

April 16, 1987

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

Re: Final Plat S/D 87-12 - AIR PRODUCTS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 1987, 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 April 9, 1987.

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 platfor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

cc: Air Products and Chemicals, Inc., 6601 S. Ridge Road,
Wichita, KS 67026
David M. Harris, Air Products and Chemicals, Inc., P.O. Box 538,
Allentown, PA 18105

State of Kansas } S.S. We, Baughman Company, P.A.
Sedgwick County } surveyors in aforesaid county and state do hereby
certify that we have surveyed and platted "AIR
PRODUCTS 2ND ADDITION," Sedgwick County,
Kansas, and that the accompanying plat is a true
and correct exhibit of the property surveyed, de-
scribed as and being a replat of Lot 2, Air Pro-
ducts Addition, Sedgwick County, Kansas together
with the 1/2 of the 3/4 of the NE 1/4 of Sec. 33, Twp.
28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas,
except that part described as beginning at the S.E.
corner of the 1/2 of the 3/4 of said NE 1/4; thence
west along the south line of said NE 1/4, 308.24 feet
more or less to a point 355 feet west of the west
right of way line of the St. Louis, Fort Scott and
Wichita Railroad now the Missouri Pacific Railroad
as established at Deed Book 36, Page 124; thence
north parallel with the east line of said NE 1/4, 850
feet; thence east parallel with the south line of said
NE 1/4, 307.16 feet more or less to a point on the east
line of the 1/2 of the 3/4 of said NE 1/4; thence
south 850 feet to the place of beginning. The
previous easements as platted across Lot 2,
Air Products Addition, Sedgwick County, Kansas,
are hereby vacated by virtue of K.S.A. 12-512 (b).

Date _____ Baughman Company, P.A.
_____, Surveyor

Know all men by these presents
that we, the undersigned, have caused the land de-
scribed in the surveyor's certificate to be platted
into a lot and block to be known as "AIR PRODUCTS
2ND ADDITION" Sedgwick County, Kansas. The
utility easements are hereby granted as indicated
for the construction and maintenance of all public
utilities. The floodway is hereby established for storm
water retention. The floodway shall be the responsibility
of the owners of the property in the subdivision until
such time as the governing body exercising jurisdiction
elects to assume the responsibility for maintenance
and improvement of the drainage, provided further
that no building shall be constructed on or within
said floodway, nor shall any fill, change of grade,
creation of channel or other work be carried on
without the permission of the appropriate govern-
ing body.

Air Products and Chemicals, Inc.

State of Pennsylvania } S.S. The foregoing instrument
County } acknowledged before me this _____ day of
_____, 198____, by _____,
_____, of Air Products and Chemicals,
Inc., on behalf of the corporation.

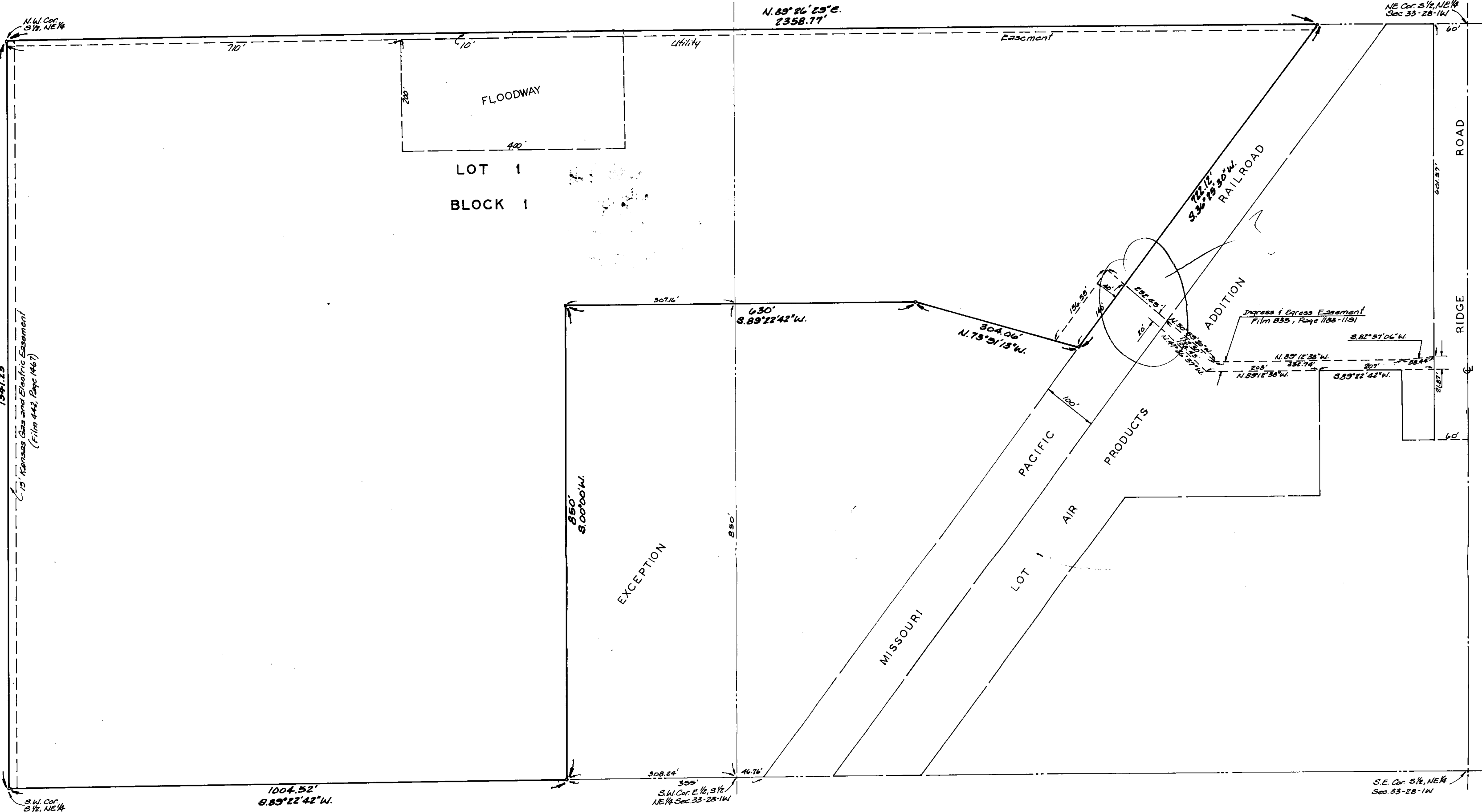
My Appt. Exp. _____ Notary Public

This plat of "AIR PRODUCTS
2ND ADDITION," Sedgwick County, 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
John Terry Moore
_____, Secretary
Marvin S. Krouf

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

_____, County Clerk
Don Wright



OFFICE COPY
DO NOT REMOVE

FINAL PLAT AIR PRODUCTS 2ND ADDITION

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4-9-87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 4-9-87



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

_____, Chairman
Tom Scott
_____, Commissioner
Mark F. Schroeder
_____, Commissioner
David Bayouth
_____, Commissioner
Bernard A. Hentzen
_____, Commissioner
Billy A. McCray
_____, County Clerk
Don Wright

State of Kansas } S.S. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register of Deeds this
_____ day of _____, 198____, at _____ o'clock _____ M., and is
duly recorded.

_____, Register of Deeds
Pat Kettler
_____, Deputy
Ed Rosa

S/D No.: 87-12 Name: AIR PRODUCTS 2ND ADDITION

Preliminary Approved: 2/12/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: West side of Ridge Road, in an area south of 63rd Street South.

Owner: Air Products and Chemicals, Inc., 6601 S. Ridge Road,
Wichita, KS 67026

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 44.5
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
3. Minimum Lot Area: 1,936,914.80 Sq. Ft.
4. Existing Zoning: "R"
5. Proposed Zoning: "F" (SCZ-0572)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0572), requesting "R" (rural residential) to "F" (heavy industrial) zoning has been approved subject to platting.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. In 1986, the plat of Air Products Addition was recorded. The current plat of Air Products 2nd Addition proposes to replat Lot 2 of the original subdivision along with 34.4 acres of unplatted property to the west. When Lot 2 of the original plat was approved, a restrictive covenant was required which prevented the sale of Lot 2 to an individual who does not own Lot 1, Air Products Addition. This requirement was established because access to Lot 2 was by way of a 20-foot wide ingress/egress easement on Lot 1. Given the past requirement of Air Products Addition to tie together lots, in order to assure street access, the applicant shall submit a new restrictive covenant which provides that Lot 1, Air Products 2nd Addition will not be sold to an individual or company who does not also own Lot 1, Air Products Addition.
- C. The applicant shall submit a copy of the instrument which establishes the 20-foot ingress/egress easement which provides access to this industrially zoned lot.
- D. The applicant shall guarantee the detention pond required by this plat.
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the north of this plat.
- F. The final plat tracing shall indicate the ingress and egress easement to the east of this plat, as crossing the Missouri Pacific Railroad right-of-way.
- 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 Board of City Commissioners.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the perimeter of the proposed floodway correct?