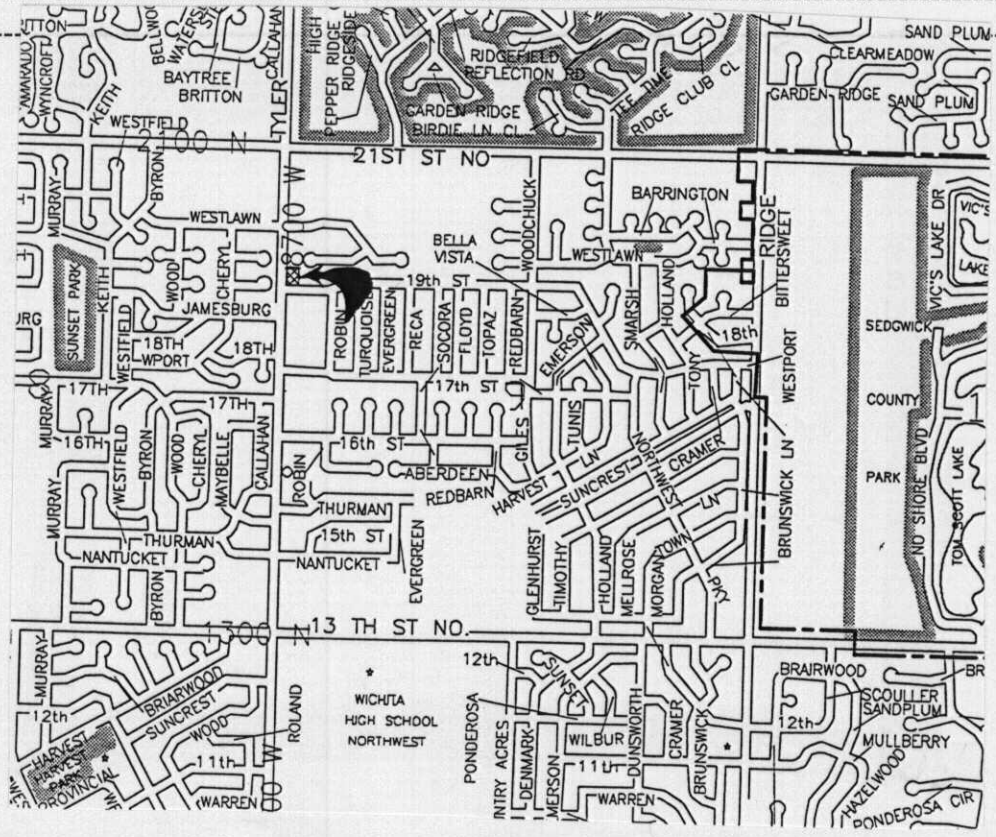
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 23,180 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "GO" (Z-3195)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall submit a revised drainage plan to City Engineering. As determined by City Engineering, improvements shall either be provided as part of the site development or the site's surface drainage altered such that drainage is directed to Tyler Road, rather than to property west or north of this plat. Alternatively, the applicant may submit a cross lot drainage agreement from the property northeast of this plat, indicating that property's willingness to accept the involved drainage.

B. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review. It is noted that this site was originally impacted by a pipeline.

C. On the final plat tracing, since this site is within Wichita's City limits, the platter's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the opening to Tyler is to be approved by the City Engineer. Also, on the face of the plat, the word complete shall be deleted from the area where "access control except for 1-opening" is being allowed to Tyler Road.

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'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.

F. 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.

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

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