SEDGWICK C[illegible]

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

December 29, 1994

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

Re: S/D 94-83 - TOTAL PETROLEUM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

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 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

Don Losew
Senior Planner

DL:rh

cc: Total Petroleum, Inc., c/o Virgel Musil, 900 E. 19th Street - Suite 2201, Denver, CO 80202
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. As indicated by City Engineering, an additional 2 by 15-foot area of easement shall be indicated in the southeast corner of this plat to properly cover the sewer line and manhole in that area.

B. The applicant shall if determined necessary guarantee the extension of water along the plat's frontage to Webb Road. Prior to submitting the final plat tracing, the applicant should meet with City Engineering to determine how water is to be provided to this site.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

E. On the final plat tracing, the word "complete" shall be deleted from the face of the plat along both Webb and 21st Street North where one opening of access is being allowed.

F. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.

G. The major intersection right-of-way for this site was apparently dedicated by a separate instrument, accepted by the City Council 1/25/94 and recorded either in May or August. This dedication was not processed through Planning and City Engineering needs to verify that that dedication was sufficient and no other dedication needs to be provided by means of this plat.

H. Since certain actions on this plat will likely occur in 1995, any such dates should be revised accordingly on the final plat tracing (City approval, recording date, etc.)

I. 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.

J. 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.

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

L. Recording of the plat within 30 days after approval by the City Council.

AGENDA ITEM NO. 3-10

METROPOLITAN AREA PLANNING COMMISSION

December 29, 1994

STAFF REPORT
(Final Plat Approved 12/22/94)

CASE NUMBER: S/D 94-83 TOTAL PETROLEUM ADDITION

OWNER/APPLICANT: Total Petroleum, Inc., c/o Virgel Musil, 900 E. 19th Street - Suite 2201, Denver, CO 80202

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

LOCATION: South of 21st Street North and east of Webb Road

SITE SIZE: 1 acre

NUMBER OF LOTS

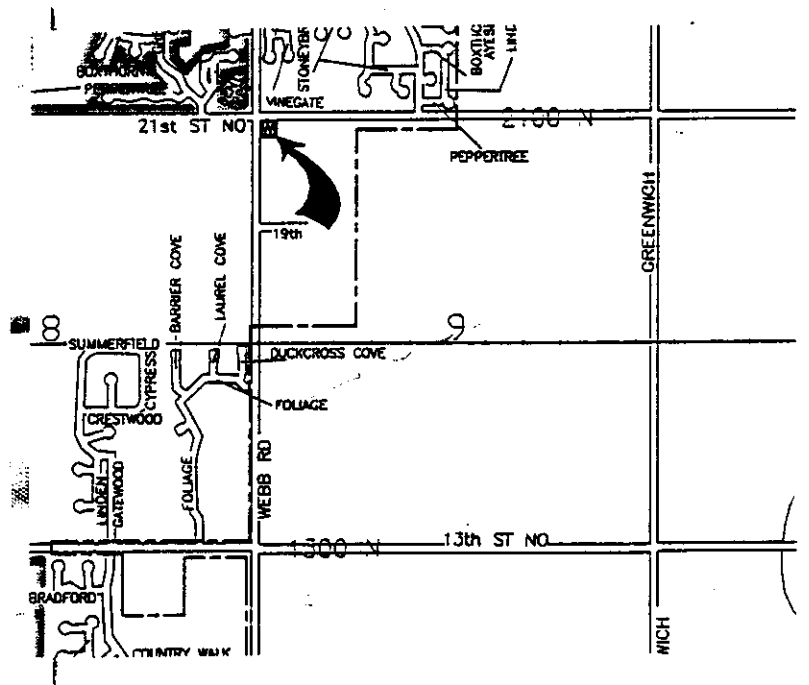
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1 Acre

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



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DO NOT REMOVE

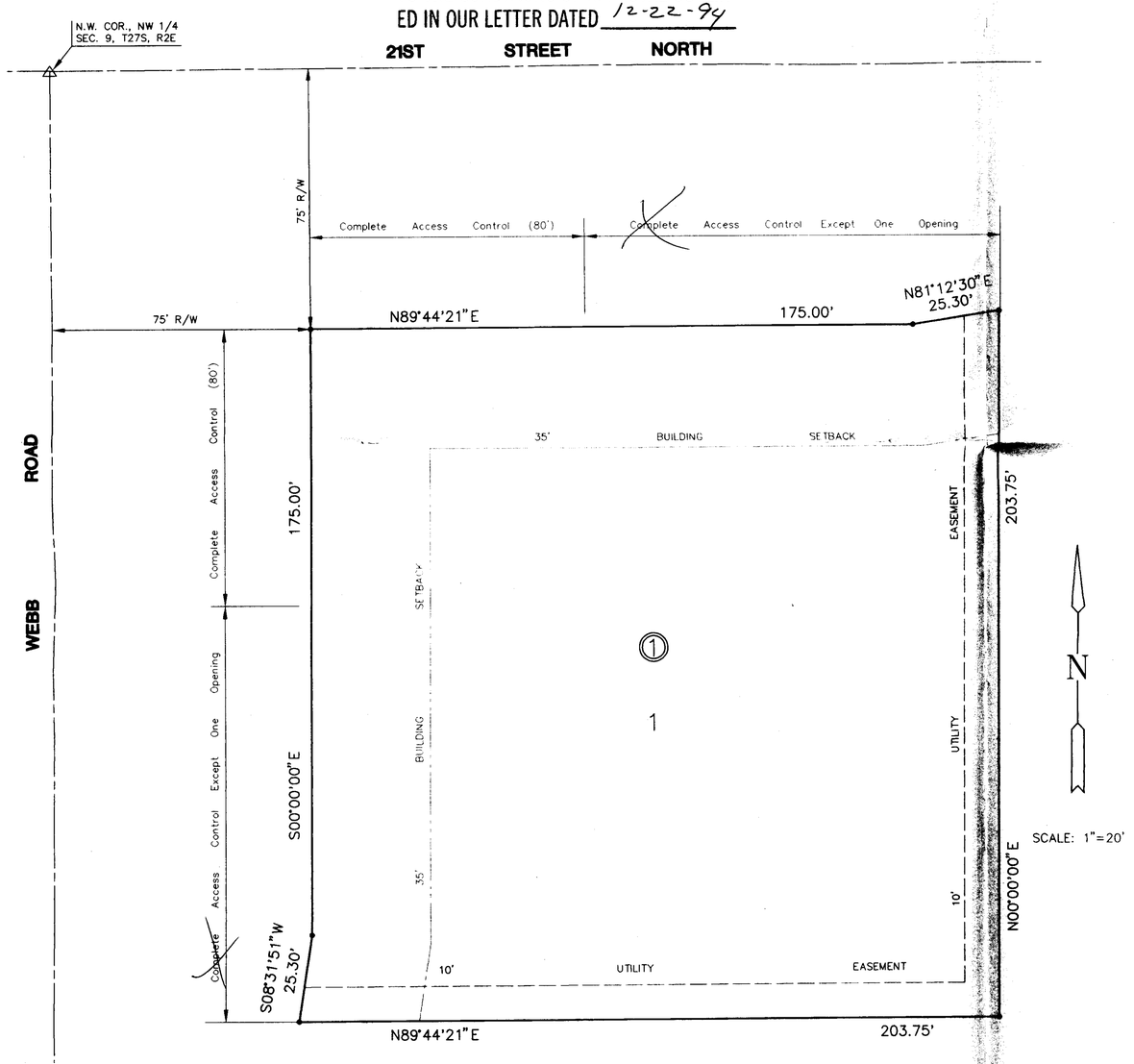
FINAL PLAT

FINAL PLAT OF

TOTAL PETROLEUM ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 12/22/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12-22-94



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

The North 275 feet of the West 275 feet of the Northwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P. M., Sedgwick County, Kansas, except the North 40 feet and the West 50 feet for road, also except the Right-of-Way Dedication on Film 1426, Page 1135.

The 20' easement as described on Film 1045, Page 641 is hereby vacated by virtue of KSA 12-512(b).

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1994.

_____
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 present that we the undersigned property owners of the land as above set forth in the Civil Engineer's and Registered Land Surveyor's Certificate, have caused the same to be surveyed and platted into a lot and block, the same to be known as "TOTAL PETROLEUM ADDITION", an addition to Wichita, Sedgwick County, Kansas.

All abutters rights of access to or from 21st Street North over and across the North line of "TOTAL PETROLEUM ADDITION", are hereby granted to the City of Wichita, provided however that Lot 1 shall have one opening as indicated on the face of the plat. All abutters rights of access to or from Webb Road over and across the West line of "TOTAL PETROLEUM ADDITION", are hereby granted to the City of Wichita, provided however that Lot 1 shall have one opening as indicated on the face of the plat.

TOTAL PETROLEUM, INC.

_____
C. Gary Jones, Senior Vice President, Marketing

STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 1994, by C. Gary Jones, the Senior Vice President, Marketing, of Total Petroleum, Inc., a Michigan Corporation, on behalf of said corporation.

_____
Notary Public

My commision expires: _____ (Notary Seal)

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

Dated this _____ day of _____, 1994.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

_____, Chairman
James D. Miner

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown thereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1994.

_____, Mayor
Elma Broadfoot

_____, City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1994.

_____, County Clerk
Susan E. Crockett-Spoon

STATE OF KANSAS)
) ss:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1994 at _____.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa