

S/D 87-66

January 5, 1989

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Cont. cc: Mark F. Schroeder, County Commissioner, Chairman
Billy Q. McCray, County Commissioner, Pro-tem Chairman
David Bayouth, County Commissioner
Bernard A. Hentzen, County Commissioner
Tom Scott, County Commissioner
Robert Arnold, County Councilor
Jim Weber, County Public Works
Mr. Leonard Biggs, City Administrator, City of Park City,
6125 N. Hydraulic, Park City, KS 67219
Robert A. Lakin, The Martens Companies, 110 N. Market,
Wichita, KS 67202
Ron Worley, County Public Works

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1665
(316) 268-4561

January 5, 1989

Booker/Freund Associates, Inc.
c/o Kirk Miller
412 Century Plaza, Suite 412
Wichita, KS 67202

Re: S/D-87-66 - COLISEUM PARK II

Dear Mr. Miller:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 5, 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 December 30, 1988.

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:

- A. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- X. 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Junior Planner

RTB:svm

FILE COPY

LOT 1
2,571,531 SF
59.03 Acres

Reserve "A"
302,984 S.F.
6.96 Acres

100' BUILDING SETBACK

35' BUILDING SETBACK

35' JAYHAWK PIPELINE EASEMENT
MISC. BOOK 622, PG. 370

20' UTILITY EASEMENT

10' K.G.&E. ESM'T.
FILM 171 PAGE 1136

10' K.G.&E. ESM'T.
FILM 245 PAGE 199

Right-of-Way Dedication

EXIST. R/W

77th ST. N.

Access Control: COMPLETE ACCESS CONTROL, ACCESS CONTROL EXCEPT FOR FOUR (4) OPENINGS AS GRANTED BY THE APPROPRIATE GOVERNING BODY, 150' COMPLETE ACCESS CONTROL

Survey Data: NW Cor. S1/2, SE 1/4, Sec. 33, T25S, R1E; SE Cor., S 1/2, SE 1/4, Sec. 33, T25S, R1E

Committee On 12/29/88 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 12/31/88

FINAL PLAT
COLISEUM PARK II
SEDGWICK COUNTY, KANSAS

This plat of COLISEUM PARK II has been submitted to and approved by the
Wichita-Sedgwick County Metropolitan Area Planning Commission, Sedgwick
County, Kansas. Dated this _____ day of _____, 198__.

Wichita-Sedgwick County Area Planning Commission

By _____
Sue L. Crockett, Chairman Marvin S. Krout, Secretary

Entered on transfer record this _____ day of _____, 198__.

Don Wright, County Clerk

State of Kansas)
County of Sedgwick) S.S.

This is to certify that this instrument was filed for record in the
Register of Deeds Office at _____ o'clock _____ M., on the _____
_____, 198__.

Ed Resa, Deputy Pat Kettler, Register of Deeds

This plat approved and all dedications shown hereon accepted by the
Board of County Commissioners of Sedgwick County, Kansas
this _____ day of _____, 198__.

Tom Scott, Commissioner

Dave Bayouth, Commissioner

Bud Hentzen, Commissioner

Billy McCray, Commissioner

ATTEST:

Don Wright, County Clerk

Mark Schroeder, Chairman

Entered on transfer record this _____ day of _____, 198__.

Don Wright, County Clerk

State of Kansas)
County of Sedgwick) S.S.

We, Booker/Freund Associates, Inc., a Kansas Corporation in the aforesaid
County and State, do hereby certify that we surveyed and platted COLISEUM PARK
II, Sedgwick County, Kansas, into blocks, and lots, and that the accompanying
plat is a true and correct exhibit of the property surveyed, described as:
Part of the South 1/2, Southeast 1/4, Section 33, Township 25 South, Range 1
East, and more particularly described as: Commencing at the NE Corner S 1/2,
SE 1/4, Sec. 33, T25S, R 1 E; Thence N 89° 35'59" W a distance of 30.0 feet to
the Point of Beginning in the westerly line of Hydraulic Ave.; Thence S 0°
26'08" E along said westerly line of Hydraulic a distance of 1261.14 feet to a
point in the northerly line of 77th Street North; Thence N 89° 29'50" W along
said northerly line of 77th Street North a distance of 1560.34 feet; Thence N
78°27'55" W along said northerly line a distance of 524.63 feet; Thence N 89°
07'47" W along said northerly line a distance of 495.86 feet to a point in the
easterly line of Interstate Highway 135; Thence N 0° 09'45"E along said
easterly line of I-135 a distance of 937.92 feet to the beginning of a curve
to the left; Thence northerly along said easterly line and said curve to the
left having a radius of 11,599.16 feet, a central angle of 1° 03'43" and an
arc length of 214.96 feet to a point in the north line of the S 1/2, SE 1/4,
Sec. 33, T25S, R 1 E; Thence S 89° 35'59" E along said north line a distance
of 2560.28 feet to the Point of Beginning.

BOOKER/FREUND ASSOCIATES, INC.

DATE _____

By: _____
Steven K. Bachenberg, P.E., R.L.S.

Known all men by these presents that we, the undersigned, owners of the land
the land described in the surveyor's certificate, have caused the same to be
surveyed and platted into blocks, and lots, the same to be known as COLISEUM
PARK II, Sedgwick County, Kansas. Easements as indicated are hereby granted
for construction and maintenance of public utilities and drainage. Reserve A
is for future right-of-way dedication and is to be maintained by the owners
until dedicated. All abutter's rights of access to or from 77th St. North over
or across the South line of Lot 1 are hereby granted to Sedgwick County,
provided, however, that Lot 1 shall have four (4) openings as approved by the
Engineer of Sedgwick County. All abutter's rights of access to or from
Hydraulic Ave. over or across the East line of Lot 1 are hereby granted to
Sedgwick County, provided, however, that Lot 1 shall have four (4) openings as
approved by the Engineer of Sedgwick County.

SEDGWICK COUNTY, KANSAS.

Chairman of the Board of
County Commissioners

State of Kansas, County of Sedgwick, SS

Be it remembered that on this _____ day of _____, 198__, before me
a notary public in and for said County and State, came Chairman _____,
Board of County Commissioners, on behalf of the corporation, 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: _____.

STAFF COMMENTS:

- A. Prior to the final plat being scheduled for City Council and County Commission review, copies of the agreements arranging for the provision of water and sanitary sewer services to this site shall be furnished for the plat file. Any agreement for water service requiring City of Wichita approval shall also be obtained and a copy provided for the plat file.
- B. The plattor's text shall be amended to also indicate the dedication of access control across the west line of the plat, to I-135.
- C. On the final plat tracing the phrase "As granted by the appropriate governing body" shall be deleted from those areas on the plat indicating access control except for four (4) openings.
- D. The applicant is advised that the County Commission signature block should be corrected on the final plat tracing so as to indicate the current Commissioner membership, Chairman, and Chairman Pro-tem as of the date this plat is scheduled for County Commission review.
- E. The applicant shall submit a copy of the instrument which establishes the Jayhawk (Derby) 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.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

January 5, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 12/1/88)

CASE NUMBER: S/D 87-66 COLISEUM PARK II

OWNER/APPLICANT: Sedgwick County

SURVEYOR/ENGINEER: Booker/Freund Associates, Inc.

LOCATION: At the NW corner of 77th Street North and Hydraulic

SITE SIZE: 70.89 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 70.89 acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "C" Commercial (SCZ-0579)

VICINITY MAP:

