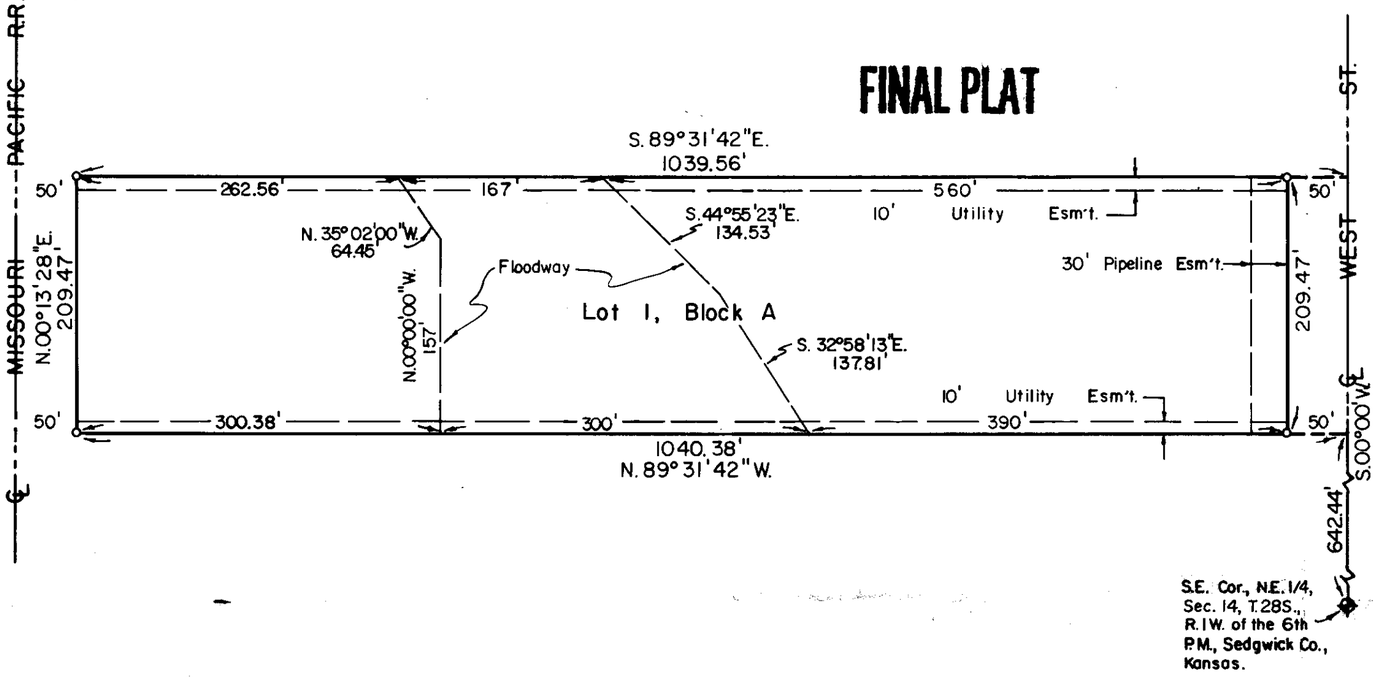
LYNDE INDUSTRIAL ADDITION

Sedgwick County, Kansas

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 7/26/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED June 18, 1990

OFFICE COPY
DO NOT REMOVE

FINAL PLAT



N

1" = 100'
o = Iron

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "LYNDE INDUSTRIAL 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 the North 209.47' of the South 851.91' of the N.E. 1/4 of Section 14, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying East of the Missouri Pacific Railroad Right-of-way.

_____
Don C. Moehring II Surveyor

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that this_____day of_____, 1990, before me, a Notary Public in and for said State and County, came Lester G. Lynde and Debra R. Lynde, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires_____

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, a Block, a Street and a Floodway, to be known as "LYNDE INDUSTRIAL 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, as indicated on the accompanying plat, are hereby granted. All abutter's rights of access to or from West Street, over and across the East line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to West Street at one location, to be determined by the appropriate Engineer. Title to the Floodway is in the Owner of Lot 1, Block A, Lynde Industrial Addition, and shall be maintained for purposes of storm water drainage, detention and landscaping by the Owner of said Lot 1, until such time as the Governing Body exercising jurisdiction elects to assume the Floodway for maintenance and improvements of drainage; provided further that no structure 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.

_____ _____
Lester G. Lynde Debra R. Lynde

This plat of "LYNDE INDUSTRIAL ADDITION" 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

_____, Acting Chairman
George Sherman

_____, Secretary
Marvin S. Krout

This plat has been approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____day of_____, 1990.

_____, Mayor
Bob Knight

_____, City Clerk
John Moir

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_____, 1990.

_____, Chairman
Mark F. Schroeder

_____, Chairman Pro-tem
David Bayouth

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

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_____, 1990.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

Entered on transfer record this_____day of_____ _____, 1990.

_____, County Clerk
Don Wright

WICHITA — SEDGWICK COUNTY

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

August 6, 1990

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 90-40 Lynde Industrial Addition

Dear Don:

At the regular meeting of the Metropolitan Area Planning Commission on August 2, 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 July 27, 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 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. Kimple

Kandace A. Kimple
Associate Planner

KK:sm

cc: Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213
Harlan Foraker, County Engineering
Mike Lindebak, City Engineer

FILE COPY

O. The applicant shall submit to County Engineering a covenant stating that floodway maintenance costs can be assessed to the owner if the governing body is required to provide maintenance within the floodway.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

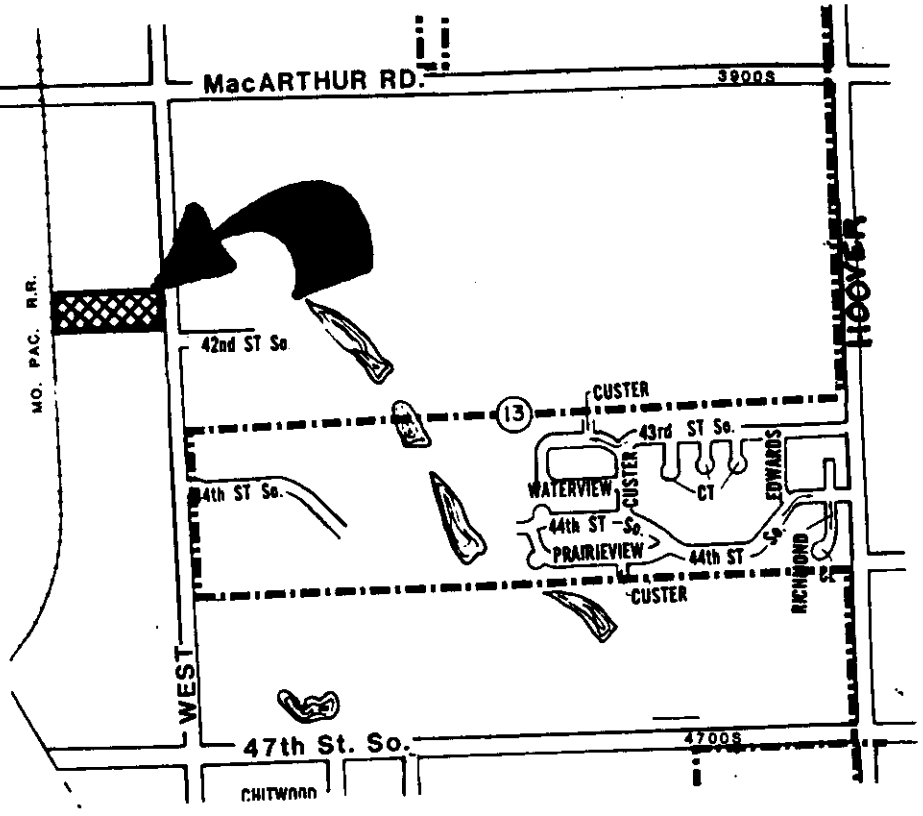
AGENDA ITEM NO. 2-5

August 2, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 6/14/90)

CASE NUMBER:	**S/D 90-40 - LYNDE INDUSTRIAL ADDITION**
OWNER/APPLICANT:	Lester B. Lynde, P.O. Box 13199, Wichita, KS 67213
SURVEYOR/ENGINEER:	Moehring & Associates
LOCATION:	In an area south of MacArthur Rd. on the west side of West Street.
SITE SIZE:	5 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1
MINIMUM LOT AREA:	4.76 Acres
CURRENT ZONING:	"E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

A. Petitions for extension of municipal sanitary sewer and water have been submitted to serve this property as well as other properties on West Street. However, if the temporary use of on-site sewage and water facilities is necessary prior to installation of the municipal services, the applicant shall obtain approval from the Health Department for such facilities.

B. The applicant is advised that drainage improvements will be required for this property at the time of site development.

C. The applicant shall submit a copy of the instrument which establishes the ARKLA Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or the County.

E. As is noted in the plattor's text, one opening is being provided to West Street from this site. On the final plat tracing this access control shall also be indicated on the face of the plat.

F. The Subdivision Committee recommends a waiver of the lot depth to width ratio of the Subdivision Regulations.

G. As was indicated on the preliminary plat, the final plat tracing shall indicate a 35 foot building setback to West Street.

H. If any drainage is anticipated to the Missouri-Pacific Railroad right-of-way a letter shall be provided from the railroad indicating their willingness to accept such drainage.

I. On the final plat tracing, the City Council signature block shall be amended to reference Pat Burnett, Deputy City Clerk.

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.

L. 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.

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

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