

S/D 89-17 - LESLINE ADDITION

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- 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.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-6

March 30, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-17 - LESLINE ADDITION

OWNER/APPLICANT: K.T. Wiedemann Trust, W.G.T. Associates, Attn:
Robert Kaplan, 430 N. Market, Wichita, KS
67202

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: Southeast corner of Kellogg (U.S. 54) and
Greenwich Rd.

SITE SIZE: 5.5 Acres

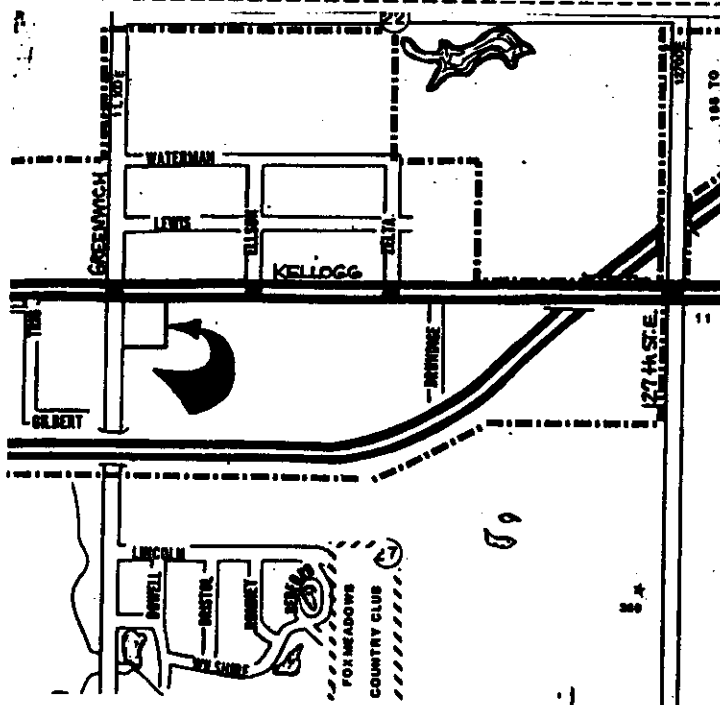
NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 3.82 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "E" (Z-2944)

VICINITY MAP:



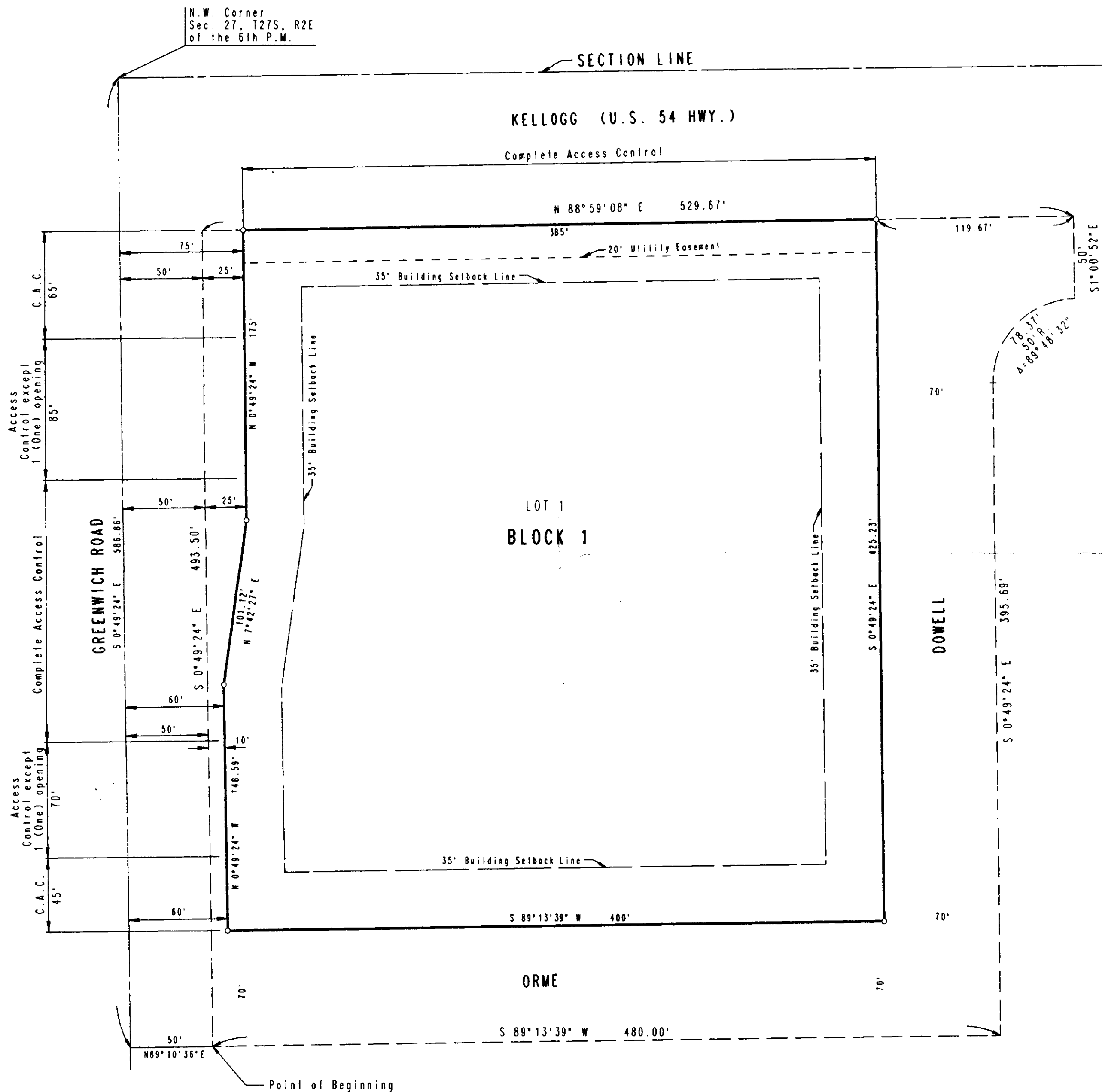
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. As required by this plat, the applicant shall guarantee the extension of Municipal water.
- C. The applicant shall guarantee the paving of Orme and Dowell streets adjacent to this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 March 16, 1989, meeting of the MAPC the request for rezoning an area including this site was heard. The Planning Commission approved a zone change to "E" Light Industrial (Z-2944) for this site with the condition and understanding that the applicant will submit three voluntarily offered covenants prohibiting off-site advertising signs, prohibiting portable signs, and permitting only "C" Commercial District uses. The above mentioned covenants shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- G. The final plat tracing shall indicate a dimension from the north line of the plat to the section line north of Kellogg.
- H. The final plat tracing shall indicate any associated condemnation case number for U.S. 54.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement, required by the drainage plan for this property.
- J. The final plat tracing shall establish a 60-foot building setback from the north line adjacent to Kellogg.
- 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. 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.

OFFICE COPY
DO NOT REMOVE

FINAL PLAT
LESLINE ADDITION
TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 3/23/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 3/24/89



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, JAMES R. BECKETT, 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 LESLINE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS INTO A LOT, A BLOCK AND STREETS THE SAME BEING DESCRIBED AS: COMMENCING AT THE NW CORNER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE 6TH P.M., THENCE BEARING S0°49'24"E ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 588.86 FEET; THENCE BEARING N89°10'36"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE BEARING N0°49'24"W PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 493.50 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF KELLOGG (US 54 HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE BEARING N88°59'08"E A DISTANCE OF 529.67 FEET; THENCE BEARING S1°00'52"E A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD OF 70.59 FEET BEARING S44°04'52"W, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'32" AN ARC DISTANCE OF 78.37 FEET; THENCE BEARING S0°49'24"E A DISTANCE OF 395.69 FEET; THENCE BEARING S89°13'39"W A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

JAMES R. BECKETT, R.L.S. NO. 832

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 A LOT, A BLOCK AND STREETS THE SAME TO BE KNOWN AS LESLINE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY GRANTED.

ALL ABUTTERS' RIGHTS OF ACCESS TO AND FROM KELLOGG AND GREENWICH ROAD OVER AND ACROSS THE NORTH AND WEST LINE OF LOT 1 ARE HEREBY GRANTED TO THE CITY OF WICHITA, PROVIDED HOWEVER THAT LOT 1 SHALL HAVE ACCESS TO GREENWICH ROAD AT TWO (2) LOCATIONS SAID LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER OF WICHITA, KANSAS.

OWNER: K.T. WIEDEMAN TRUST
BANK IV WICHITA, N.A., TRUSTEE

BY: _____ VICE PRESIDENT
_____ TRUSTEE
KENNETH W. PRINGLE

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ VICE PRESIDENT OF BANK IV WICHITA, N.A., TRUSTEE OF THE K.T. WIEDEMAN TRUST TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID TRUST, 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 _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989, BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME _____ KENNETH W. PRINGLE, TRUSTEE OF THE K.T. WIEDEMAN TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME AS THE VOLUNTARY ACT AND DEED OF SAID TRUST, 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 _____

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

_____, CHAIRMAN
SUE L. CROCKETT
_____, SECRETARY
MARVIN S. KROUT

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.

_____, MAYOR
SHELDON KAMEN
_____, CITY CLERK
JOHN MOIR

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1989.
_____, COUNTY CLERK
DON WRIGHT

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

_____, REGISTER OF DEEDS
PAT KETTLER
_____, DEPUTY
ED RESA

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 30, 1989

Professional Engineering Consultants, P.A.
Attn: Gary Wiley
1440 E. English
Wichita, KS 67211

Re: S/D 89-17 - LESLINE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 30, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 24, 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 Board of City Commissioners 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 first 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: K.T. Wiedeman Trust, W.G.T. Associates
Attn: Robert Kaplan
430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer

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