

STAFF COMMENTS:

- A. 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.
- B. 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.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- D. 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.
- E. Recording of the plat within 30 days after approval by the City Council.
- F. The applicant should be aware that at the time of development area inlets will need to be constructed to avoid sheet drainage run-off to the street.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-7

January 19, 1989

STAFF REPORT

(Final Plat 1/12/89; Preliminary Plat 12/29/89)

CASE NUMBER: S/D 88-105 - JOHN B. MARTIN INDUSTRIAL PARK

OWNER/APPLICANT: John B. Martin, 2308 N.W. 57th St., Oklahoma City; William F. Hurst, 4305 Cedarlakes Ct., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Southwest Blvd., in an area south of May.

SITE SIZE: 7.75 Acres

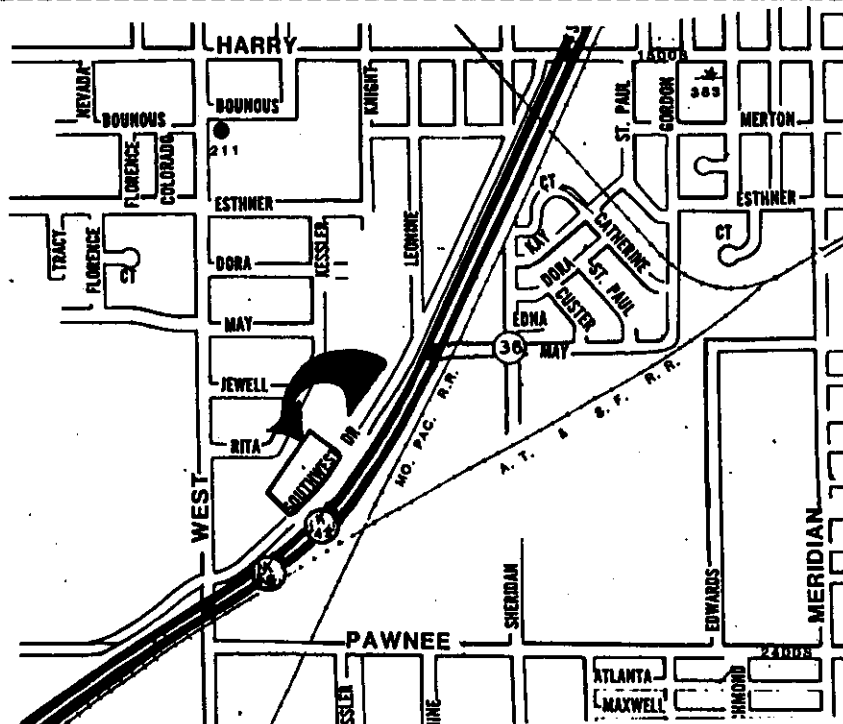
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 87,140 sq. ft.

CURRENT ZONING: "E" (light industrial)

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 20, 1989

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D - 88-105 - JOHN B. MARTIN INDUSTRIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 19, 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 January 13, 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:

- ✕. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ✕. 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.
- ✕. 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
Junior Planner

TB:sm

cc: John B. Martin, 2308 NW 57th St.
Oklahoma City, OK 73112
William F. Hurst, 4305 Cedarlakes Ct.
Goddard, KS 67052
Mike Lindebak, City Engineer

FILE COPY

FINAL PLAT

JOHN B. MARTIN INDUSTRIAL PARK

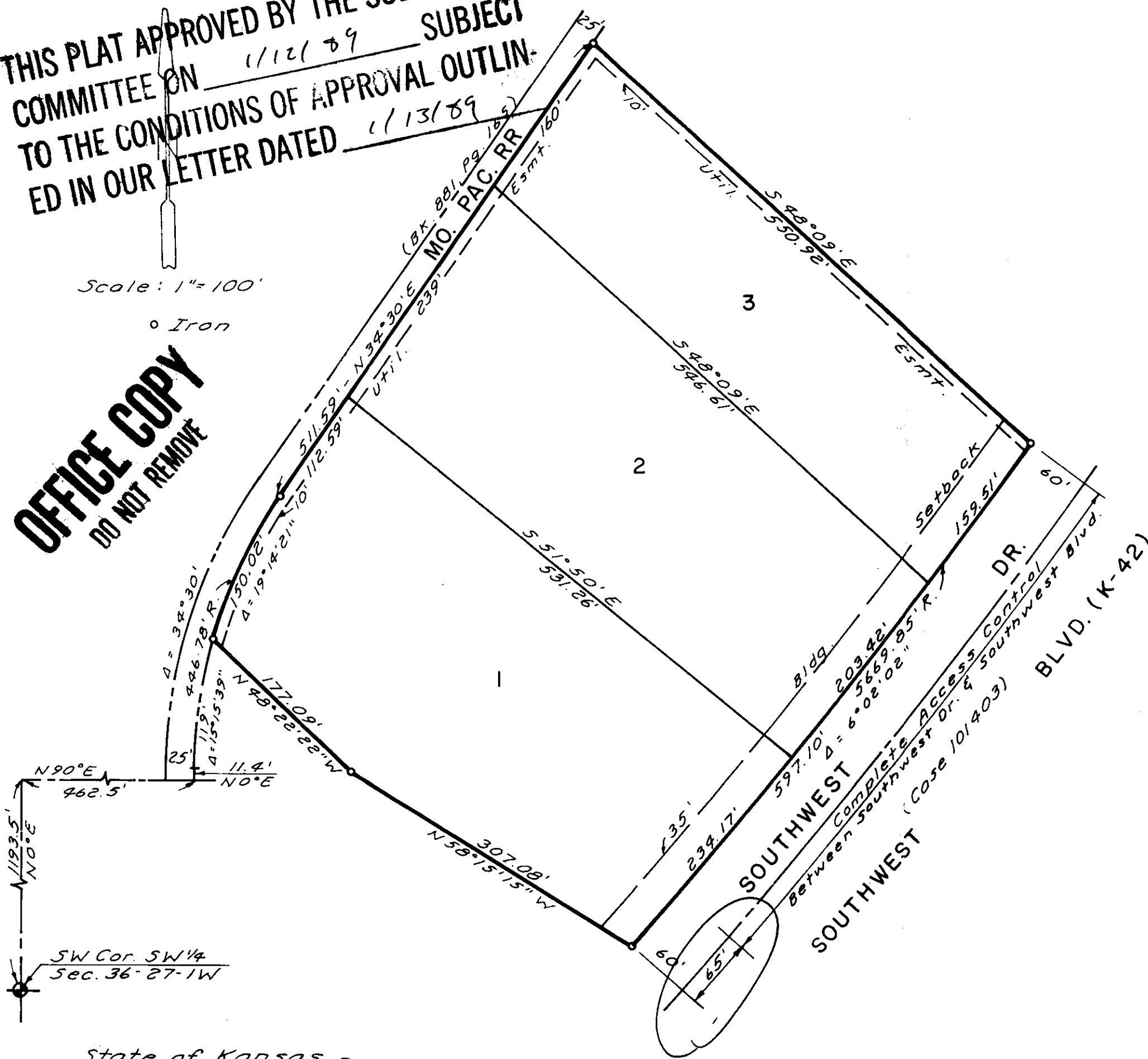
WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 1/12/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 1/13/89

Scale: 1" = 100'

Iron

OFFICE COPY
DO NOT REMOVE



State of Kansas } ss
Sedgwick County } We, Baughman Company, P.A.,
Surveyors in aforesaid county and state, do hereby
certify that we have surveyed and plotted "JOHN
B. MARTIN INDUSTRIAL PARK", Wichita, Kansas,
and that the accompanying plat is a true and
correct exhibit of the property surveyed, described
as commencing at the SW corner of the SW 1/4 of
Section 36, T27S, R1W of the 6th PM., Sedgwick
County, Kansas; thence north, along the west line
of said SW 1/4, 1193.5 feet; thence east at right angles,
462.5 feet; thence north, at right angles, 11.4 feet
to the P.C. of a curve to the right with a radius of
446.78 feet; thence northeasterly, along said curve,
with a central angle of 15°15'39", 119 feet to the
point of beginning; thence continuing northeasterly,
along said curve, with a central angle of 19°14'21",
150.02 feet to the P.T. of said curve; thence north-
easterly, tangent to said curve, 511.59 feet; thence
southeasterly, with an included angle of 82°39', 550.92
feet to a point on the northwesterly right of way
line of K-42 Highway (Case 101403); thence south-
westerly, along said right of way, 597.10 feet to a point 1138.9
feet, measured along the northwesterly right of
way line of K-42 from the intersection of said right
of way with a line 40 feet east of the west line
of said SW 1/4; thence northwesterly, with an included
angle of 96°30' with the chord of the last described
line, 307.08 feet; thence northwesterly to the point
of beginning.

Date _____ Baughman Company, P.A.

Surveyor

Know all men by these presents that we, the
undersigned, have caused the land described in the
surveyors certificate to be plotted into lots to be
known as "JOHN B. MARTIN INDUSTRIAL PARK", Wichita,
Kansas. The easement is hereby granted as indicated
for the construction and maintenance of public
utilities. All abutters rights of access between South-
west Dr. and Southwest Blvd. (K-42), except over the
southeast 65 feet, thereof, is hereby granted to the
City of Wichita, Kansas.

John B. Martin

Margaret M. Martin

William F. Hurst

Betty Lou Hurst

This plat of "JOHN B. MARTIN
INDUSTRIAL PARK", Wichita, Kansas,
has been submitted to and approved
by the Wichita-Sedgwick County
Metropolitan Area Planning Co-
mmission, Wichita, Kansas. Dated
this _____ day of _____, 198

Wichita-Sedgwick County Metropolitan
Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This plat approved and all de-
dications shown hereon accepted
by the City Council of the City of
Wichita, Kansas, this _____ day of
_____, 1989.

Sheldon Kamen Mayor

Dale E. Rea Deputy 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 plat has been
filed for record in the Office of
the Register of Deeds this _____ day
of _____, 1989, at _____ o'clock,
_____ M., and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Oklahoma }
Oklahoma County } The foregoing
instrument was acknowledged
before me this _____ day of _____,
198____, by John B. Martin and
Margaret M. Martin, his wife.

Notary Public
My Commission Expires _____

State of Kansas } ss
Sedgwick County } The foregoing
instrument was acknowledged
before me this _____ day of _____,
198____, by William F. Hurst and
Betty Lou Hurst, his wife.

Notary Public
My Commission Expires _____