SEDGWICK COUNTY

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

September 28, 1989

Mr. Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Re: S/D 89-30 THUNDERBIRD 7TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 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 22, 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 plattor.
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:sm
cc: A.J. Soerries Real Estate, Inc., Attn: A.J. Soerries, 902 N. West Street, Wichita, KS 67203
Thunderbird Realty Service, Inc., Attn: David Entriken, 6700 W. Central #104, Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY

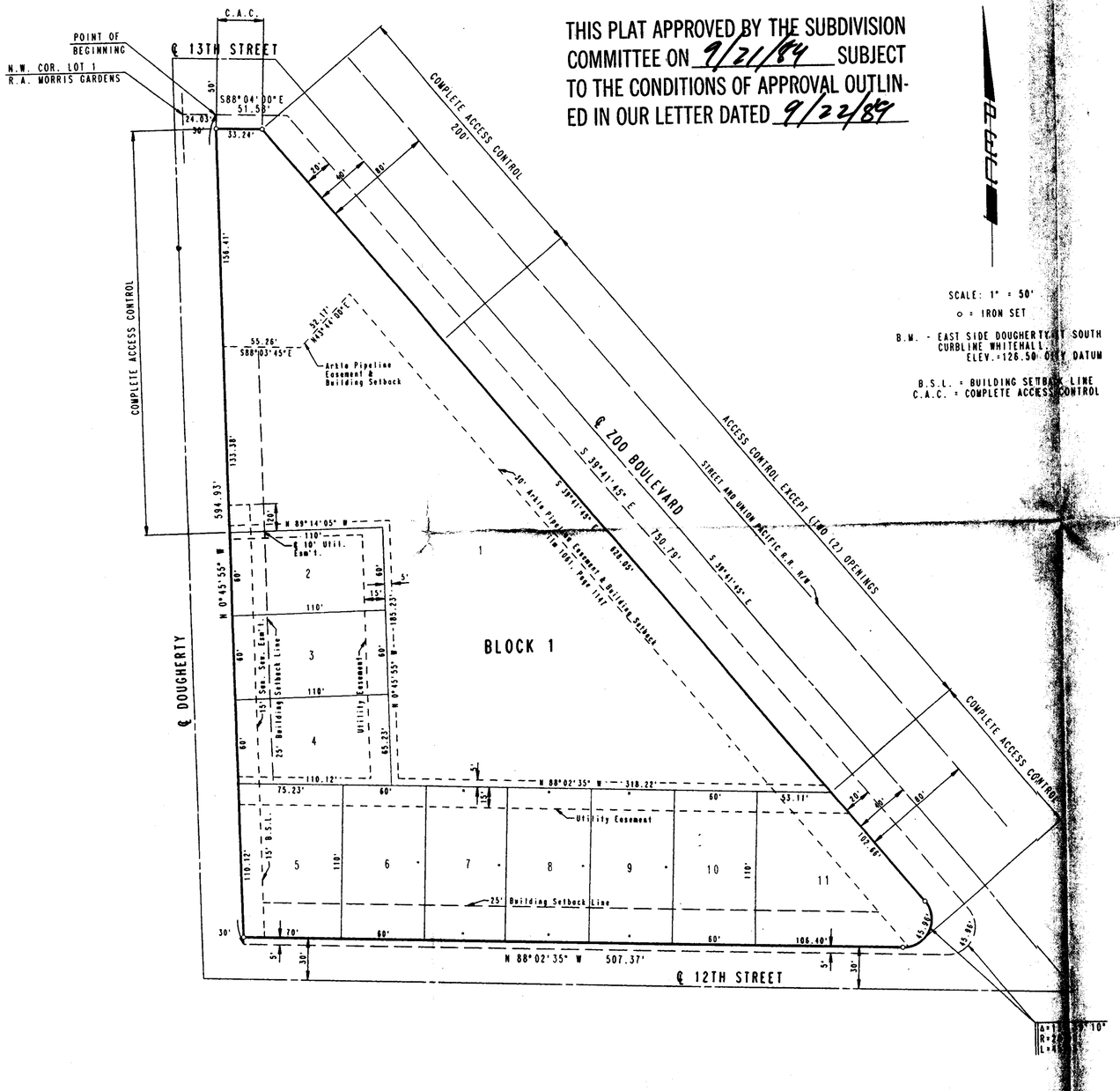
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

THUNDERBIRD 7TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/21/89 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/22/89



SCALE: 1" = 50'

o = IRON SET

B.M. - EAST SIDE DOUGHERTY AT SOUTH CURBLINE WHITEHALL. ELEV.=126.50' CITY DATUM

B.S.L. = BUILDING SETBACK LINE
C.A.C. = COMPLETE ACCESS CONTROL

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

I, R.W. LINN, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF THUNDERBIRD 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, A BLOCK AND A STREET THE SAME BEING A REPLAT OF LOTS 1, 9 AND 10 IN R.A. MORRIS GARDENS SEDGWICK COUNTY, KANSAS; EXCEPT RIGHT-OF-WAY TAKEN BY CONDEMNATION CASE C-33433; MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE NORTH LINE AND 24.03 FEET EAST OF THE NW CORNER OF LOT 1 IN SAID R.A. MORRIS GARDENS; THENCE BEARING S88°04'00"E ALONG SAID NORTH LINE A DISTANCE OF 51.58 FEET TO THE NE CORNER OF SAID LOT 1; THENCE BEARING S39°41'45"E ALONG THE WESTERLY RIGHT-OF-WAY OF ZOO BLVD. A DISTANCE OF 750.79 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 131°39'10" AN ARC DISTANCE OF 45.96 FEET TO A POINT IN THE SOUTH LINE OF LOT 10 IN SAID R.A. MORRIS GARDENS; THENCE BEARING N88°02'35"W ALONG THE SOUTH LINE OF SAID LOTS 10 AND 9 A DISTANCE OF 507.37 FEET; THENCE BEARING N0°45'55"W PARALLEL TO AND 24.00 FEET EAST OF THE EAST LINE OF LOTS 9 AND 1 IN SAID R. A. MORRIS GARDENS A DISTANCE OF 594.93 FEET TO THE POINT OF BEGINNING. EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED TRACT FOR STREET RIGHT-OF-WAY PURPOSES (MISC. BOOK 459, PG. 505).

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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 LAND TO BE SURVEYED AND PLATTED INTO LOTS, A BLOCK AND STREETS THE SAME TO BE KNOWN AS THUNDERBIRD 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC THOSE PORTIONS OF LOT 1, 9 AND 10 R.A. MORRIS GARDENS, SEDGWICK COUNTY, KANSAS, WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512 (B) AMENDED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM DOUGHERTY STREET, 13TH SREET NORTH AND ZOO BOULEVARD, OVER AND ACROSS THE WEST ~~ROAD~~ AND EAST LINE OF LOT 1 AND EAST LINE OF LOT 11 IN BLOCK 1 AS SHOWN ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO ZOO BOULEVARD AT TWO (2) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS.

OWNERS:

A.J. SOERRIES REAL ESTATE, INC.

BY _____
A.J. SOERRIES, PRESIDENT

THUNDERBIRD REALTY SERVICE, INC.

BY _____
DAVID W. ENTRIKEN, PRESIDENT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME A.J. SOERRIES, PRESIDENT OF A.J. SOERRIES REAL ESTATE, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, 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 _____

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME DAVID W. ENTRIKEN, PRESIDENT OF THUNDERBIRD REALTY SERVICE, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. 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 _____

WE, EMPRISE BANK IN WICHITA, KANSAS, HOLDER OF A MORTGAGE ON PART OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF THUNDERBIRD 7TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BY _____, VICE PRESIDENT

STATE OF KANSAS)
)SS
COUNTY OF SEDGWICK)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ OF EMPRISE BANK IN WICHITA, KANSAS, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF AND AS THE VOLUNTARY ACT AND DEED OF SAID BANK. 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 _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITIAN AREA PLANNING COMMISSION, WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

SUE L. CROCKETT _____ CHAIRMAN

MARVIN S. KROUT _____ SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1989.

BOB KNIGHT _____ MAYOR

JOHN MOIR _____ CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 1989.

DON WRIGHT _____ COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

PAT KETTLER _____ REGISTER OF DEEDS

ED RESA _____ DEPUTY

L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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

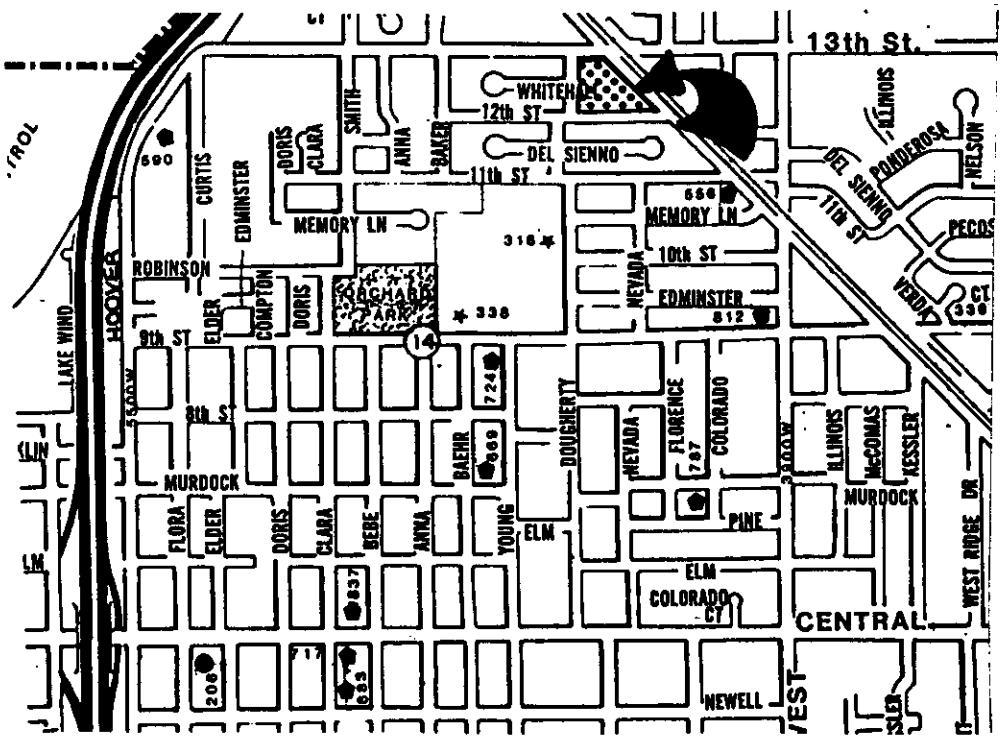
AGENDA ITEM NO. 2-7

September 28, 1989

STAFF REPORT
(Final Plat Approved 9/21/89;
Preliminary Plat Approved 8/10/89)

CASE NUMBER:	S/D 89-50 - THUNDERBIRD 7TH ADDITION
OWNER/APPLICANT:	Thunderbird Realty Service, Inc. c/o Dave Entriken, 6700 W. Central, Wichita, KS
SURVEYOR/ENGINEER:	Professional Engineering Consultants
LOCATION:	13th Street North and Zoo Boulevard
SITE SIZE:	4.1 Acres
NUMBER OF LOTS	
Residential:	10
Office:	1
Commercial:	
Industrial:	
Total:	11
MINIMUM LOT AREA:	6,600 sq. ft.
CURRENT ZONING:	"AA" (One Family)
PROPOSED ZONING:	"AA" and "OC" (Office-commercial) (Z-2958)

VICINITY MAP:



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 submit a sidewalk certificate stating that a sidewalk will be constructed on Dougherty from 13th St. No. to 12th St. No., at the time of site development. (Commercial Zoning) This segment of sidewalk will provide a continuous system from the existing sidewalk along 13th to 12th Streets North and again along Dougherty to Hadley School and Orchard Park.

D. The applicant shall guarantee the closure of the drive at the southeast corner of Lot 1. The other drive along Zoo Boulevard should either be closed or reconstructed to a commercial width standard.

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

F. At the time of submitting the final plat tracing, the applicant shall submit for recording, the signed covenant noted with the zoning case (Z-2958).

G. 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.

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

I. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.

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

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.