

Professional Engineering Consultants
August 28, 1992
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Please call if you have any questions.

Sincerely,

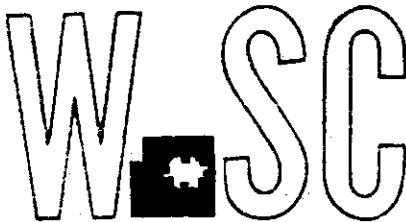


Don Losew
Senior Planner

DL:rh

cc: Vallassis Inserts, Inc., c/o Joe Ciolino, 35955 Schoolcraft Rd.,
Livonia, MI 48150
Koch Properties, Inc., 4111 E. 37th Street North, Wichita, KS
67220
Wichita Airport Authority, c/o Monroe Funk, P.E., P. O. Box 9130,
Wichita, KS 67277-130
Hamel & Rew Land Co., 1916 S. Kessler, Wichita, KS 67213
M & H Investments, 630 N. Washington, Wichita, KS 67214
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 28, 1992

Professional Engineering Consultants
303 South Topeka
Wichita, Ks 67201

Re: S/D 92-7 COLONEL JAMES JABARA AIRPORT ADDITION (Final
Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 1992, 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 August 7, 1992.

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 developers.

access controls to be shown on the final plat tracing. Such access controls need to be established both to Webb Road and also along sections of Lindberg and 43rd St. North. As requested by Traffic Engineering, the applicant shall also provide for the closing or gating of the existing street opening for 39th St. North which will be vacated by this plat. Traffic Engineering has indicated this requirement has been satisfied.

- F. The applicant's agent has submitted a copy of the instrument which establishes the Williams Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- G. As requested by KPL, the applicant was either to provide a temporary utility easement for KPL's facilities being affected by this plat or make other satisfactory arrangements. A letter from KPL was to be submitted to Planning indicating that satisfactory arrangements have been made or an acceptable easement has been provided. The representative from KPL (KG&E) has indicated they are in the process of obtaining satisfactory arrangements.
- H. 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.
- 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

August 27, 1992

STAFF REPORT

(Final Plat Approved 8/6/92, Preliminary Plat Approved 3/5/92)

CASE NUMBER:

S/D 92-7 - COLONEL JAMES JABARA AIRPORT 2ND ADDITION

OWNER/APPLICANT:

Wichita Airport Authority, c/o Monroe Funk,
P.E., P.O. Box 9130, Wichita, KS 67277-130

SURVEYOR/ENGINEER:

Professional Engineering Consultants, 303
South Topeka, Wichita, KS 67202

LOCATION:

On the east side of Webb Road, north of 39th
St. North.

SITE SIZE:

163.8 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Other

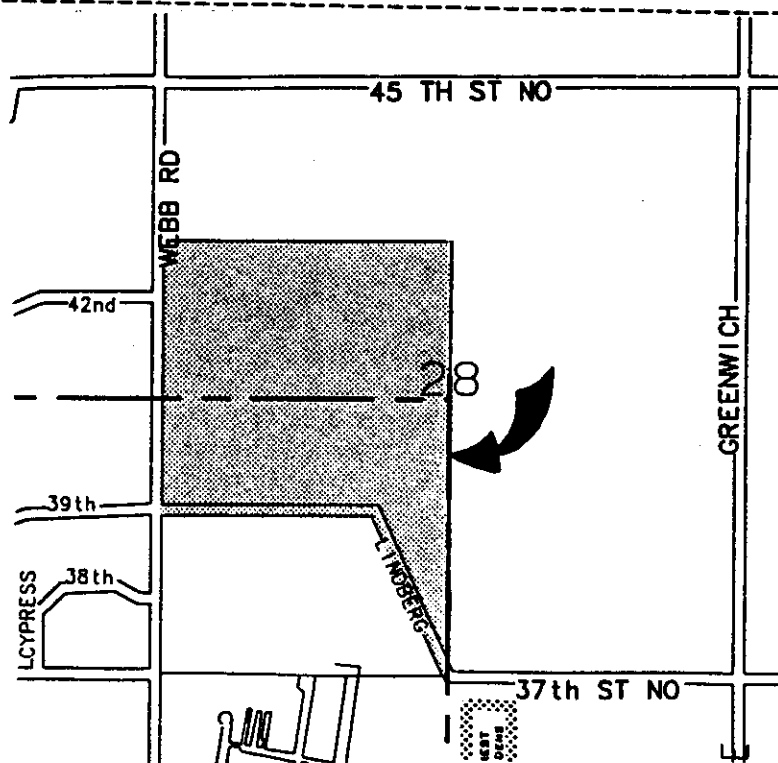
Total:

1 (Airport)
1

CURRENT ZONING:

"AA" One Family Dwelling (City), "E" Light
Industrial (City), and "R" Rural Residential
(County), "R-1" Suburban Residential (County)

VICINITY MAP:



NOTE: The primary purpose of this plat is to provide for the extension of Jabara Airport's runway system to the north. To allow for this extension, 39th Street North will need to be vacated. While most of the runway extensions will be within the previously platted 1st Addition, a portion may extend into this new addition. The primary portion of this new addition, however, will be used to provide a buffer or safety zone at the end of the runways. At this time, no other development plans are being indicated within this plat.

In terms of existing zoning, approximately the southern half of the site is within the City and under "AA" one family zoning, with the exception of the southeast corner which is zoned "E" Light Industrial. The remaining portion is in the County with a small section under "R-1" suburban residential zoning and the larger portion being under "R" rural residential.

STAFF COMMENTS:

- A. The applicant is advised that if airport facilities are to be extended into this plat, a zone change or special permit may be required. The applicant should meet with zoning staff to determine any such needed actions. At this time, it has been indicated that the applicant will apply for "E" light-industrial zoning.
- B. The applicant has requested annexation for the portion of this site presently in the County. It is scheduled for City Council review on August 11, 1992. Upon annexation these properties will assume the equivalent City zoning ("AA" one family or "E" light-industrial depending on how the plat and zone change are completed).
- C. Since this plat is proposing the vacation of 39th Street North, which is a recognized arterial on the Transportation Plan, the applicant has contacted the Planning Department's transportation section to initiate the process to amend the Transportation Plan so as to delete this section of street. That item will be on the MAPC agenda August 27, 1992. The applicant is advised that it is the intention of Planning to schedule both this plat and Transportation Amendment before the City Council on the same date. If a zone change or special permit is required, it would be advisable to consider such an application on the same City Council date as well.
- D. In order to notify other property owners who may be affected by the vacation of 39th St. N., the applicant has submitted a certified ownership list for all properties on both sides of the 39th Street North/Toben Street segment lying between Webb Road and 37th St. North. The Planning Department has mailed to those owners a letter notifying them of this street vacation and their opportunity to address the Subdivision Committee or MAPC on this matter.
- E. The applicant met with Traffic Engineering to determine the

COLONEL JAMES JABARA AIRPORT 2ND ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT **OFFICE COPY**
STATE OF KANSAS)
DO NOT REMOVE

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME BAILIS F. BELL, DIRECTOR OF AIRPORTS AND JUDY E. MOHRING, AIRPORT CLERK OF THE WICHITA AIRPORT AUTHORITY, IN WICHITA, KANSAS, TO ME PERSONALLY, AND WE KNOWLEDGELY AND FREELY EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE SAME TO ME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID AIRPORT AUTHORITY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT OF THIS _____ DAY OF _____, 1992, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME BETSY GWIN, CHAIR AND DON WRIGHT, COUNTY CLERK OF THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, TO ME PERSONALLY KNOW TO BE THE SAME PERSONS WHO EXECUTED THAT FOREGOING INSTRUMENT OF WRITING AND SIGNED AND SEALED THE SAME IN THE PRESENCE OF ME, AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BOARD, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

____ NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, DATED THIS _____ DAY OF _____, 1992.

CHRISTOPHER J. GOEBEL, CHAIRMAN

MARVIN S. KROUT _____, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1992.

BOB KNIGHT _____, MAYOR

PAT BURNETT _____, DEPUTY CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1998.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ N., ON THIS _____ DAY OF
_____, 1992.

PAT KETTLER, REGISTER OF DEEDS

ED RESA _____, DEPUTY

I, CHARLES S. BROWN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1992, I HAVE CAUSED TO BE SURVEYED AND PLATTED COLONEL JAMES JABARA AIRPORT 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A BLOCK, A LOT, STREETS AND A RESERVE THE SAME BEING:

THE SOUTH 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., EXCEPT THE NORTH 300 FEET, AND EXCEPT THE WEST 400 FEET FOR ROAD PURPOSES, TOGETHER WITH THE W 1/4 OF SAID SECTION 28, EXCEPT THAT PORT PLATTED AS LOT 1, BLOCK A, COLONEL JAMES JABARA AIRPORT ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, AND EXCEPT PART OF S85 INDUSTRIAL ADDITION, SEDGWICK COUNTY, KANSAS, AND EXCEPT THE WEST 400 FEET FOR ROAD PURPOSES. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6TH P.M., THENCE BEARING N89°09'18"E ALONG THE SOUTH LINE OF SAID N.W. 1/4 A DISTANCE OF 40.00 TO THE POINT OF BEGINNING THENCE BEARING N1°1'52"W PARALLEL TO AND 40.00 FEET EAST OF THE WEST LINE OF SAID N.W. 1/4 A DISTANCE OF 100.50 FEET; THENCE BEARING N89°33'32"E PARALLEL TO AND 100.00 FEET SOUTH OF THE NORTH 300 FEET SOUTH LINE OF SAID N.W. 1/4 A DISTANCE OF 2616.74 FEET TO A POINT IN THE EAST LINE OF SAID N.W. 1/4, THENCE BEARING S0°42'20"E ALONG SAID EAST LINE AND ALSO ALONG THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 28 A DISTANCE OF 3110.95 FEET TO A POINT IN THE NORTH LINE OF LOT 1, BLOCK A, S85 INDUSTRIAL ADDITION, SEDGWICK COUNTY, KANSAS; THENCE ALONG SAID NORTH LINE BEARING N1°37'22"W A DISTANCE OF 349.15 FEET; THENCE BEARING S3°17'37"W A DISTANCE OF 205.72 FEET TO THE POINT OF BEGINNING TO THE LEFT HAVING A RADIUS OF 470.87 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°39'30" AN ARC DISTANCE OF 268.41 FEET TO A POINT IN THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 28 SAID POINT ALSO BEING ON A CURVE IN THE WESTERLY LINE OF LOT 1, BLOCK A, S85 INDUSTRIAL ADDITION, THENCE BEARING S0°42'20"E ALONG THE EAST LINE OF SAID S.W. 1/4 A DISTANCE OF 14.74 FEET; THENCE BEARING N2°42'03"W ALONG SAID SECTION 28; THENCE BEARING N21°22'55"E ALONG THE NORTHEASTERLY LINE OF LOT 1, BLOCK A IN SAID COLONEL JAMES JABARA AIRPORT ADDITION A DISTANCE OF 349.15 FEET; THENCE BEARING N20°42'03"W ALONG SAID LINE A DISTANCE OF 606.68 FEET; THENCE CONTINUING ALONG SAID LINE BEARING N1°37'22"W A DISTANCE OF 209.60 FEET; THENCE BEARING N60°02'29"W ALONG SAID LINE A DISTANCE OF 315.10 FEET; THENCE BEARING N83°19'50"W ALONG THE WEST LINE OF SAID LOT 1, BLOCK A A DISTANCE OF 143.28 FEET; THENCE CONTINUING ON SAID LINE BEARING S89°09'45"W A DISTANCE OF 1441.52 FEET; THENCE BEARING S77°51'10"W A DISTANCE OF 101.98 FEET; THENCE BEARING S89°09'45"W A DISTANCE OF 175.00 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE BEARING S0°50'15"E A DISTANCE OF 175.00 FEET; THENCE BEARING S11°14'30"E A DISTANCE OF 143.98 FEET; THENCE BEARING S0°50'15"E PARALLEL TO AND 100.00 FEET SOUTH OF THE WEST LINE OF SAID N.W. 1/4 A DISTANCE OF 700.00 FEET; THENCE BEARING S89°09'45"W A DISTANCE OF 10.00 FEET; THENCE BEARING S0°50'15"W A DISTANCE OF 991.42 FEET TO THE POINT OF BEGINNING.

CHARLES S. BROWN, P.E., LIC. NO. 7581 R.L.S. #991

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, A RESERVE-AND STREETS, THE SAME TO BE KNOWN AS COLONEL JAMES JABARA AIRPORT 2ND ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM WEBB ROAD OVER & ACROSS THE WEST LINE OF BLOCK 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, KANSAS; PROVIDED HOWEVER THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO WEBB ROAD AT TWO (2) LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF WICHITA, KANSAS, TOGETHER WITH A 50 FOOT EMERGENCY AND MAINTENANCE ACCESS AS SHOWN.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM 43RD STREET NORTH AND LINDBERG AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA.

RESERVE "A" IS HEREBY PLATTED FOR AIRPORT RELATED USES AND WILL BE OWNED AND MAINTAINED BY THE WICHITA AIRPORT AUTHORITY.

ALL PORTIONS OF LINDBERG, 39TH STREET NORTH, WEBB ROAD, AND
SBS INDUSTRIAL ADDITION WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY
VACATED AND REPLATTED BY K.S.A. 12-512(b) AMENDED.

OWNERS: THE WICHITA AIRPORT AUTHORITY

BY BAILIS F. BELL DIRECTOR OF AIRPORTS

JUDYE N. MOHRING AIRPORT CLERK

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS.

BETSY GWIN CHAIR

DON WRIGHT COUNTY CLERK

SCALE: 1"=200'

● = IRON SET
● = IRON FOUND

C.A.C. = COMPLETE ACCESS CONTROL

B.M. - P.K. NAIL WITH SHINER
AT E OF WEBB ROAD AND DRIVEWAY
137.20' N OF E 43RD STREET
ELEV 1417.66 M.S.L.

S 174 CORNER
SEC. 28, T26S, R2E
OF THE 6TH P.M.