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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

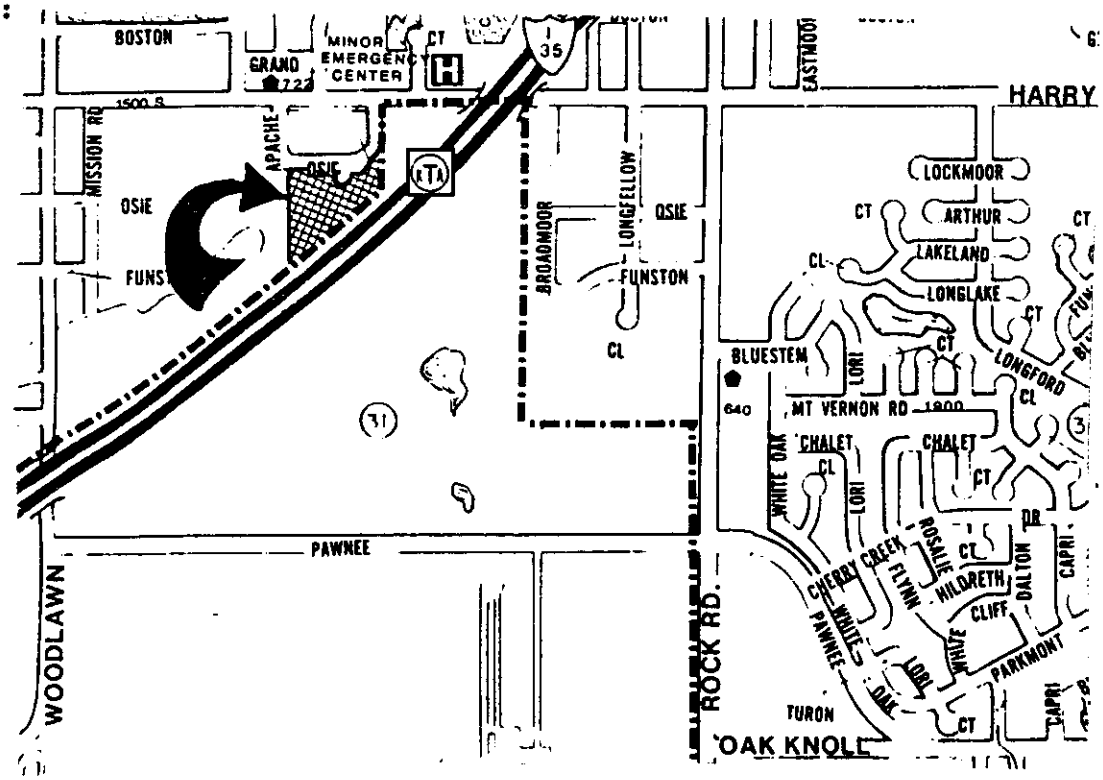
AGENDA ITEM NO. 2-7

April 26, 1990

STAFF REPORT
(Final Plat 4/19/90; Preliminary Plat Approved 3/22/90)

CASE NUMBER:	**S/D 90-13 - EAST SUBSTATION ADDITION**
OWNER/APPLICANT:	City of Wichita
SURVEYOR/ENGINEER:	Baughman Company
LOCATION:	South of Harry St. in an area east of Woodlawn
SITE SIZE:	25.5 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1
MINIMUM LOT AREA:	756,678 sq. ft.
CURRENT ZONING:	"C" Commercial (DR 90-6)

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall provide for any drainage improvements required by the platting of this property. These guarantees may be included with the paving guarantees.

B. The applicant shall provide for the paving of the interior street (Osie/Governeour from Harry) and the cul-de-sac required for the proper termination of Osie Circle.

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

D. Since this plat is proposing the vacation of a portion of the south half of Osie, abutting property owners to the north should also consent in the vacation. The applicant shall therefore attempt to get the owners of Lot 1, Grillot 3rd and lots 11 and 12, Grillot Addition to sign a separate vacation application for the north half of Osie. As part of the vacation, the owner of Lot 12, who is also the owner of Lot 2, Grillot Addition should be required to submit a covenant requiring that these two lots not be sold separately. The covenant is necessary since Lot 12 will no longer have access to a public street. If such a covenant cannot be obtained the City by separate instrument should establish an access easement to the benefit of Lot 12, Grillot Addition which would allow access to Osie Circle.

E. Since the tie point for this plat is referenced to a previously platted lot corner, the engineer's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).

F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

G. The final plat tracing shall indicate utility easements for the planned storm water sewer and existing sanitary sewer along this plat's east line. Also, the plat tracing shall indicate the utility easements requested by Southwestern Bell Telephone and indicated on the enclosed marked copy of the plat.

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.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 27, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-13 EAST SUBSTATION ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 1990, 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 20, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

3. Certification that all due real estate taxes have been paid.

4. 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.

Please call if you have any questions.

Sincerely,

Don Losew

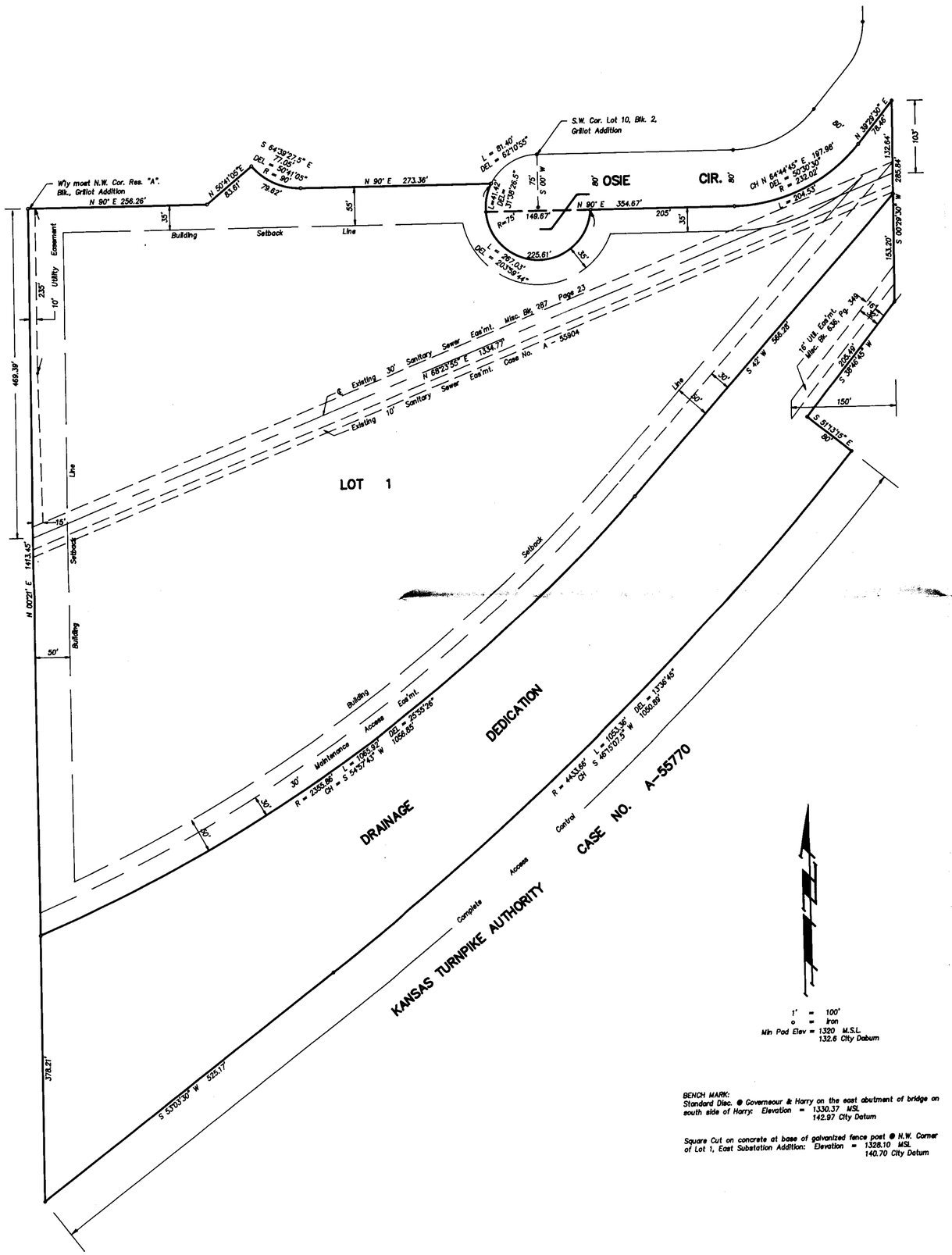
Don Losew
Senior Planner

DL:sm
cc: City of Wichita, Attn: Larry Henry, 8th Floor City Hall, 455 N. Main, Wichita, KS 67202
Mike Lindebak, City Engineer

FILE COPY

EAST SUBSTATION ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS.



1" = 100'
o = Iron
Min Pad Elev = 1320 M.S.L.
132.6 City Datum

BENCH MARK:
Standard Disc. @ Governeour & Harry on the east abutment of bridge on south side of Harry: Elevation = 1330.37 MSL
142.97 City Datum

Square Cut on concrete at base of galvanized fence post @ N.W. Corner of Lot 1, East Substation Addition: Elevation = 1328.10 MSL
140.70 City Datum

State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "EAST SUBSTATION ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Reserve "A", Block 1, Grillot Addition to Wichita, Kansas, together with that part of the S1/2 of Osie Street, lying north of and adjacent to Reserve "A" in said Block 1, beginning at the S.E. Corner of Lot 1, Grillot Third Addition to Wichita, Kansas and being a point on the center-line of said Osie Street, S 00°21' W, 40 feet from the S.W. Corner of Lot 12, Block 2, in said Grillot Addition; thence N 90°E, along the center-line of said Osie Street, 193.91' to a point on a curve, having a radius of 75 feet, said radius point being S 00° W, 75 feet from the S.E. Corner of Lot 11, Block 2, in said Grillot Addition; thence southerly, along said curve, being a curve a curve to the left, an arc distance of 41.42 feet to the intersection with the north line of said Reserve "A"; thence S 90° W, along the north line of said Reserve "A", 264.86 feet to the P.C. of a curve to the right, having a radius of 130 feet; thence northwesterly, along the north line of said Reserve "A" and said curve, through a central angle of 50°41'05", an arc distance of 115 feet to a corner of said Reserve "A" and being a point on the southerly line of said Lot 1, Grillot Third Addition; thence N 50°41'05" E, along the southerly line of said Lot 1, Grillot Third Addition, 40 feet to a corner of said Lot 1, Grillot Third Addition and being on the center-line of said Osie Street; thence southeasterly, along the south line of said Lot 1, Grillot Third Addition, being a curve to the left, having a radius of 90 feet and being concentric with the last described curve, an arc distance of 79.62 feet to the point of tangency of said curve; thence N 90° E, along the south line of said Lot 1, Grillot Third Addition, 79.45 feet to the place of beginning.

The floodway easement, minimum pad elevation and the above described portion of Osie Street are being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____ Date

_____ Surveyor
Mark A. Savoy

Know all men by these presents that we the undersigned, have caused the land described in the surveyors certificate to be platted in a Lot, Street and Drainage Dedication to be known as "EAST SUBSTATION 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 drainage dedication is hereby dedicated to the public for drainage purposes. No building shall be constructed below a minimum building pad elevation of 1320 M.S.L. (132.6 City Datum). Complete access control to or from the Kansas Turnpike right-of-way per Case No. A-55770.

The City of Wichita, Kansas

_____ Mayor
Bob Knight

Attest: _____ City Clerk
John Moir

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____ day of _____ 1990, by Bob Knight, Mayor and John Moir, City Clerk of the City of Wichita, Kansas, on behalf of the City of Wichita, Kansas.

_____ Notary Public

My App't. Exp. _____

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

Dated this _____ day of _____ 1990.

Wichita-Sedgwick County, Metropolitan Area Planning Commission

_____ Chairman
Wayne L. Brinegar

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 1990.

_____ Mayor
Bob Knight

_____ City Clerk
John Moir

Entered on transfer record this _____ day of _____ 1990.

_____ County Clerk
Don Wright

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____ 1990, at _____ o'clock __ M: and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa