STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.

B. The applicant shall guarantee the extension of City water to serve the lots being platted.

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

D. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall include the paving of a cul-de-sac for the proper termination of All Hallows at the south end of this site.

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

F. On the final plat, bearings shall be indicated for the drainage dedication.

G. Since a portion of this plat is of a previously platted lot, on the final plat tracing the engineer's text shall make reference to K.S.A. 12-512(b) regarding building setbacks, utility easement, and drainage easements.

H. On the final plat tracing, the name of the president of Mid-States Construction Co., Inc. shall be printed under their signature block.

I. Prior to submitting the final plat tracing, the applicant shall submit to City Engineering for approval, a temporary drainage easement to cover an existing pond. Upon approval, the easement shall be submitted with the final plat tracing, to the Planning Department for recording.

J. 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.

K. 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.

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

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

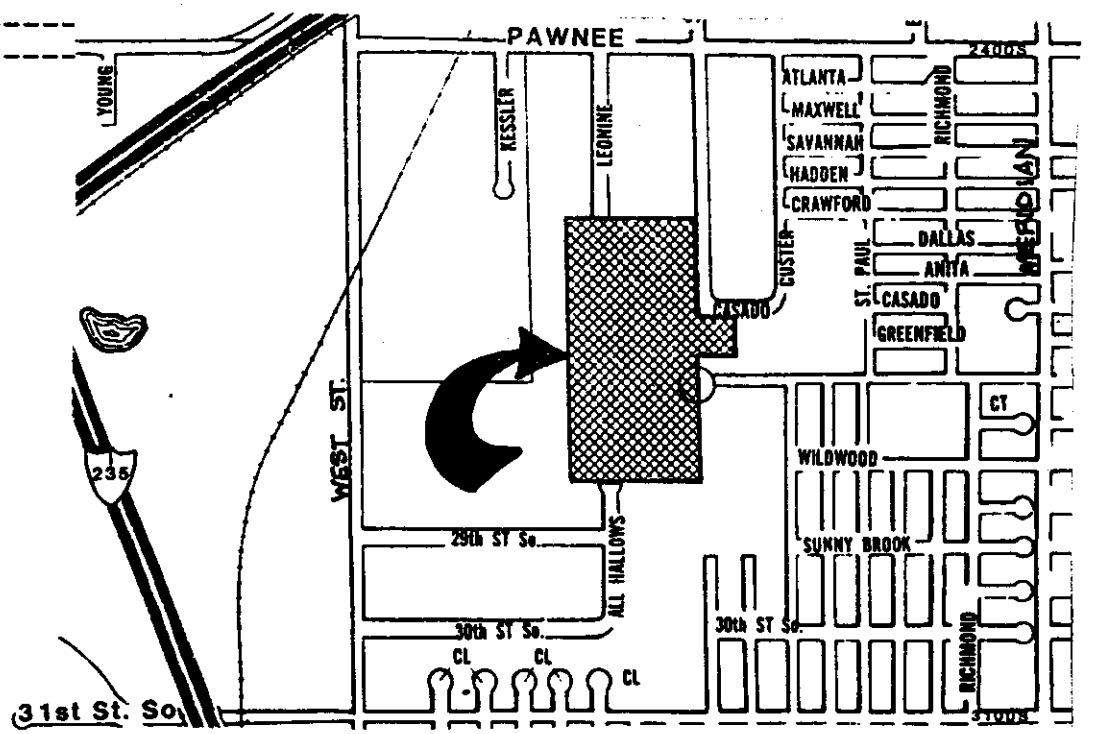
AGENDA ITEM NO. 2-6

April 26, 1990

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

CASE NUMBER:	**S/D 90-12 - WESTPORT INDUSTRIAL PARK 6TH ADDITION**
OWNER/APPLICANT:	Earl Long, 1801 W. 47th St. So., Wichita, KS 67217
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	West side of Sheridan in an area south of Pawnee
SITE SIZE:	44.0 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	10
Total:	10
MINIMUM LOT AREA:	41,721 sq. ft.
CURRENT ZONING:	"AA" One Family Dwelling & "E" Light Industrial
PROPOSED ZONING:	"E" Light Industrial (Z-2988)

VICINITY MAP:



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 90-12 - WESTPORT INDUSTRIAL PARK

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: Mid States Construction, Inc., P.O. Box 17047, Wichita 67217
Earl Long, 1801 W. 47th St. So., Wichita 67217
Mike Lindebak, City Engineer

FILE COPY

WESTPORT INDUSTRIAL PARK SIXTH ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "WESTPORT INDUSTRIAL PARK SIXTH ADDITION," Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property described as and being a replat of Lot 3, Block 2, Wichita Builders 3rd Addition, Wichita, Kansas, together with the east 14 acres of the N½ of the N.E.¼ of of the S.W.¼ of Sec. 1, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; and the N.W.¼ of Sec. 1, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except the north 1303.13 feet thereof and except the west 1725 feet thereof.

Baughman Company, P.A.

Date

Gregory F. Severns — Surveyor

This plat of "WESTPORT INDUSTRIAL SIXTH 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 _____, 1990.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Wayne L. Brinegar — Chairman

Marvin S. Krout — Secretary

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

Bob Knight — Mayor

John Moir — City Clerk

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots and streets to be known as "WESTPORT INDUSTRIAL SIXTH ADDITION," Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The storm sewer and drainage easements are hereby granted as indicated for drainage purposes. The drainage dedication is hereby dedicated to the public for drainage purposes. All abutters rights of access to [illegible] St. So., over and across the north 10 feet of the south 655.01 feet of east line of lot 8 are hereby granted to the City of Wichita.

Entered on transfer record this ___ day of _____ 1990.

Don Wright — County Clerk

Earl V. Long III — Sylvia M. Long

Norris R. Long — Lorna L. Long

William V. Long — Peggy Long

State of Kansas } S.S.
Sedgwick County }

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

Pat Kettler — Register of Deeds

Ed Resa — Deputy

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ___ day of _____, 1990, by Earl V. Long III and Sylvia M. Long, husband and wife, Norris R. Long and Lorna L. Long, husband and wife, and William V. Long and Peggy Long, husband and wife.

Notary Public

My App't Exp. _____

Mid-States Construction Co., Inc.

President

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ___ day of _____ 1990, by _____, President of Mid-States Construction Company, Inc, on behalf of the corporation.

Notary Public

My App't Exp. _____

