

April 17, 1986

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

Re: S/D 86-1 - Final Plat of Vulcan-North Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 17, 1986, 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 11, 1986.

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 platfor.
3. Certification that all real estate taxes for 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: Dave Davis, P.O. Box 12283, Wichita,
KS 67277

Lauri Maddy, Route 1, Box 76, Clearwater, KS 67026

Thomas G. Bergkamp, Route 1, Box 66, Clearwater, KS 67026

Mrs. Charles Horner, 1901 Lorimer Road, Raleigh, N.C. 27606

Jim Weber, County Engineering

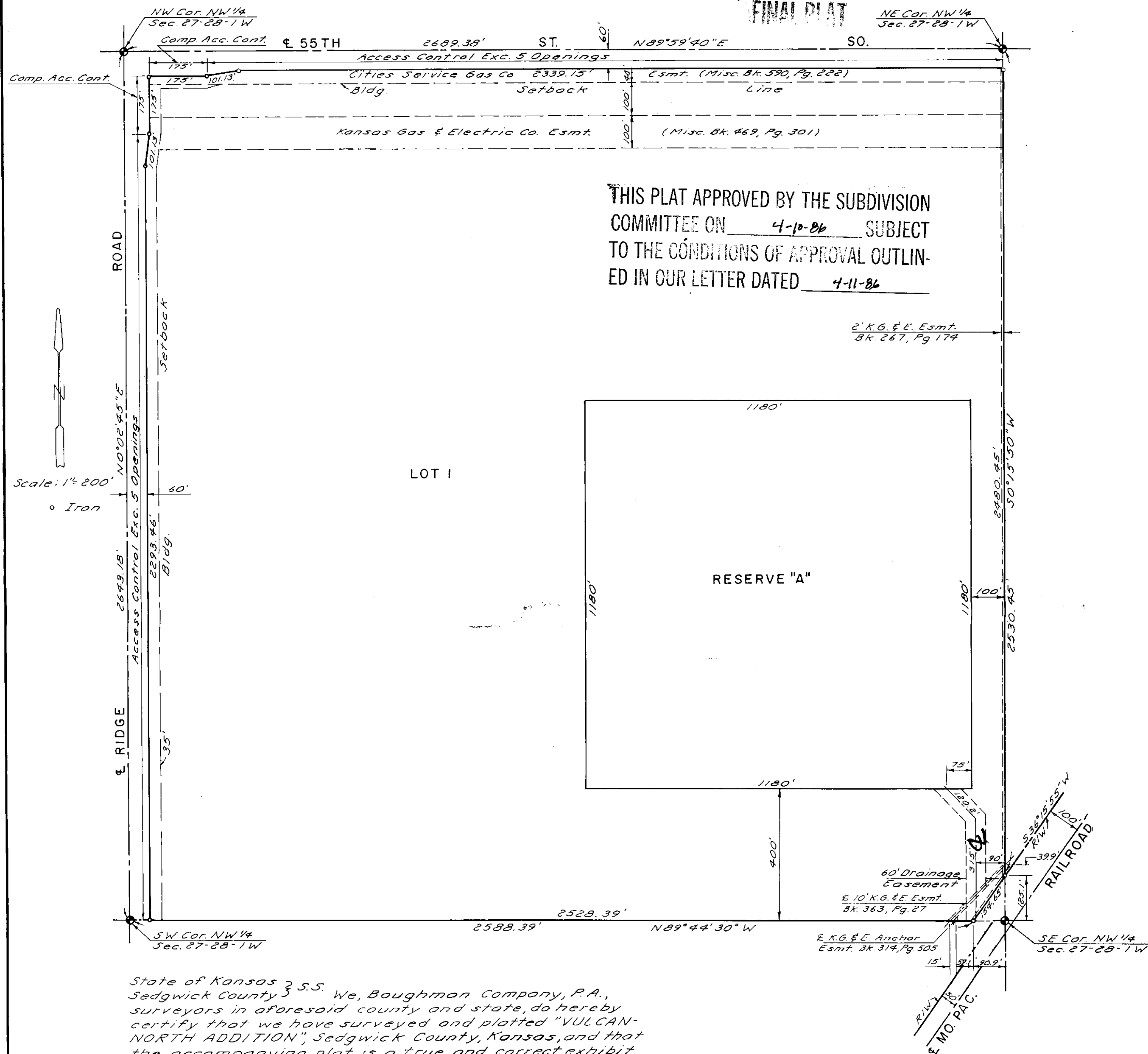
Mike, Lindebak, City Engineer

OFFICE COPY
DO NOT REMOVE

VULCAN - NORTH ADDITION

SEDGWICK COUNTY, KANSAS

FINAL PLAT



Know all men by these presents, that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a lot, reserve and streets to be known as "VULCAN NORTH ADDITION," Sedgwick County, Kansas. The easements are hereby granted as indicated for the construction and maintenance of public utilities. The drainage easement is hereby granted for drainage purposes. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to Ridge Rd. and 55th St. So. are hereby granted to the appropriate governing body, except, however, that Lot 1 shall have access to Ridge Rd. at 5 locations over the west line, except the north 175 feet thereof, and to 55th St. So. at 5 locations over the north line, except the west 175 feet thereof, said locations to be determined by the appropriate governing body. Reserve "A" uses shall be for floodway, drainage, storm water retention and waste water treatment. 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 governing body.

Vulcan Materials Company - Chemical Division

State of Alabama } S.S. The foregoing instrument was acknowledged before me this ____ day of ____, 1986, by ____, of Vulcan Materials Company - Chemical Division, on behalf of the company.

____ Notary Public
My Commission Expires ____

The plat of "VULCAN - NORTH 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 ____, 1986.

Wichita - Sedgwick County Metropolitan Area Planning Commission

____ Chairman
____ Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this ____ day of ____, 1986.

____ Mayor
____ City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this ____ day of ____, 1986.

____ Chairman
____ Commissioner
____ Commissioner
____ County Clerk

Entered on transfer record this ____ day of ____, 1986.

____ 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 ____, 1986, at ____ o'clock, ____ M., and is duly recorded.

____ Register of Deeds
____ Deputy

State of Kansas } S.S. We, Baughman Company, P.A., surveyors in aforesaid county and state, do hereby certify that we have surveyed and platted "VULCAN - NORTH ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as the NW 1/4 of Section 27, T28S, R1W of the 6th PM, Sedgwick County, Kansas, except beginning at the SE corner of said NW 1/4; thence westerly, along the south line of said NW 1/4, 90.90 feet to the northwesterly Right of Way line of the Missouri Pacific Railroad; thence northeasterly, along said Right of Way, 154.65 feet to a point on the east line of said NW 1/4; thence southerly, along said east line, 125.10 feet to the point of beginning.

Date ____ Baughman Company, P.A.

____ Surveyor
John E. Lundblode

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-1 Name: VULCAN-NORTH ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 4/10/86

DESCRIPTION

General Location: Southeast corner of Ridge Road and 55th Street South.
Owner: Vulcan Materials Company, Attn: Dave Davis, P.O. Box 12283, Wichita,
KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 163.2 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
3. Minimum Lot Area: 6,811,765 Sq. Ft.
4. Existing Zoning: "R" & "R-1"
5. Proposed Zoning: "F" (SCZ-0554)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0554), requesting "R" and "R-1" to "F" (heavy industrial), has been approved subject to platting.

- A. The Health Department has approved this plat based upon plans submitted to them by Vulcan Chemicals on January 24, 1986.
- B. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan-Frontier and Racon are also scheduled for City Commission review at the same meeting. This tying together of the three plats is needed in order to provide for mutual drainage of the three additions.
- C. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Vulcan-North Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- D. The final plat tracing shall state in the platdor's text who is to own and maintain the reserve.
- E. The final plat tracing shall label the centerline of the 60-foot wide drainage easement.
- F. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Company and Kansas Gas & Electric Company easements on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- 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.