STAFF COMMENTS:

A. Since this site's drainage plan indicates drainage to the Atchinson-Topeka & Santa Fe Railroad right-of-way adjacent to this site, a letter shall be obtained from this railroad indicating their willingness to accept the drainage.

B. On the final plat tracing, the plat and plattor's text shall indicate "complete access control" to Tyler Road from a point at the north side of the northern most existing drive to the north line of the plat. Such access control is required adjacent to railroad tracks.

C. If this plat is dedicating additional right-of-way for Tyler Road, the final plat tracing shall clearly indicate any such dedication (i.e. right-of-way being dedicated from the unplatted portion of this site).

D. 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.

E. The applicant shall submit with the final plat tracing a marked copy of a final plat indicating the location of the various easements listed in the property's title binder. Copies of these instruments shall also be submitted for the plat file.

F. 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.

G. 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.

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

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

Note: This plat has been submitted in final form only.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

April 26, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: **S/D 90-19 - SHARPLINE FIRST ADDITION**

OWNER/APPLICANT: City of Wichita c/o Sharpline Converting, Inc., Attn: Chuck Drace, 1520 S. Tyler Rd., Wichita, KS 67277

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the east side of Tyler Road between Harry St. and Kellogg St. (US 54).

SITE SIZE: 9.75 Acres

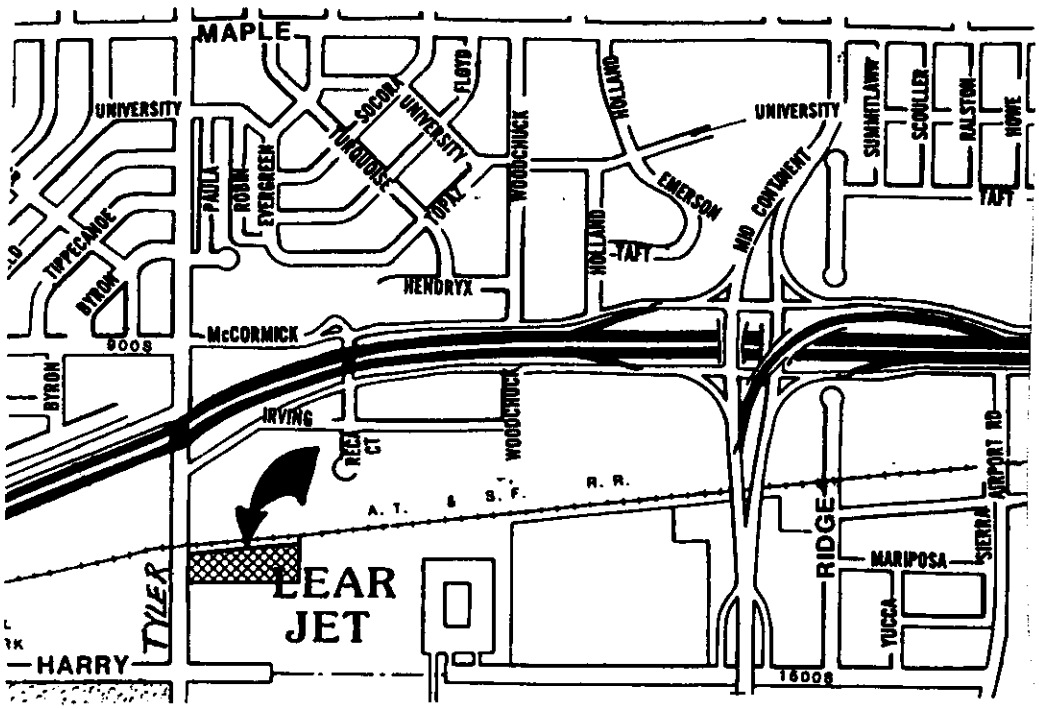
NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 409,824 sq. ft.

CURRENT ZONING: "E" Light Industrial

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VICINITY MAP:



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 90-19 - SHARPLINE FIRST 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: Sharpline Converting, Inc., Attn: Chuck Drace, 1520 S. Tyler Rd., Wichita, KS 67277
Mike Lindebak, City Engineer

FILE COPY

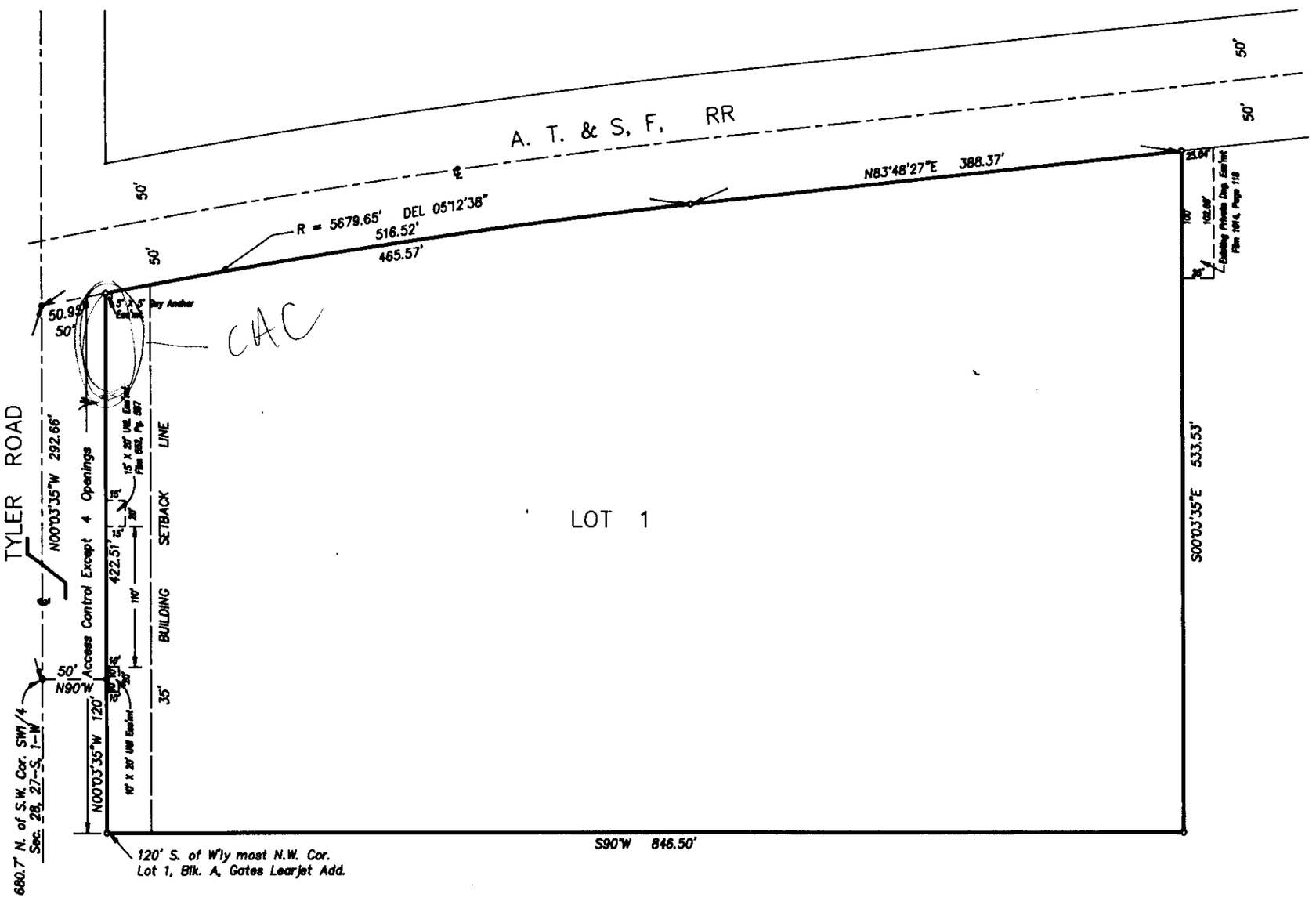
FINAL PLAT

# SHARPLINE FIRST ADDITION

## WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/19/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/20/90

OFFICE COPY
DO NOT REMOVE




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 "SHARPLINE FIRST ADDITION," Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property described as a tract beginning at a point on the Section Line, 680.7 feet north of the S.W. corner of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence east, parallel with the south line of the S.W. 1/4 of said Section, 661.5 feet; thence north, parallel with the west line of said S.W. 1/4, 384.5 feet to the south line of the right-of-way of the Atchison, Topeka & Santa Fe Railroad; thence southwesterly, along said Right-of-way, 667.5 feet to the west line of said S.W. 1/4; thence south, along the west line of said S.W. 1/4, 290.2 feet to the point of beginning, together with that part of Lot 1, Block A, Gates Learjet Addition to Wichita, Sedgwick County, Kansas, described as beginning at the western most N.W. corner of said Lot 1, being 680.7 feet north and 50 feet east of the S.W. corner of the S.W. 1/4 of Sec. 28, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence south, along the west line of said Lot 1, 120 feet; thence east, parallel with the south line of said Lot 1, 846.5 feet; thence north, parallel with the west line of said Lot 1, 533.53 feet more or less to the point of intersection with the north line of said Lot 1; thence southwesterly, along the north line of said Lot 1, 236.35 feet to a corner of said Lot 1, thence south, along a lot line of said Lot 1, 388.03 feet to a corner of said Lot 1; thence west, 611.5 feet to the point of beginning. Access Controls being vacated by virtue of KSA 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 into a lot and a street to be known as "SHARPLINE FIRST 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 public. All abutters rights of access to or from Tyler Road over and accross the west line of Lot 1 are hereby granted to the City of Wichita provided however that Lot 1 shall access to Tyler Road at four points over the west line as shall be determined by the City Engineer of the City of Wichita, Kansas.

City of Wichita

_____ Mayor
Bob Knight

Attest: _____ City Clerk
John Moir

This plat of "SHARPLINE FIRST 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 } 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.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ___ day of _____, 1990, by Bob Knight, Mayor of the City of Wichita, Kansas, on behalf of the City.

_____ Notary Public

My App't Exp. _____