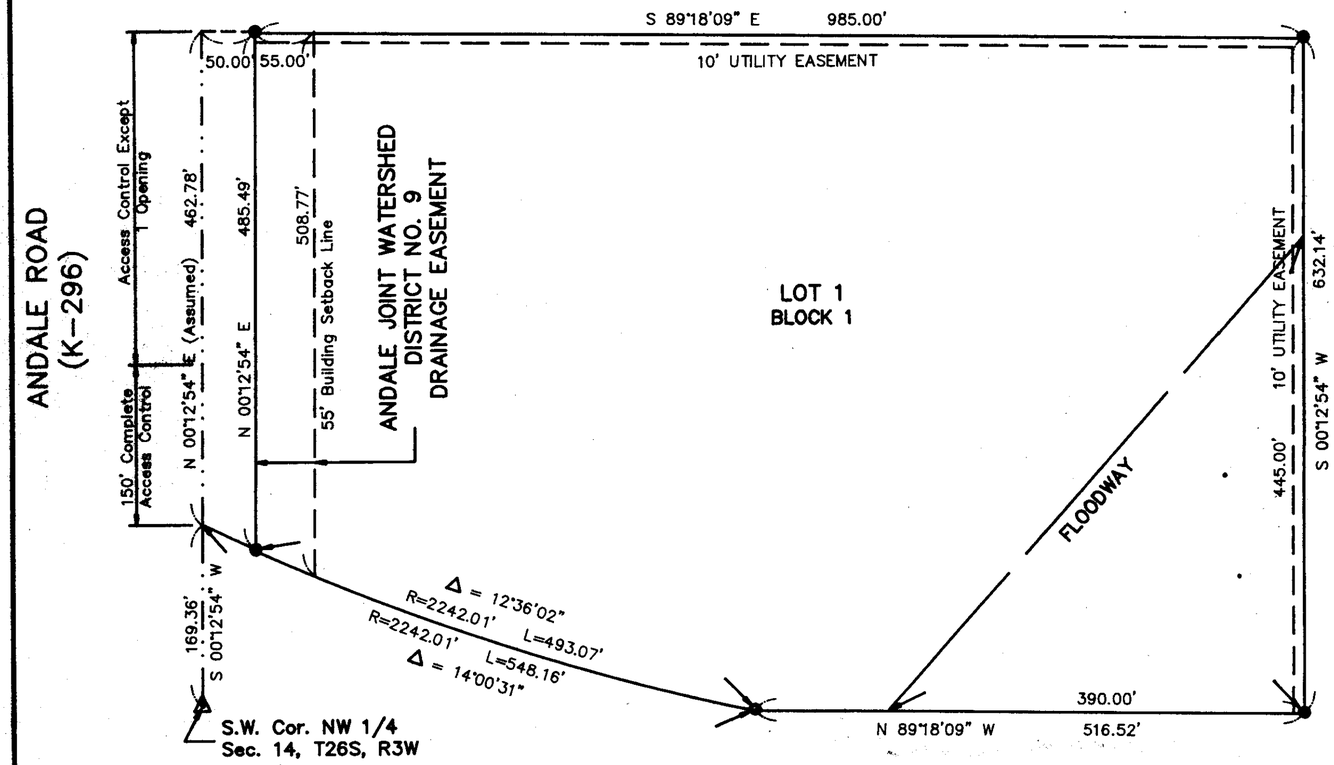
SEDGWICK COUNTY ANDALE YARD

SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



● =IRON SET

o =EXISTING IRON

N

SCALE: 1 in. =100 ft.

Minimum 1st Floor Elevation=1435.00 MSL
Benchmarks: ① U.S.G.S. "□" on Center of West Hubguard R.C.B.C.
225' S. of S.W. Cor. Sec. 14, T26S, R2W. Elev. 1449.86
② Spike Step in HLP 85.7' N.W. of W. 1/4 Cor.
Sec. 14, T26S, R2W. Elev. 1436.94

LEGAL

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

I, Phillip E. Dietrich, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "SEDGWICK COUNTY ANDALE YARD ADDITION", Sedgwick County, Kansas, into a Lot, a Block, a Street, and a Floodway, the same being accurately set forth on the accompanying plat and described as: Commencing at the Southwest corner of the Northwest Quarter of Section 14, Township 26 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas; thence North along the West line of said Quarter with an assumed bearing of N 00°12'54" E, a distance of 169.36 feet to the North Right of Way line of the Union Pacific Railroad for a place of beginning; thence continuing along said West line bearing N 00°12'54" E, a distance of 462.78 feet; thence bearing S 89°18'09" E and parallel to the South line of said Northwest Quarter, a distance of 1035.00 feet; thence bearing S 00°12'54" W and parallel to the West line of said Northwest Quarter, a distance of 632.14 feet to the South line of said Northwest Quarter; thence Westerly along South line of said Northwest Quarter on a bearing S 89°18'09" W, a distance of 516.52 feet to the Northerly Right of Way of the Union Pacific Railroad; thence along said Northerly Right of Way on a curve to the right with a Central Angle of 14°00'31", a radius of 2242.01 feet, a distance of 548.16 feet to the place of beginning.

_____ Surveyor
Phillip E. Dietrich
Reg. No. 538

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 5/8/91 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 5/8/91.

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 same to be surveyed and platted into a Lot, Block, Street, and a Floodway, to be known as "SEDGWICK COUNTY ANDALE YARD ADDITION", Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities and drainage are hereby granted. All abutter's rights of access to or from Andale Road, over and across to the West line of Lot 1, Block 1, is hereby granted to the appropriate governing body, provided however, that Lot 1, Block 1, shall have access to Andale Road at one location, to be determined by the appropriate Engineer. The Floodway shall be the responsibility of the owners until such time as the Governing Body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further, that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel, or other work be carried on without the permission of the appropriate Engineer.

Board of County Commissioners of Sedgwick County, Kansas

_____, Chairman
Billy Q. McCray

Attest: _____, County Clerk
Don Wright

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The foregoing instrument acknowledged before me this _____ day of _____, 1991, by Billy Q. McCray, Chairman of the Board of County Commissioners of Sedgwick County, Kansas, on behalf of Sedgwick County.

_____, Notary Public

My Commission Expires _____

This plat of "SEDGWICK COUNTY ANDALE YARD" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1991.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
George Sherman

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas this _____ day of _____, 1991.

_____, Chairman
Billy Q. McCray

_____, Chair Pro Tem
Betsy Gwin

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Mark F. Schroeder

Attest: _____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1991.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this _____ day of _____, 1991.

_____, County Clerk
Don Wright

WICHITA — SEDGWICK COUNTY

W-SC

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

April 26, 1991

Phil Dietrich, L.S. Sedgwick County BOPS
1250 S. Seneca
Wichita, KS 67213

Re: S/D 91-14 (Final Plat) Sedgwick County Andale Yard Addition

Dear Mr. Dietrich:

At the regular meeting of the Metropolitan Area Planning Commission on April 25, 1991, 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 19, 1991.

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.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
cc: David Spears, Sedgwick County Kansas, 1250 S. Seneca, Wichita, KS 67213
Harlan Foraker, County P.E.

FILE COPY

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary, what standards are to be met for approval of on-site sewerage facilities and water wells, and any additional information that may be required such as projected sewer use levels and the proposed site layout. A memorandum shall be obtained specifying approval.

B. Since this plat requires the platting of a minimum building pad elevation, such elevation shall be referenced in the plattor's text. Also, the face of the plat shall reference the minimum building pads as Mean Sea Level.

C. On the final plat, the recording information for the Watershed District No. 9 Drainage Easement shall be indicated. A copy of this document shall also be submitted to Planning for the plat file.

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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-6

April 25, 1991

STAFF REPORT
(Final Plat, Approved 4/19/91
Preliminary Plat Approved 3/21/91)

CASE NUMBER:	**S/D 91-14 - SEDGWICK COUNTY ANDALE YARD ADDITION**
OWNER/APPLICANT:	Nicholas & Emma Lies, P.O. Box 88, Andale, KS 67001
SURVEYOR/ENGINEER:	Phil Dietrich, L.S. Sedgwick County BOPS, 1250 S. Seneca, Wichita, KS 67213
LOCATION:	General Location: 1/2 mile South of 61st St. North on Highway K-296, east side of 247th W.
SITE SIZE:	14.14 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	13.6 Acres
CURRENT ZONING:	"E" Light Industrial

VICINITY MAP:

