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

November 10, 1988

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

Re: S/D 88-73 - Turnpike Industrial 3rd Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, 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 November 4, 1988. However, Comment "B", of said letter shall be deleted.

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 plattor.

3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

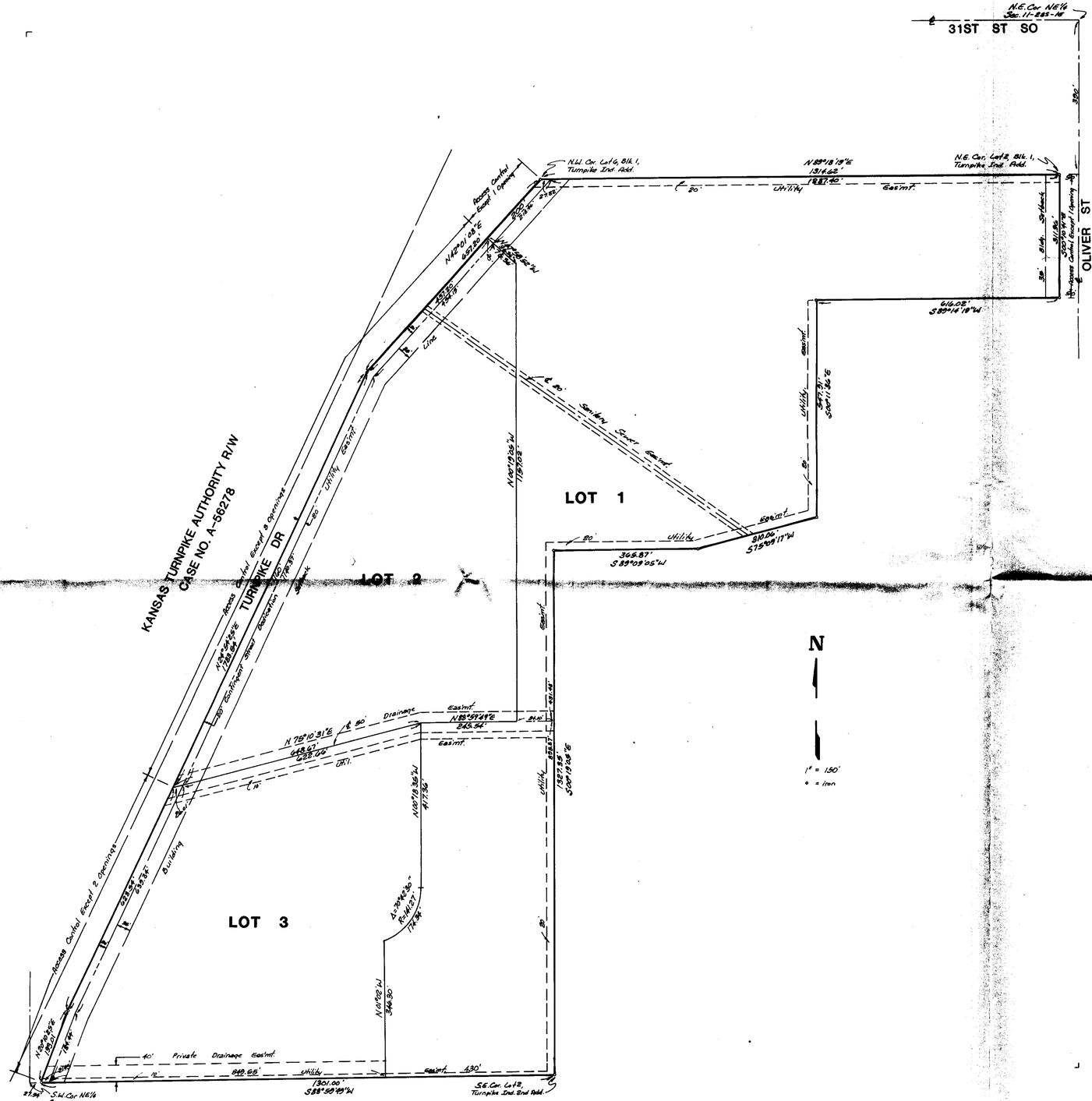
Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

cc: 47th Street Development c/o Vernon J. Jacobs, 5515 East 61st Street North, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY



OFFICE COPY
DO NOT REMOVE

FINAL PLAT

TURNPIKE INDUSTRIAL 3RD ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 11/3/84 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 11/4/84

State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "TURNPIKE INDUSTRIAL 3RD ADDITION", Wichita, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lots 2, 3, 4, 5 and 6, Block 1, together with the N½ of Colfax Ave. lying south of and adjacent to said Lots 2, 3, 4, 5 and 6 and together with the northeasterly one-half of Navajo Ln. lying southwesterly of and adjacent to said Lot 6; and Lots 1, 2, 3 and 4, Block 2, together with the W½ of Colfax Cir. lying east of and adjacent to said Lots 1, 2, 3 and 4 and together with the southwesterly one-half of Navajo Ln. lying northeasterly of and adjacent to said Lot 1; and Lots 1, 2, 3, and 4, Block 3, together with the S½ of Colfax Ave. lying north of and adjacent to said Lot 1 and together with the E½ of Colfax Cir. lying west of and adjacent to said Lots 2, 3 and 4; all in Turnpike Industrial Addition, Sedgwick County, Kansas, and Lot 1, together with the W½ of Colfax Cir. lying east of and adjacent to said Lot 1, and Lot 2, together with the E½ of Colfax Cir., lying west of and adjacent to said Lot 2, all in Turnpike Industrial 2nd Addition, Wichita, Kansas, and together with all of the S½ of Colfax Ave. which lies north of and adjacent to Lot 1, Block A, Bradley Addition, Sedgwick County, Kansas.

All being situated in the NE¼ of Sec. 11, Twp. 28S, R-1E of the 6th P.M., Sedgwick County, Kansas.

The streets and easements being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date

Mark A. Savaj — Surveyor

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into Lots to be known as "TURNPIKE INDUSTRIAL 3RD ADDITION," Wichita, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The contingent street dedication is hereby dedicated contingent upon the need for the right-of-way for a street widening project. This contingent street dedication shall run with the land and shall be binding on all future owners of Lots 1, 2 and 3. All abutters rights of access to or from Turnpike Dr., over and across the west line of Lots 1, 2 and 3 and to or from Oliver St. over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas, provided however that Lot 1 shall have access to Turnpike Dr. at 1 point and that Lot 2 shall have access to Turnpike Dr. at 3 points and that Lot 3 shall have access to Turnpike Dr. at 2 points and that Lot 1 shall have access to Oliver St. at 1 point, all as shall be determined by the City Engineer of the City of Wichita, Kansas.

Vernon J. Jacobs

The Boeing Company, a Delaware Corporation

The City of Wichita, Kansas.

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

This plat of "TURNPIKE INDUSTRIAL 3RD ADDITION", Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of ____ 198__.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

Marvin S. Krout — Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of ____ 198__.

Sheldon Kamen — Mayor

Dale E. Rea — Deputy City Clerk

Entered on transfer record this ____ day of ____ 198__.

Don Wright — County Clerk

State of Kansas } S.S.
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 ____ 198__, at ____ o'clock __M; and is duly recorded.

Rel Kettler — Register of Deeds

Ed Rose — Deputy

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of ____ 198__, by Vernon J. Jacobs, a single person.

Notary Public

My App't. Exp. ____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of ____ 198__, by ____ of The Boeing Company, a Delaware Corporation, on behalf of the corporation.

Notary Public

My App't. Exp. ____

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument acknowledged before me this ____ day of ____ 198__, by Sheldon Kamen, Mayor and Dale E. Rea, Deputy City Clerk of the City of Wichita, Kansas, on behalf of the City of Wichita.

Notary Public

My App't. Exp. ____

O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Q. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

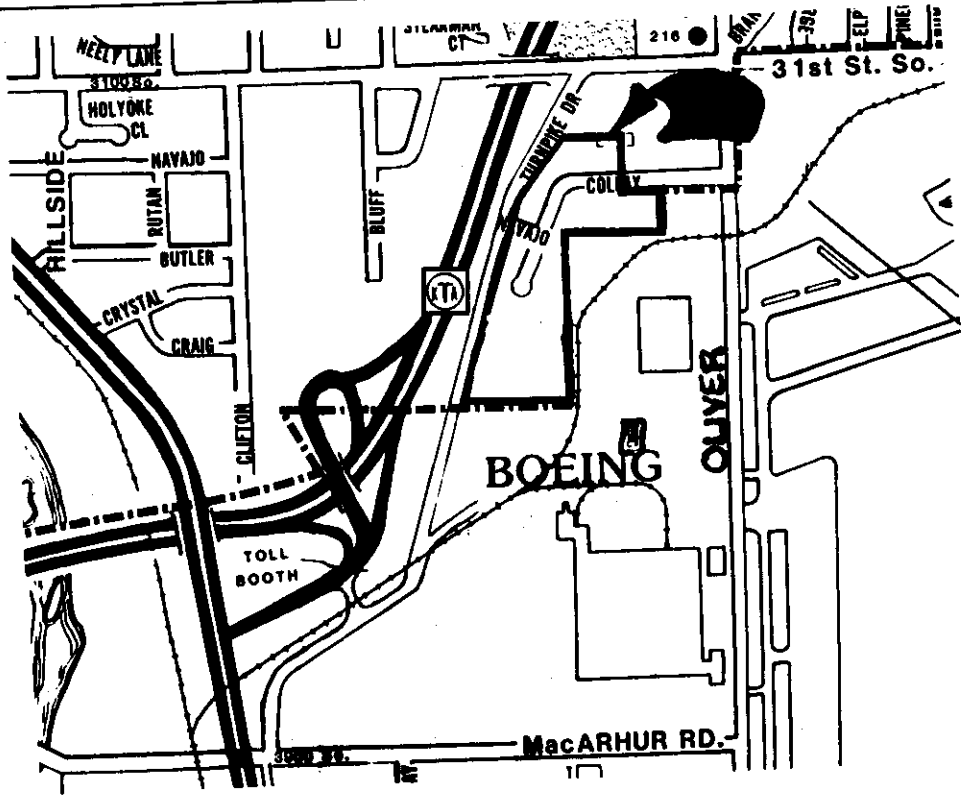
AGENDA ITEM NO. _____

August 25, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER:	S/D 88-73 - TURNPIKE INDUSTRIAL 3RD ADDITION
OWNER/APPLICANT:	47th Street Development c/o Vernon J. Jacobs, 5515 East 61st Street North, Wichita, KS 67201
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	South of 31st Street South and west of Oliver
SITE SIZE:	51.8 acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3
MINIMUM LOT AREA:	76,375 Sq. Ft.
CURRENT ZONING:	"E" Light Industrial
PROPOSED ZONING:	"E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. The applicant shall guarantee construction of the storm sewers required by this plat.

C. The applicant shall guarantee the paving of the proposed interior streets.

D. The applicant shall abandon the existing petition on file for Colfax Circle.

E. The applicant shall guarantee the paving of Turnpike Drive adjacent to this plat. Prior to filing the final plat, the applicant shall meet with City Engineering regarding the benefit district for this improvement.

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

G. Applicant shall submit a revised drawing of the preliminary plat with topography lines for Lot 3. This print shall be submitted prior to/or with the submission of the final plat.

H. On the final plat, the center line of the 20-foot sewer easement on Lot 2 shall be indicated. Also, this easement shall be labeled as a "private sewer easement" and appropriate recording information indicated.

I. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

J. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.

K. Since street right-of-way is proposed for vacation by this plat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.

L. As required by the drainage plan for this property, the applicant shall obtain a letter from the Turnpike Authority stating that they are willing to accept drainage from this subdivision.

M. All lots in this subdivision will be served by the Boeing sewer and water systems. A copy of the service agreement from Boeing shall be submitted for the plat file.

N. 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.