

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. Water and sanitary sewer service to this industrially zoned plat will be provided through Boeing's existing systems to the north.
- B. The applicant shall obtain, by separate instrument, the drainage covenant or agreement, from the property to the west, that is needed to permit this property to continue to drain onto that property.
- C. The final plat tracing shall indicate an appropriately wide drainage easement adjacent to the south line of Lot 1.
- D. The platlor's text shall be amended to state that the location of the permitted openings to Oliver and 47th Street South "shall be determined by the appropriate Engineer".
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-72 - BOEING HI-TECH OFFICE PARK

OWNER/APPLICANT: Boeing Military Airplane Company

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Northwest corner of 47th Street and Oliver.

SITE SIZE: 24.0 Acres

NUMBER OF LOTS:

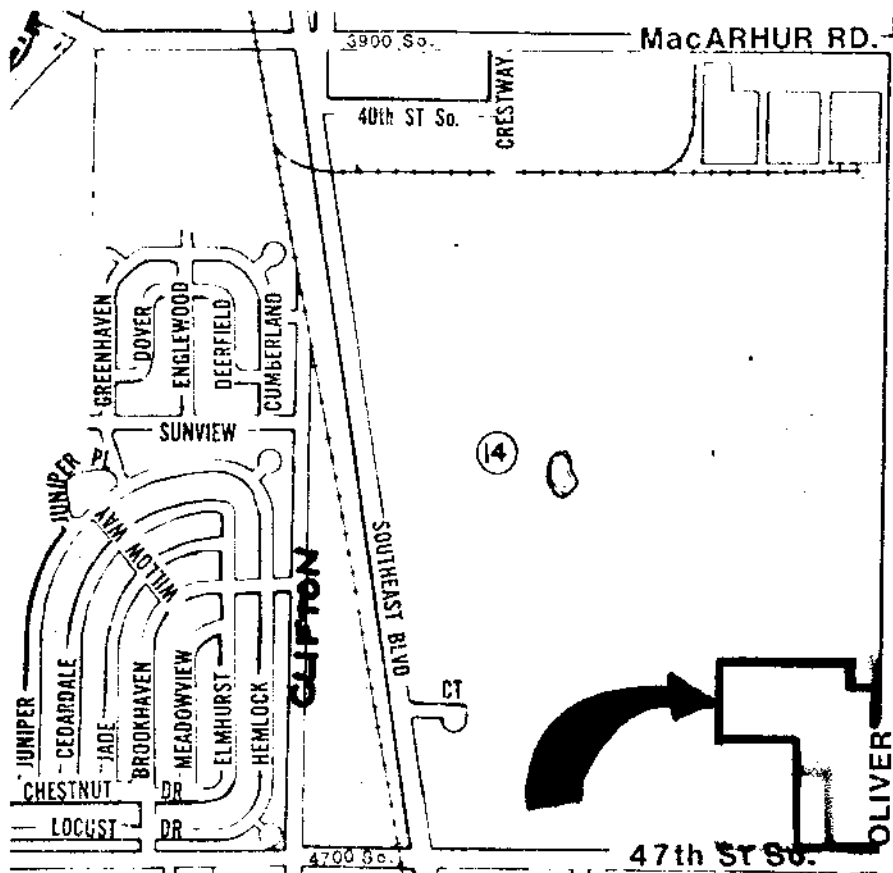
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 412,818 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



FINAL PLAT

BOEING HI-TECH OFFICE PARK

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9/24/87 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9/25/87

TO SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE

Pl. of Beginning
N.W. Cor. SE1/4, SE1/4
Sec. 14, T28S, R1E
of the 6th P.M.

N.E. Cor. SE1/4, SE1/4
Sec. 14, T28S, R1E
of the 6th P.M.

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, R.W. LINN, A PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 1987, I HAVE BEEN IN RESPONSIBLE CHARGE OF SURVEYING AND PLATTING OF BOEING HI-TECH OFFICE PARK, SEDGWICK COUNTY, KANSAS, INTO LOTS AND A BLOCK, THE SAME BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 807.00 FEET OF THE WEST 723.00 FEET THEREOF AND EXCEPT THE NORTH 115 FEET OF THE EAST 285 FEET THEREOF SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD, IF ANY, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER WHERE FOUND A 5/8 INCH REBAR TAGGED "WCEA WICHITA"; THENCE S0°49'03"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 515.67 FEET; THENCE N88°13'36"E A DISTANCE OF 723.00 FEET; THENCE S1°4'35"E A DISTANCE OF 181.29 FEET WHERE FOUND A 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF LAMBERT-BAIRD ADDITION, SEDGWICK COUNTY, KANSAS; THENCE S0°43'16"E ALONG THE EAST LINE OF SAID LAMBERT-BAIRD ADDITION A DISTANCE OF 575.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 47TH STREET SOUTH; THENCE N88°13'36"E PARALLEL TO AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14 ALONG THE NORTH RIGHT-OF-WAY LINE OF 47TH STREET SOUTH A DISTANCE OF 490.67 FEET; THENCE N43°40'29"E A DISTANCE OF 57.02 FEET; THENCE N0°52'39"W PARALLEL TO AND 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14 ALONG THE WEST RIGHT-OF-WAY OF OLIVER STREET A DISTANCE OF 180.02 FEET; THENCE N13°08'14"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 103.47 FEET; THENCE N0°52'40"W PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14 ALONG THE WEST RIGHT-OF-WAY OF OLIVER STREET A DISTANCE OF 853.44 FEET; THENCE S88°25'06"W A DISTANCE OF 215.02 FEET; THENCE N0°52'40"W A DISTANCE OF 115.01 FEET; THENCE S88°25'06"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1062.11 FEET TO THE POINT OF BEGINNING

R.W. LINN, P.E. LIC. NO. 3684
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE ENGINEER'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND A BLOCK, THE SAME TO BE KNOWN AS BOEING HI-TECH OFFICE PARK, SEDGWICK COUNTY, KANSAS. THE 20 FOOT DRAINAGE EASEMENT AS INDICATED IS HEREBY GRANTED. ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM OLIVER AND 47TH STREET SOUTH, OVER AND ACROSS THE EAST LINE OF LOTS 1 AND 2 AND THE SOUTH LINE OF LOT 2 IN BLOCK 1 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY PROVIDED, HOWEVER, THAT LOT 1, BLOCK 1 SHALL HAVE ACCESS TO OLIVER AT TWO (2) LOCATIONS AND LOT 2, BLOCK 1 SHALL HAVE ACCESS TO OLIVER AT THREE (3) LOCATIONS AND ACCESS TO 47TH STREET SOUTH AT TWO (2) LOCATIONS, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY.

OWNER: BOEING MILITARY AIRPLANE COMPANY,
A DIVISION OF THE BOEING COMPANY,
A DELAWARE CORPORATION

BY _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1987, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CAME _____ OF BOEING MILITARY AIRPLANE COMPANY, A DIVISION OF THE BOEING COMPANY, A DELAWARE 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 FOR AND ON BEHALF AND AS THE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION,
WICHITA, KANSAS. DATED THIS _____ DAY OF _____, 1987.

_____, CHAIRMAN
JOHN TERRY MOORE

_____, SECRETARY
MARVIN S. KROUT

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1987.

_____, MAYOR
ROBERT G. KNIGHT

_____, DEPUTY CITY CLERK
DALE E. REA

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY,
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS, THIS _____ DAY OF _____, 1987.

_____, CHAIRMAN
TOM SCOTT

_____, PRO-TEM CHAIRMAN
MARK F. SCHROEDER

_____, COMMISSIONER
DAVID BAYOUTH

_____, COMMISSIONER
BERNARD A. HENTZEN

_____, COMMISSIONER
BILLY Q. MCCRAY

ATTEST

_____, COUNTY CLERK
DON WRIGHT

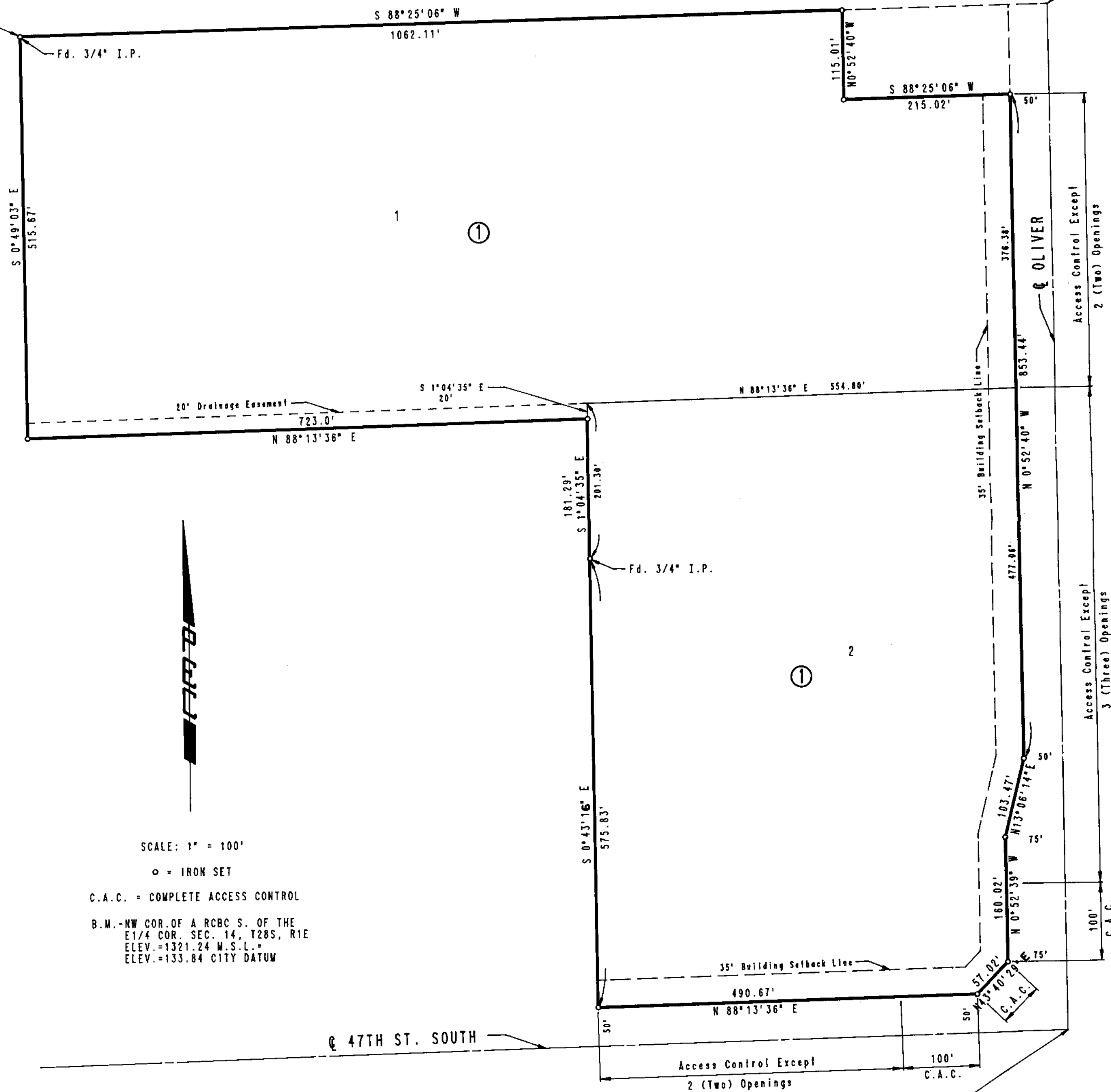
ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1987.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____
DAY OF _____, 1987

_____, REGISTER OF DEEDS
PAT KETTLER

_____, DEPUTY
ED RESA



SCALE: 1" = 100'

○ = IRON SET

C.A.C. = COMPLETE ACCESS CONTROL

B.M. - NW COR. OF A RCBC S. OF THE
E1/4 COR. SEC. 14, T28S, R1E
ELEV. = 1321.24 M.S.L. =
ELEV. = 133.84 CITY DATUM

S.E. Cor. SE1/4
Sec. 14, T28S, R1E
of the 6th P.M.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Final Plat S/D 87-72 - BOEING HI-TECH OFFICE PARK

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 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 September 25, 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 platlor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Boeing Military Airplane Company, Attn: Tom Updegrove, P.O. Box 7730-
M/S K20-45, Wichita, KS 67277-7730

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