



METROPOLITAN AREA PLANNING
DEPARTMENT

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

FILE COPY

March 31, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: Final Plat S/D 88-5 - EAST SIDE DEVELOPMENT

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 31, 1988, 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 March 25, 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 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 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:jcm

cc: Bill Yung Design, 4912 E. 29th St. N., Ste. 1, Wichita, KS 67220
Johney Stevens, 702 E. 21st St., Ste. 1, Wichita, KS 67214

OFFICE COPY
DO NOT REMOVE

FINAL PLAT

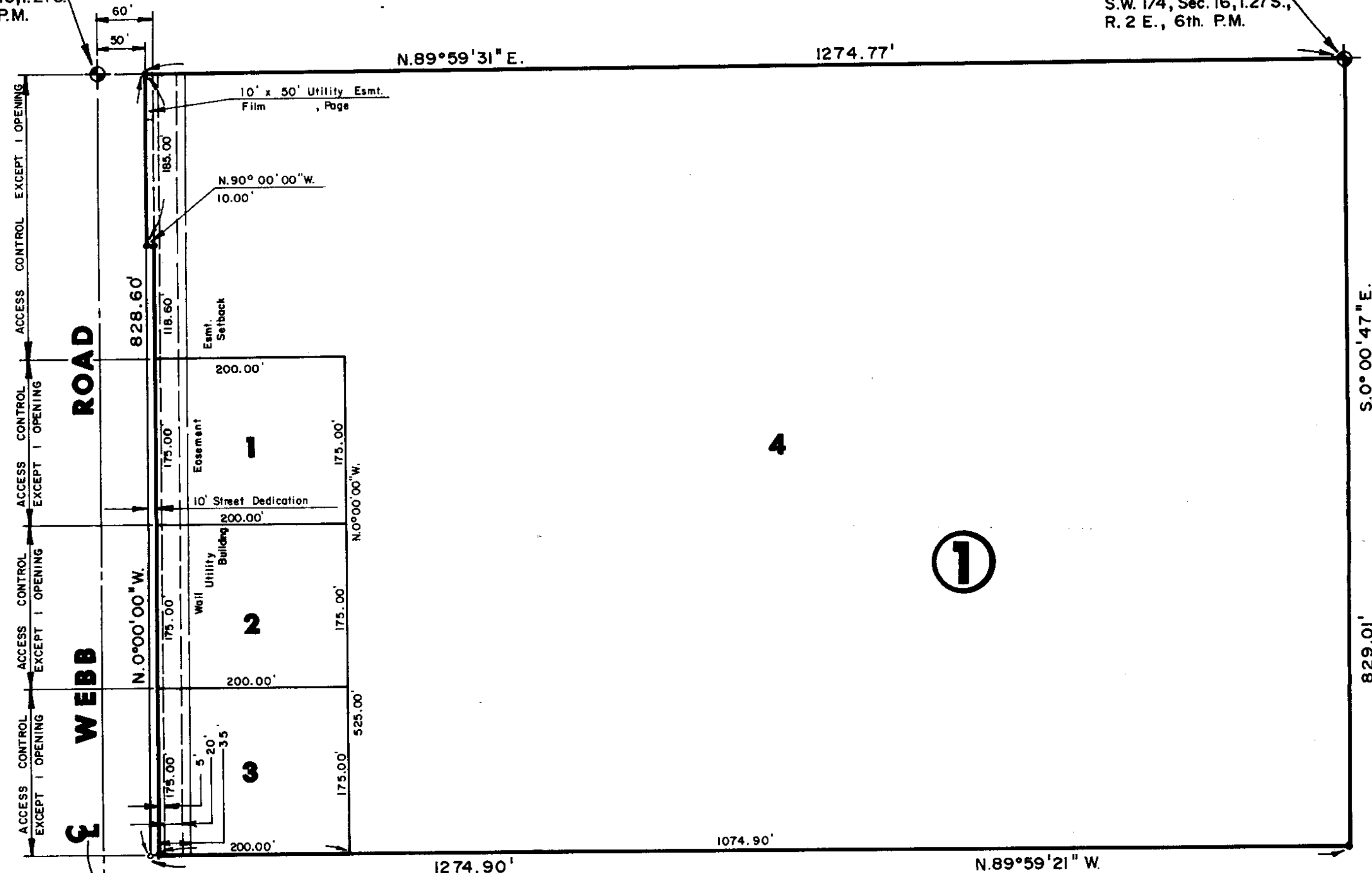
FINAL PLAT OF
EAST SIDE DEVELOPMENT

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 3/24/88 SUBJECT
TO THE CORRECTIONS OF THE FINAL OUTLINE
ED IN OUR LETTER DATED 3/25/88

N.W. Cor., N.W. 1/4,
S.W. 1/4, Sec. 16, T.27S.
R. 2 E., 6th. P.M.

N.E. Cor., N.W. 1/4,
S.W. 1/4, Sec. 16, T.27S.
R. 2 E., 6th. P.M.



I, Kenneth H. Bengtson, a Civil Engineer and a Registered Land Surveyor in Kansas, do hereby certify that I have been in responsible charge of surveying and platting of "EAST SIDE DEVELOPMENT", an addition to Wichita, Sedgwick County, Kansas, into Lots, a Block and a Street the same being accurately set forth in the accompanying plat and described herein:

A tract of land located in the Southwest Quarter of Section 16, Township 27 South, and Range 2 East of the 6th P.M., more particularly described as follows:

Beginning at a point lying 50.00 feet East of the Northwest Corner of said Southwest Quarter; thence East along the North line of said Southwest Quarter bearing N 89° 59' 31" E, 1274.77 feet; thence S 00° 00' 41" E, 829.01 feet; thence N 89° 59' 31" W, 1274.90 feet to a point 50.00 feet East of the West line of said Southwest Quarter; thence North parallel and 50.00 feet East of the West line of said Southwest Quarter bearing N 00° 00' 00" W, 828.60 feet to the point of beginning.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 1988.

Kenneth H. Bengtson, P.E., R.L.S. #922
Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, Building #800
Wichita, KS 67226

Know all men by these presents that we the undersigned property owners of the land as above set forth in the Land Surveyor's Certificate, have caused the same to be surveyed and platted into lots, a block and a street the same to be known as "EAST SIDE DEVELOPMENT", an addition to Wichita, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat are hereby granted. The 5' wall easement is dedicated for the construction and maintenance of a wall. Utilities may cross the wall easement. All abutters right of access to or from Webb Road over and across the west line of EAST SIDE DEVELOPMENT, are hereby granted to the City of Wichita, provided however Lots 1, 2, 3 and 4, Block 1, shall have access to Webb Road at one location each. All access locations shall be determined by the City Engineer.

WEBB ROAD DEVELOPMENT, INC.

By: _____
Johnny Stevens

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came _____, 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: _____

We, the United American Bank and Trust Co., mortgagees on the above described property, do hereby consent to the plat of "EAST SIDE DEVELOPMENT".

UNITED AMERICAN BANK and TRUST CO.

By: _____

STATE OF KANSAS
ss:
SEDGWICK COUNTY

Be it remembered that on this _____ day of _____, 1988, before me a Notary Public in and for said State and County, came _____, for United American Bank and Trust Co., 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: _____

This plat of "EAST SIDE DEVELOPMENT" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 1988.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
Elton Parsons

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon, if any, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 1988.

_____, Mayor
Robert G. Knight

_____, Deputy City Clerk
Dale E. Rea

Entered on transfer record this _____ day of _____, 1988.

_____, County Clerk
Don Wright

STATE OF KANSAS
ss:
SEDGWICK COUNTY

This is to certify that this instrument was filed for record in the Register of Deeds office this _____ day of _____, 1988.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

STAFF COMMENTS:

NOTE: This property, which is adjacent to Wichita's City Limits, has submitted an application for annexation.

- 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 guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the construction of the accel/decel lane needed on Webb Road to serve the entrances on Lots 1 through 4.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a drainage agreement, for recording with this plat, which provides for this property to continue to accept storm drainage from the properties to the east and south.
- H. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the north.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from City and County Engineering should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the amount of right-of-way being dedicated for Webb Road.

AGENDA ITEM #

MARCH 24, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 2/11/88)

<u>CASE NUMBER:</u>	S/D 88-5 - EAST SIDE DEVELOPMENT
<u>OWNER/APPLICANT:</u>	Johney Stevens, 702 E. 21st Street, Suite 1, Wichita, KS 67214
<u>SURVEYOR/ENGINEER:</u>	Mid-Kansas Engineering Consultants, P.A.
<u>LOCATION:</u>	West of Webb Road, in an area north of Central.
<u>SITE SIZE:</u>	24.3 Acres
<u>NUMBER OF LOTS:</u>	
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4
<u>MINIMUM LOT AREA:</u>	35,000 Sq. Ft.
<u>CURRENT ZONING:</u>	"E"
<u>PROPOSED ZONING:</u>	"E"

VICINITY MAP:

