

S/D 89-57 - PHILLIPS SOUTHEAST ADDITION

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- 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. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-6

September 14, 1989

STAFF REPORT
(Final Plat Approved 9/7/89;
Preliminary Plat; Approved 8/24/89)

CASE NUMBER: S/D 89-57 - PHILLIPS SOUTHEAST ADDITION

OWNER/APPLICANT: Phillips 66 Co., 9706 S. Braden, Tulsa, OK 74136

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: Northwest corner of Pawnee & Oliver

SITE SIZE: 1.26 Acres

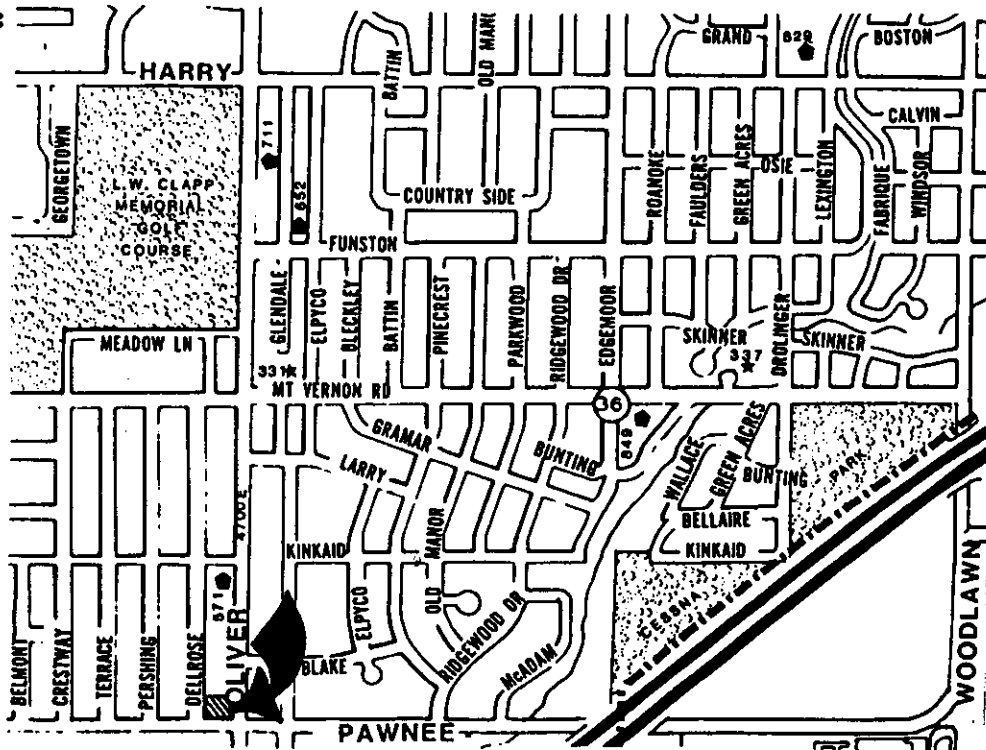
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.26 Acres

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee a decel lane adjacent to this plat along both Oliver and Pawnee.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. The applicant is advised that at the time of site development a private storm sewer extension will be required for this site.
- C. The applicant shall guarantee the closure of the driveways located within the area being shown for complete access control and the drives on Dellrose not proposed for use (three presently exist).
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that the private sewer easement shown on this site cannot be vacated by virtue of the plat and it's release must be obtained by other means. If the easement appears on this property's title binder, a copy of the easement shall be provided and a proper release obtained or the easement shall be shown on the final plat with appropriate book and page from the Register of Deeds.
- F. Access control to Oliver, except for one opening, shall be indicated across the north 39-feet of the plat.
- G. The access opening of 35-feet to Oliver shall be reduced to 30-feet on the final plat tracing.
- H. The final plat may indicate one additional opening to Pawnee in the area between the 35-foot opening and the west 71-feet of the plat. Complete access control shall be indicated to Pawnee across the west 71-feet of the plat.
- I. The final plat shall indicate; access control to Dellrose except for one opening.
- J. 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.
- K. The City Council signature block shall correctly read "Council" not "Commission" and show "Bob Knight" signing as Mayor.

FINAL PLAT

OFFICE COPY
DO NOT REMOVE

I, Kenneth H. Bengtson, a Civil Engineer and Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "PHILLIPS SOUTHEAST ADDITION" an addition to Wichita, Sedgwick County, Kansas, into a Lot, a Block, and Streets, the same being accurately set forth in the accompanying plat and described herein:

Commencing at the Southeast corner of the Southeast Quarter Section 35, Township 27 South, Range 10 East of the 6th M., thence N 90° 00' 00" W along the South line of said Southeast Quarter a distance of 80 feet, thence N 00° 14' 40" East parallel to the East line of said Southeast Quarter a distance of 50 feet to a point of beginning, thence N 90° 00' 00" West a distance of 280', thence N 00° 14' 40" East a distance of 215 feet to the South line of the replat of Lots 11 and 12 Stevens Addition thence N 90° 00' 00" East along the South line of the replat of Lots 11 and 12 Stevens Addition and along the South line of Stevens 2nd addition a distance of 280 feet, thence S 0° 14' 40" West to the point of beginning.

Kenneth H. Bagnall, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, Kansas 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's and Civil Engineers Certificate, have caused the same to be surveyed and platted into a lot, a block and streets, the same to be known as "PHILLIPS SOUTHEAST ADDITION" an addition to Wichita, Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities are hereby granted to the public. Abutters rights of access to and from Oliver and Woodlawn as indicated on the plat are hereby dedicated to the City of Wichita.

PHILLIPS 66 COMPANY

By: _____

STATE OF KANSAS
SS:
SEDGWICK COUNTY

Be it remembered that on this day of , 1989,
before me a Notary Public in and for said State and County, ,
 , to me personally known to be the
same person 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 Appointment Expires: 12/31/2011

This plat approved and all dedications shown hereon, if any, accepted by the City Commission of the City of Wichita, Kansas, this _____ day of _____, 1989.

Robert G. Knight, Mayor

_____, City Clerk

Entered on transfer record this _____ day of _____, 1989.

Don Wright _____, County Clerk

STATE OF KANSAS) SS:
SEDGWICK COUNTY)

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1989.

Pat Kettler, Register of Deeds

_____, Deputy
Ed Resa

35, T. 27 S., R. 1 E.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

September 14, 1989

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-57 PHILLIPS SOUTHEAST ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 1989.

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 platlor.
- 3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Yung Design, 4912 E. 29th St. N., Suite One, KS 67220
Phillips 66 Co., 9706 S. Braden, Tulsa, OK 74136
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

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