

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-76 Name: VULCAN-FRONTIER ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

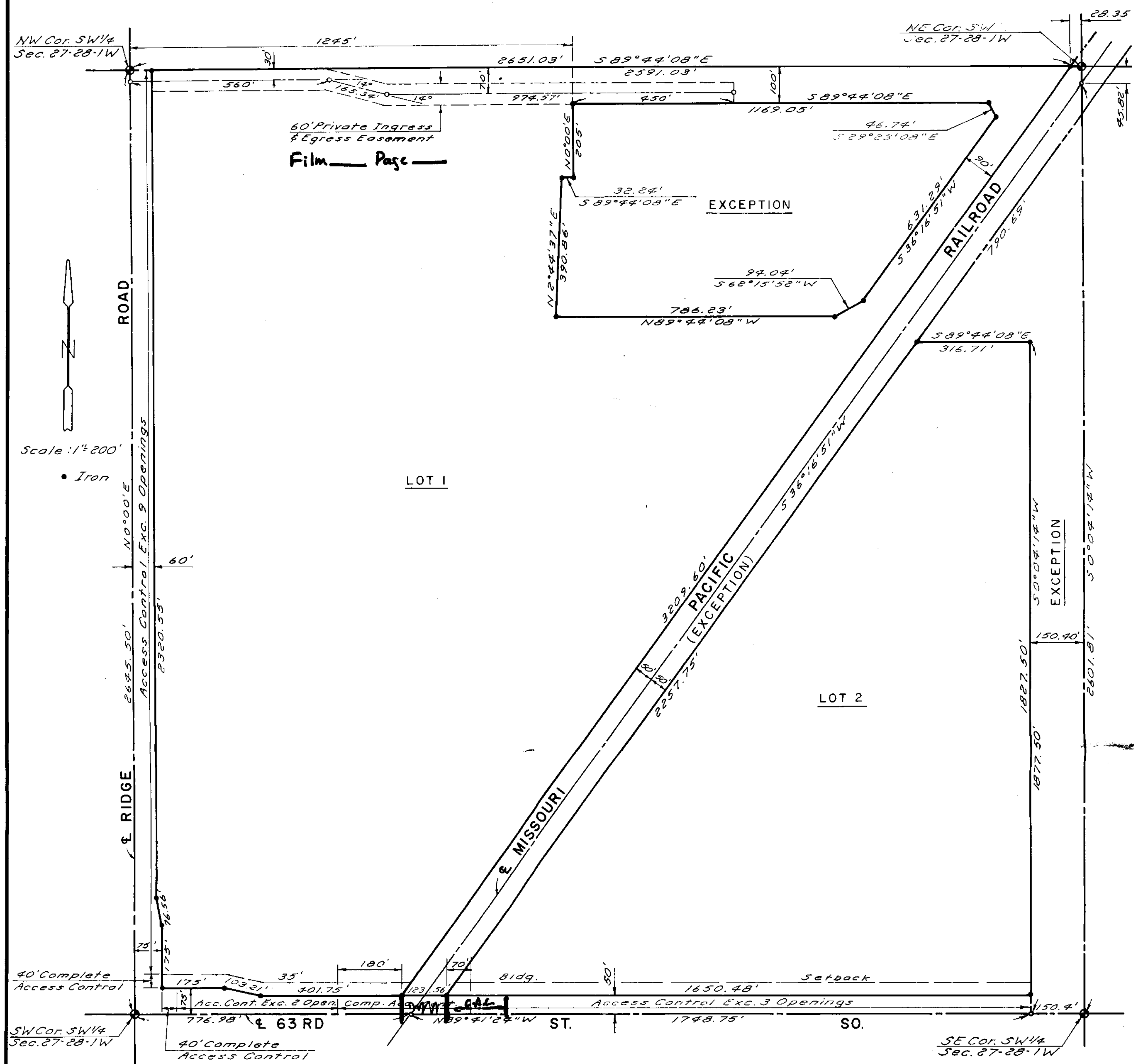
DESCRIPTION

General Location: At the northeast corner of Ridge Road and 63rd Street South.
Owner: Vulcan Materials Company, Attn: Michael Graham, P. O. Box 12283, 6200 S.
Ridge Road, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 138.8 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 1,797,300 Sq. Ft.
 4. Existing Zoning: "F"
 5. Proposed Zoning: "F"
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STAFF COMMENTS:

- A. The final plat tracing shall indicate the platting of "complete access control" to 63rd Street South, across the south line of Lot 2, from a point 150 feet east of the center of the railroad track nearest the west line of Lot 2.
- B. 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.
- C. The final plat shall indicate the recording information for the 60-foot wide private ingress and egress easement existing on this property.
- D. The applicant shall submit a covenant which states that this property will retain storm water on-site. The wording of this covenant shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files.
- E. The final plat tracing shall reference, in the plat's text, the dedication of the streets to and for the use of the public.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.



State of Kansas } S.S. We, Boughman Company, P.A., surveyors in aforesaid county and state, do hereby certify that we have surveyed and plotted "VULCAN-FRONTIER ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the SW 1/4 of Section 27, T28S, R1W of the 6th P.M., Sedgwick County, Kansas, excepting the Missouri Pacific Railroad right of way, and excepting a tract beginning at the SE corner of said SW 1/4; thence westerly, along the south line of said SW 1/4, 150.40 feet; thence northerly, parallel with the east line of said SW 1/4, 1877.50 feet; thence westerly, parallel with the north line of said SW 1/4, 316.71 feet to the easterly right of way line of the Missouri Pacific Railroad; thence northeasterly, along said right of way, 790.69 feet, to the east line of said SW 1/4; thence southerly, along said east line, to the point of beginning, and excepting at tract commencing at a point on the north line of said SW 1/4, said point being 1245' east of the NW corner thereof; thence

southerly, parallel with the west line of said SW 1/4, 100 feet to the point of beginning; thence easterly, parallel with the north line of said SW 1/4, 1169.05 feet; thence southeasterly, with a deflection angle to the right of 60° 21', 46.74 feet to a point 90 feet westerly, measured at right angles, from the westerly right of way line of the Missouri Pacific Railroad; thence southwesterly, parallel to and 90 feet from said right of way, 631.29 feet; thence southwesterly, with a deflection angle to the right of 26° 00', 94.04 feet to a point 695.50 feet south of the north line of said SW 1/4; thence westerly, parallel with said north line, 786.23 feet; thence northeasterly, with a deflection angle to the right of 92° 28' 45", 390.86 feet; thence easterly, parallel with the north line of said SW 1/4, 32.24 feet; thence northerly, parallel with the west line of said SW 1/4, 205 feet to the point of beginning.

Date _____ Boughman Company, P.A.

John E. Lundblade Surveyor

OFFICE COPY
DO NOT REMOVE

VULCAN-FRONTIER ADDITION

FINAL PLAT

SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10.10.85 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10.11.85

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and streets to be known as "VULCAN-FRONTIER ADDITION", Sedgwick County, Kansas. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to 63rd St. So. and Ridge Rd. are hereby granted to the appropriate governing body, except, however, that Lot 1 shall have access to Ridge Rd. at nine locations over the west line of said Lot 1, excepting the south 40 feet thereof, and to 63rd St. So. at two locations over the south line, excepting the west 40 feet and the east 180 feet thereof, and Lot 2 shall have access to 63rd St. So. at three locations over the south line, excepting the west 70 feet thereof, said locations to be determined by the appropriate governing body. The easements are hereby granted as indicated for the construction and maintenance of public utilities.

Vulcan Materials Company - Chemical Division

City of Clearwater, Kansas

Mayor

City Clerk

State of _____ County } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by _____, Mayor, of Vulcan Materials Company - Chemical Division, on behalf of the Company.

Notary Public

My Commission Expires _____

State of Kansas } S.S. The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by _____, Mayor, and _____, City Clerk, of the City of Clearwater, Kansas, on behalf of the City.

Notary Public

My Commission Expires _____

This plat of "VULCAN-FRONTIER 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 _____, 1985.

Wichita-Sedgwick County Metropolitan Area Planning Commission

William J. Boebel Chairman

Michael E. Lindebox Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this _____ day of _____, 1985.

Robert C. Brown Mayor

Donald C. Gislack City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this _____ day of _____, 1985.

Donald E. Bragg Chairman

Tom Scott Commissioner

Bernard A. Hentzen Commissioner

Don Wright County Clerk

Entered on transfer record this _____ day of _____, 1985.

Don Wright County Clerk

State of Kansas } S.S. This is to certify that this plat has been filed for record in the Office of the Register of Deeds this _____ day of _____, 1985, at _____ o'clock, _____ M., and is duly recorded.

Pat Keffler Register of Deeds

Ed Reso Deputy

October 17, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-76 - Final Plat of Vulcan-Frontier Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 1985, 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 October 11, 1985.

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 platator.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Vulcan Materials Company, Attn: Michael Graham, P.O. Box 12283,
6200 South Ridge Road, Wichita, KS 67277
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department