



BAUGHMAN COMPANY, P.A.
ENGINEERING, SURVEYING & PLANNING
316/262-7271 • FAX 316/262-0149 • 315 ELLIS • WICHITA, KANSAS 67211

June 3, 1996

ATTACHMENT

Beginning at the S.E. Corner of Lot 5, Metro West Industrial Park, Wichita, Sedgwick County, Kansas; thence S89°23'16"W along the south line of said Lot 5, 5.08 feet to the P.C. of a curve to the left; thence along said curve, having a central angle of 15°21'05.55" and a radius of 75 feet, an arc distance of 199.21 feet, (having a chord length of 145.60 feet bearing S76°05'27"W), to a point on the center line of 31st Street South Circle as platted in said Metro West Industrial Park, said center line also being the south line of the SE 1/4 of Sec. 2, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas; thence N89°23'16"E along said center line, 143.76 feet to a point on the west right-of-way line of the Union Pacific Railroad, now the Missouri-Pacific Railroad; thence north along said railroad right-of-way, being a curve to the right, having a central angle of 00°20'53" and a radius of 5779.59 feet, and an arc distance of 35.10 feet, (having a chord length of 35.10 feet bearing N03°42'52"E), to the point of beginning.

31st St Cr. Dedication N 1/2
Legal description

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

October 24, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 96-71 - KNETZER 2ND ADDITION

OWNER/APPLICANT:

Marvin D. and Sharon L. Knetzer, 4323 W. 31st Street South, WICHITA,
KS 67215

SURVEYOR/ENGINEER:

William R. Abbott, L.S. No. 1207, Abbott Survey, Planning and Civil
Design, 16418 W. 51st St. S., CLEARWATER, KS 67026

LOCATION:

South of 31st Street South and 1/4 mile west of West Street

SITE SIZE:

1.8 Acres

NUMBER OF LOTS

Residential: 1
Office: 1
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA:

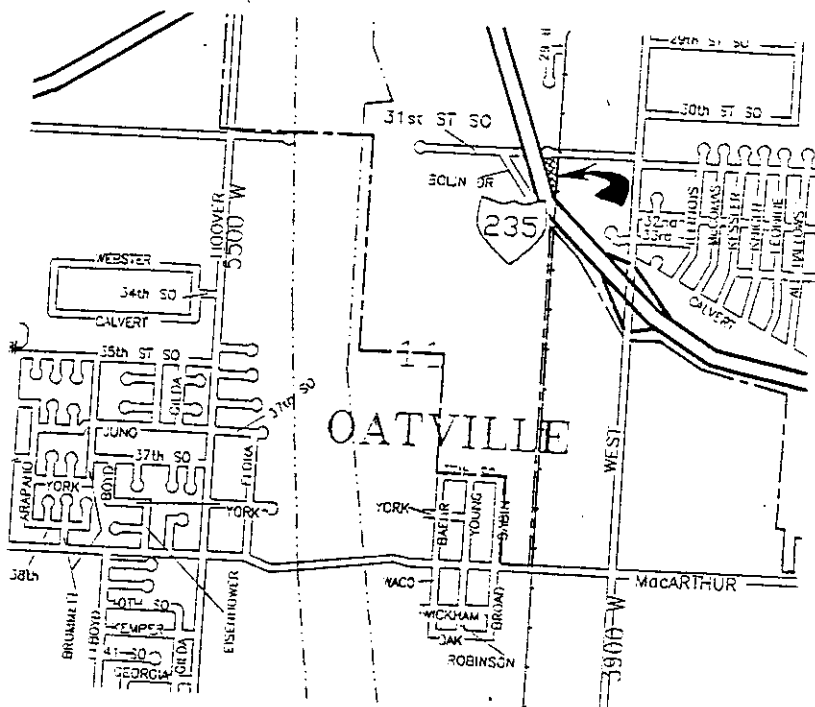
1.8 Acres

CURRENT ZONING:

"LI"

PROPOSED ZONING:

VICINITY MAP:



NOTE: In June of this year, a vacation case (V-1978) was submitted involving 31st Street South. The intent of that vacation was to shorten the cul-de-sac street that would have extended to the west line of this site and the adjoining property to the north. This site was involved both as an abutting property owner but also through the dedication of land needed for the new turnaround at the eastern end of these sites. This vacation case, however, has not yet been completed. Consequently right-of-way for the new turnaround on this and the adjacent site does not yet formally exist. Also, guarantees for water, sanitary sewer and paving of the alternate turnaround's location is in question.

STAFF COMMENTS:

- A. In regard to existing conditions at this location, City Engineering needs to indicate requirements for street paving, water, and sanitary sewer improvements. That is, are new guarantees required, are any projects needing to be abandoned and/or redesigned and so forth.
- B. Both the face of this plat and the plat's text shall note the dedication of right-of-way for the turnaround shown on this site.

In order to provide the turnaround for the northern half of this street, the applicant shall obtain by separate instrument such right-of-way from the adjoining property. While such a dedication appears to be available with the vacation case (V-1978), since that case has not yet been completed, an updated dedication specifically provided for this platting situation will be needed.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- F. The applicant shall submit a copy of the instrument which establishes the Texaco-Cities Service Pipe Line Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. On the final plat tracing, the following items shall be addressed:
1. The 35-foot building setback shall be continued around the cul-de-sac to the north property line.
 2. The tie point shall be more precisely described. Both the section-range-townships need to be referenced and the noted distance more clearly defined. More appropriately, the

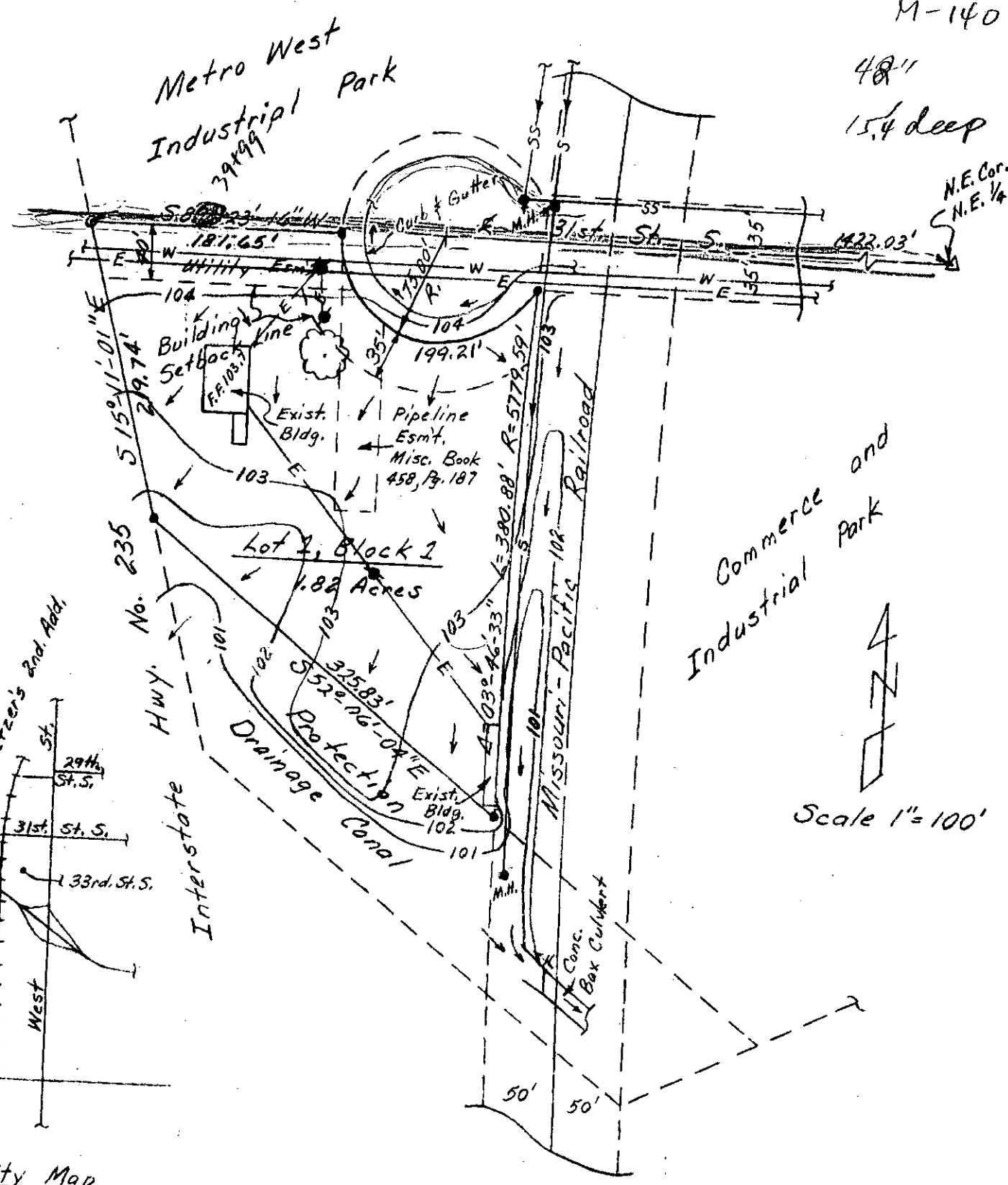
distance from the section corner to the easterly line of the plat (west line of the Railroad right-of-way) and then down to the Lot's northeast corner along the Railroad right-of-way would be clearer means for indicating the tie point.

3. The direction South shall be added to the street name for 31st Street on the face of the plat.
 4. The MAPC chairman shall be indicated as John C. Frye.
 5. For Interstate I-235, the appropriate condemnation case number shall be shown and the face of the plat shall note that "complete access control" exists from this site to the Interstate.
- I. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
 - J.. 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.
 - 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 and/or County Commission.
 - M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

M-140

48'
15.4 deep



Commerce and
Industrial Park

Scale 1" = 100'

Vicinity Map

Sketch Plan - Knetzer's 2nd. Addition