

PLAT NO. S/D 72-103 MAP NO. 5550

NAME NORTH INDUSTRIAL PARK SECOND ADDITION

LOCATION On the South side of 29th Street North $\frac{1}{2}$ mile
East of Broadway

ENGINEER K. O. Taylor

OWNER Urban Renewal Agency

APPLICATION FILED 9/27/72

* SKETCH PLAT FILED none submitted

* PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 9/27/72

S/D ACTION 10-5-72 Approved

MAPC ACTION 10-12-72 Approved

BCC ACTION 11-14-72 Approved

RECORDED 12-11-72

* REMARKS See case file 9/10/72-90th Industrial
Park for original sketch & prelim plat

S/D 72-103 NORTH INDUSTRIAL PARK
SECOND ADDITION - On the South
side of 29th Street North $\frac{1}{2}$ mile
East of Broadway K. O. Taylor

ACTION

DATE

S/D COMMITTEE Approved 10.5.72

M.A.P.C. Approved 10.12.72

B.C.C. / ~~B.C.C.~~ Approved 11.14.72

19 00 00

Map No. 5550
Sec. No. 4
Twp. No. 27
Range 1E

Subdivision Report and Progress
S/D No.: 72-103

Name: NORTH INDUSTRIAL PARK SECOND ADDITION

General Location: On the South side of 29th Street North 1/2 mile East of Broadway

Owner: Urban Renewal Agency
Address: Union National Building Phone: 267-8242
Subdivider: Same
Address: _____ Phone: _____
Engineer/Surveyor: K. O. Taylor
Address: 1542 South St. Francis Phone: 264-4072

Application Received <u>9/27/72</u>	FINAL PLAT RECEIVED <u>9/27/72</u>
Conf. with Applicant <u>none</u>	S/D Comm. Action <u>10-5-72 Approved</u>
* Sketch Plat Received <u>none submitted</u>	Dept. Report on Final <u>10-6-72</u>
Present Zoning <u>F</u>	M.A.P.C. ACTION <u>10-13-72 Approved</u>
Proposed Zoning <u>F</u>	Dept. Report on Final <u>10-13-72</u>
Letter of Intent <u>none</u>	Letter on Irons Received <u>N/A</u>
* PREL. PLAT RECEIVED <u>none submitted</u>	Title/Taxes Rec'd & Reviewed <u>11-2-72</u>
S/D Comm. Action <u>N/A</u>	Final Review <u>11-9-72</u>
Dept. Report on Prel. <u>N/A</u>	Referral to B.C.C. <u>11-9-72</u>
	B.C.C. ACTION <u>11-14-72 Copying</u>
TRACING PROGRESS:	Recorded <u>12-11-72</u>
Received <u>11-7-72</u>	
Released <u>11-20-72</u>	
Received _____	
Released _____	

Comments:

* See 9/10/72-103 - North Industrial Park add copy file
for original small sketch & prelim plat
11-20-72 - Released tracing to Gary Roush for recording

REGISTER OF DEEDS

12/14/72

SEDGWICK COUNTY, KANSAS

NORTH INDUSTRIAL PARK SECOND ADDITION was

filed for record on December 11, 1972

S-2 8-14
81
VH

John Hale

Register Of Deeds

T9-328

FRISCO COUNTERPART

R-4921-2

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That ST. LOUIS-SAN FRANCISCO RAILWAY COMPANY, a Missouri corporation, of St. Louis, Missouri, "Grantor" herein, for and in consideration of the sum of ONE DOLLAR (\$1.00) to it paid by the CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, a Municipal corporation, "Grantee" herein, receipt of which is hereby acknowledged, does hereby give and grant to Grantee an EASEMENT for the purpose of constructing and maintaining a street crossing upon, over and across a certain strip or parcel of land lying, being and situate in the Northwest Quarter (NW $\frac{1}{4}$) and Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Twenty-Seven (27) South, Range One (1) East of the Sixth (6th) Principal Meridian, Sedgwick County, Kansas, said strip or parcel of land being Fifty (50) feet in width, located in the South One-half of Twenty-Ninth Street North, and described as follows:

Part of the NW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of Section 4, T27S, R1E of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at the SW corner of said NE $\frac{1}{4}$; thence east on the south line of said NE $\frac{1}{4}$, 26.4 feet to a point 35 feet east of the center line of the main track of the St. Louis-San Francisco Railroad; thence north parallel to said center line of said Railroad, 2754.44 feet, more or less, to a point on the north line of said NE $\frac{1}{4}$, said point being 17.68 feet east of the NW corner of said NE $\frac{1}{4}$ and 35 feet east of the center line of said main track of said St. Louis-San Francisco Railroad; thence west on the north line of said NE $\frac{1}{4}$, 17.68 feet to said NW corner of said NE $\frac{1}{4}$; thence west on the north line of said NW $\frac{1}{4}$, 42.32 feet to a point 25 feet west of the center line of the main track of said St. Louis-San Francisco Railroad; thence south parallel to said center line of said Railroad, 2424.58 feet, more or less, to a point 330 feet north of the south line of said NW $\frac{1}{4}$ and 34.64 feet west of the east line of said NW $\frac{1}{4}$; thence southwesterly to a point 205 feet north of the south line and 51.5 feet west of the east line of said NW $\frac{1}{4}$; thence southwesterly to a point 180 feet north of the south line and 53.5 feet west of the east line of said NW $\frac{1}{4}$; thence southwesterly to a point 130 feet north of the south line and 56.5 feet west of the east line of said NW $\frac{1}{4}$; thence south parallel to the east line of said NW $\frac{1}{4}$, 130 feet to the south line of said NW $\frac{1}{4}$; thence east 56.5 feet to the SE corner of said NW $\frac{1}{4}$ and to the point of beginning.

Description Checked in
Chief Engr's office. M.C.G.

10/27/77

The Grantor reserves the full use and enjoyment of the above described property except for the rights herein granted, including but without limitation the right to construct tracks over and on said property and the Grantor shall have the right to grant such other licenses, easements and rights in the said property as will not unreasonably interfere with the Grantee's use of the same.

It is understood and agreed that the grant of easement hereby conveyed is upon the express condition that, if and when the Grantee shall ever cease to maintain and use a street crossing upon, over and across the premises described above, said easement shall there upon cease, determine and come to an end.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by its President, attested by its ~~Asst.~~ Secretary, and its corporate seal to be hereto affixed, this 2ND day of NOVEMBER, 1972.

ST. LOUIS-SAN FRANCISCO RAILWAY COMPANY
By R. C. Grayson
President



ATTEST:

[Signature]
~~Asst.~~ Secretary

ACCEPTED BY CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, this _____ day of _____, 1972

By _____ MAYOR

ATTEST:

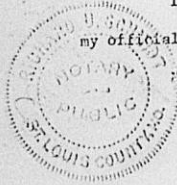
City Clerk

STATE OF MISSOURI)
) ss:
CITY OF ST. LOUIS)

BE IT REMEMBERED, that on this 2ND day of NOVEMBER, 1972, before me the undersigned, a Notary Public in and for the City and State aforesaid came R. C. GRAYSON, President of the ST. LOUIS-SAN FRANCISCO RAILWAY COMPANY, a corporation duly organized, incorporated and existing under and by virtue of the laws of Missouri, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

My Commission expires July 28, 1973.



Richard U. Schmidt
Richard U. Schmidt Notary Public
Commissioned within and for the County of St. Louis, Missouri, which adjoins City of St. Louis, Missouri, where this act was performed.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-103	Name	NORTH INDUSTRIAL PARK SECOND ADDITION
Application Filed:	9-27-72	Sketch Filed:	None
Preliminary Plat Filed:	None	Approved by S/D:	N/A
Final Plat Filed:	9-27-72	Approved by S/D:	10-5-72
Approved by Metropolitan Area Planning Commission:			10-12-72

DESCRIPTION

General Location: South side of 29th Street North
1/2 mile east of Broadway

Surveyor or Engineer: K. O. Taylor
Owner: Urban Renewal Agency
Address: Union National Building

- | | | |
|--------------------------|---------------|--------------------------------|
| 1. Gross Acreage of Plat | 55 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. 75 R/W 2,100 ft. |
| Residential | | b. 70 R/W 800 ft. |
| Commercial | | c. 50 R/W 1,260 ft. |
| Industrial | 15 | d. R/W ft. |
| Other | | e. R/W ft. |
| Total Number of Lots: | 15 | TOTAL 4,160 ft. |
| 3. Minimum Lot Frontage: | 150 ft. | 6. Existing Zoning: "F" |
| 4. Minimum Lot Area | 30,000 sq.ft. | |

Planning Commission Recommendation:

That this plat be approved, subject to:

- A. The applicant submitting in the form of a separate instrument, an easement for street purposes obtained from the St. Louis-San Francisco Railroad for that portion of said railroad company's right-of-way crossing the south half of 29th Street North.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Blakey seconded and it carried unanimously.

ACTION: Instruct the City Clerk to file the easement with the Register of Deeds, the filing costs of which shall be billed to the applicant, approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign; and instruct the Planning Department to withhold releasing of the plat tracing for recording until such time as the easement has been submitted.

ANDERSON, CLARK AND CORNETT

ATTORNEYS AT LAW
1020 UNION NATIONAL BUILDING
BROADWAY AND DOUGLAS
WICHITA, KANSAS 67202

**CHARLES D. ANDERSON
DONALD B. CLARK
ROBERT T. CORNETT**

October 31, 1972

AREA CODE 316
287-4316

Wichita Area Metropolitan
Planning Commission
401 City Annex Building
Wichita, Kansas 67202


Re: S/D 72-103 - Final Plat
of North Industrial Park,
Second Addition

Gentlemen:

This is to certify that:

1. The undersigned is attorney for the plattor, and
2. The plattor is collectively the owner of those lands located within the proposed final plat of North Industrial Park, Second Addition, to the City of Wichita, Sedgwick County, Kansas, to the date of this writing, and further, all taxes and assessments for 1972 and prior years are paid in full.

Respectfully submitted,


CHARLES D. ANDERSON
Attorney at Law

CDA:bg



October 13, 1972

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 72-103 - Final Plat of
NORTH INDUSTRIAL PARK SECOND
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 1972, 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 6, 1972.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platfor.
- Certification that all taxes due and payable for 1971 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Gary Roush, Urban Renewal Agency, Suite 300
Union National Building 67202

October 6, 1972

K. O. Taylor, P.E.
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 72-103 - Final Plat
of NORTH INDUSTRIAL PARK SECOND
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 5, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The dimension (344.70 feet) indicated along the curve in the west line of Lot 4, Block 2, and the dimension for same indicated in the legal description of the engineer's certificate do not coincide and shall be corrected.
- B. The applicant shall obtain by separate instrument an easement for street purposes across that portion of the St. Louis-San Francisco railroad right-of-way crossing the south half of 29th Street North. This easement, together with the easement already obtained at the 26th Street North crossing of said railroad right-of-way, shall be labeled as easements for street purposes on the face of the plat.
- C. 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, including drainage, paving of streets and extension of sanitary sewer and City water.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

October 6, 1972

K. O. Taylor, P.E.
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 72-103 - Final Plat
of NORTH INDUSTRIAL PARK SECOND
ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 5, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The dimension (344.70 feet) indicated along the curve in the west line of Lot 4, Block 2, and the dimension for same indicated in the legal description of the engineer's certificate do not coincide and shall be corrected.
- B. The applicant shall obtain by separate instrument an easement for street purposes across that portion of the St. Louis-San Francisco railroad right-of-way crossing the south half of 29th Street North. This easement, together with the easement already obtained at the 26th Street North crossing of said railroad right-of-way, shall be labeled as easements for street purposes on the face of the plat.
- C. 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, including drainage, paving of streets and extension of sanitary sewer and City water.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Page 2 - Final Plat of NORTH INDUSTRIAL PARK
SECOND ADDITION
October 6, 1972

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 12, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Urban Renewal Agency, c/o Gary Roush, Union National Building
Suite 300, 67202

S/D # 72-103
S/D MEETING 10-5-72

ITEM C.

P.O. Box 2579
Wichita, Kansas 67201
May 22, 1972


Mr. John Gist
Metropolitan Area Planning Dept.
City Annex Bldg.
104 S. Main
Wichita, Kansas 67202

RE: Approval of relocation costs:
29th St. North and Industrial
Park Plat.

Dear Mr. Gist:

We feel "satisfactory arrangements" have been made with the Urban
Renewal Agency concerning relocation costs of telephone plant on
29th St. North and the North Industrial Park Plat.

Yours truly,


Alfred A. Snider
District Engineer
Southwestern Bell



THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE May 19, 1972



ON SAFETY
PHASE II

TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Design & Planning Superintendent

SUBJECT -- S/D 70-32 - FINAL PLAT OF NORTH
INDUSTRIAL PARK

Satisfactory arrangements have been made by the Urban Renewal Agency for installing water mains to serve the entire North Industrial Park.

Bill H. Otten
Bill H. Otten
Design & Planning Superintendent

BHO/js

cc: Gary Raush, Operations Officer, Urban Renewal Agency ✓

DERBY REFINING COMPANY A DIVISION OF COLORADO OIL AND GAS CORPORATION

P.O. BOX 1030 • WICHITA, KANSAS • 67201



J.F. BEARDSLEE
VICE PRESIDENT

May 19, 1972

Mr. John Gist
Metropolitan Area Planning Dept.
104 South Main
Wichita, Kansas 67202

Re: S/D 70-32, Final Plat of
North Industrial Park

Dear Mr. Gist:

This is to inform you that satisfactory arrangements have been made between Derby Refining Company, a Division of Colorado Oil and Gas Corporation, and the Urban Renewal Agency, regarding Derby's pipeline facilities involved in the subject North Industrial Park area.

Please advise if additional or more detailed information is needed.

Yours very truly,

J. F. Beardslee

JFB:abc
cc: Mr. Gary Roush
Urban Renewal Agency
202 Century Plaza
Wichita, Kansas 67202





KANEB PIPE LINE CO.

A Wholly Owned Subsidiary of Kaneb Services, Inc.

HEADQUARTERS: 5433 Westheimer/P. O. Box 22029 • Houston, Texas 77027 • (713) 626-3901
OPERATIONS: Suite 555/120 N. Market • Wichita, Kansas 67202 • (316) 262-1408

Wichita, Kansas
May 8, 1972



Mr. John Gist
Metropolitan Area Planning Department
City of Wichita
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Gist:

A satisfactory agreement has been reached between the Urban Renewal Agency and Kaneb Pipe Line Company in respect to the main line pipe relocation located in Section 4 - Township 27 South - Range 1 East, Sedgwick County, City of Wichita, Kansas, North Industrial Park Project, Kansas R-21. We are in receipt of the Pipeline and Utility Easement Dedication and the approval of our cost estimate.

We, therefore, will undertake the relocation of the pipeline as soon as we can get the material assembled for the project.

Yours truly,

Original Signed
R. S. Barfield

R. S. Barfield
Vice President
Engineering and Operations

RSB/lc

c.c. Mr. Gary L. Roush
Operations Officer
The Urban Renewal Agency
Suite 202, Century Plaza Building
Wichita, Kansas 67202

Mr. Gary Roush

April 21, 1972

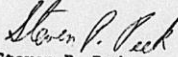
Mr. John Gist
Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Re: Final Plat/North Industrial Park

Dear John:

This is to advise you that arrangements have been made with KG&E for easements as necessary for the above plat, which was passed on April 6, 1972 subject to utility approval of easements. This plat now meets with our approval.

Sincerely yours,


Steven P. Peak
Division Engineer, KG&E

SPP:pw

cc: Gary Roush, Urban Renewal Agency ✓
Dennis Evans, KG&E
Alfred Snider, SW Bell Tele. Co.



ARKANSAS LOUISIANA GAS COMPANY

502 Maple, Wichita, Kansas 67213

April 12, 1972

Metropolitan Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas 67202

RE: Final Plat - North
Industrial Park Project
Kan. R-21

Dear Mr. John Gist:

I have discussed with Gary Roush, Operations Officer for Urban Renewal, the location of our gas mains that are in the area of the Urban Renewal Agency's responsibility between the East line of Ohio and the East line of St. Francis. North Industrial Park Project.

After reviewing these plans and discussing this project with Gary, it is determined that there will be no conflicts between our gas main location and Urban Renewals construction.

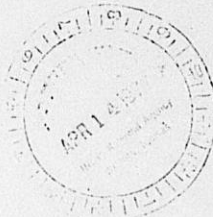
Respectfully yours,

Fred Guy
Distb. Engr.

fdg
cc: John McDaniel-Arkla Gas
Gary Roush- Urban Renewal



Gaslight



April 11, 1972

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. John Gist

Re: Plat of North Industrial Park

Gentlemen:

This is to advise you that satisfactory arrangements have been completed between the Urban Renewal Agency and The Gas Service Company relative to our facilities involved in the plotting of North Industrial Park.

Yours very truly,
THE GAS SERVICE COMPANY

S. E. Walker, Jr.

S. E. Walker, Jr.
General Superintendent

GWE: jr
cc: Mr. Gary L. Roush
The Urban Renewal Agency
Suite 202 Century Plaza Building
Wichita, Kansas 67202



STATE OF KANSAS
SEDCWICK COUNTY
FILED FOR RECORD
AUG 1 1972

JUL 18 1972
1 20814

NO. JOHN HALE
OFFICER OF RECORD
Real Report

S/D # 72-103
S/D MEETING 10-5-72

ITEM D

BOOK 23 PAGE 1080

D8034

R-4921-1

EASEMENT

Received by Board of Commissioners
this JUL 11 1972

KNOW ALL MEN BY THESE PRESENTS:

That ST. LOUIS-SAN FRANCISCO RAILWAY COMPANY, a Missouri corporation, of St. Louis, Missouri, "Grantor" herein, for and in consideration of the sum of ONE DOLLAR (\$1.00) to it paid by the CITY OF WICHITA, SEDGWICK COUNTY, KANSAS, a Municipal corporation, "Grantee" herein, receipt of which is hereby acknowledged, does hereby give and grant to Grantee an EASEMENT for the purpose of constructing and maintaining a street crossing upon, over and across a certain strip or parcel of land lying, being and situate in the North Half (N $\frac{1}{2}$) of Section Four (4), Township Twenty-seven (27) South, Range One (1) East, Sedgwick County, Kansas, said strip or parcel of land being Seventy (70) feet in width, that is to say, Thirty-five (35) feet on each side of center line of relocated 25th Street with center line being described as follows:

Original Compared
With Record

Commencing at the intersection of the east and west center line of said Section Four (4) (center line of existing 25th Street) and said main track center line; (lying in Washington Avenue); thence northerly along said main track center line a distance of Four Hundred Twenty-eight (428) feet to point of beginning (being point of intersection with center line of said relocated 25th Street); thence westerly and easterly from said point of beginning; thence westerly along said center line of relocated 25th Street a distance of Twenty (20) feet more or less to the west line of said Washington Avenue; thence easterly (from said point of beginning) along said center line of relocated 25th Street a distance of Forty (40) feet more or less to the east line of said Washington Avenue; contains Four Thousand Three Hundred (4300) square feet more or less.

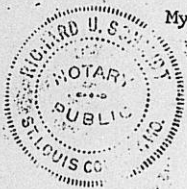
The Grantor reserves the full use and enjoyment of the above described property except for the rights herein granted, including but without limitation the right to construct tracks over

8⁰⁰
city clerk
Room 104 city Bldg

Missouri, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

My Commission expires July 29, 1973.



Richard U. Schmidt
Richard U. Schmidt Notary Public

Commissioned within and for the County of St. Lou's, Missouri which adjoins City of St. Louis, Missouri, where this act was performed.

OHIO

WABASH

26TH

27TH

4
T.C.S. RILE

CONSTRUCT
THE MOSS KING

+22 F. #10

B. 19' 07"

107: J

75 3.5'

WASHINGTON AVE

+51 ELEVATION

+00

26780

+39.3 I.R. CROSS

+00

+25 PRIVATE

+54 TEL. POLE M. P. 507

+11 CROSSING SIGN

ST. LOUIS-SAN FRANCISCO RAILWAY COMPANY
 EASTERN DIVISION DIRECTOR
 PRINT SHOWING
 RELOCATED 25TH STREET OVER
 MAIN TRACK AT 26TH STREET
 SUB-DIVISION

FORM NO. 48 LOCAL

S/D # 72-103
S/D MEETING 10-5-72
ITEMS E-F-G-H



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE May 22, 1972

TO John D. Gist, Principal Planner
FROM R. W. Bruggeman, Director of Public Works

SUBJECT S/D 70-32 - Final Plat,
North Industrial Park

The Urban Renewal Agency through their Executive Director, Mr. Kenneth H. Kitchen, has made adequate arrangements with the Department of Public Works to satisfy the conditions required prior to the lease of the above plat.

RWB

R. W. Bruggeman
Director of Public Works

RWB:gg

cc: Kenneth H. Kitchen, Executive Director,
Urban Renewal Agency ✓
Dick Linn, City Engineer

IN RESPONSE TO KITCHEN MEMO OF MAY 12, 72

May 12, 1972

Mr. R. W. Bruggeman
Director of Public Works
City Building Annex
104 S. Main
Wichita, Kansas

Re: S/D 70-32 - Final Plat,
North Industrial Park

Dear Mr. Bruggeman:

The subject plat has been approved by the Metropolitan Area Planning Commission as recommended by its Subdivision Committee, subject to several items to be satisfied, four of which are directly related to your Department. Those four items are listed in Mr. Gist's letter to Mr. K. O. Taylor, P. E., dated April 7, 1972 as follows:

- Item C. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works for review and approval.
- Item D. The applicant shall submit street paving and sanitary sewer plans to the Engineering and Maintenance Divisions for review and approval. Easements for drainage and utility purposes shall then be added to the plat as determined necessary to carry out the approved plans prior to forwarding the plat to the Board of City Commissioners. A letter shall be obtained from the Engineering Division indicating that the plans have been approved and that adequate easements have been provided.
- Item E. No lots shall be finalized out for recording to be marketed for development until the improvements for the north-south flood control channel have been guaranteed.
- Item G. 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, including drainage, paving of streets and extension of sanitary sewer and City water.

We respectfully request herewith that you direct a memorandum to John Gist, Metropolitan Area Planning Department, stating satisfactory arrange-

Mr. R. W. Bruggeman
Page 2
May 12, 1972

ments have been made by URA with respect to Items C, D, E & G based on the following guarantees:

Item C - A storm drainage plan is in the final states of preparation by Shelley-Wilson, EA&P, and upon its completion we guarantee that it will be submitted to the Engineering and Maintenance Divisions of the Department of Public Works for their review and will be revised as necessary until approval of those Departments is secured. Additionally, the street drainage plan will contain a site drainage plan acceptable to the above mentioned Divisions and URA will, by restrictive or protective covenant or by deed restrictions, insure that its redevelopers will either follow that site drainage plan or an alternate plan of their own design which has been accepted in writing by those above mentioned Divisions.

Item D - The street paving and sanitary sewer plans are in the final stages of preparation by Shelley-Wilson, EA&P. We expect to have final plans and specifications available in approximately three weeks, at which time they will be presented to the Engineering and Maintenance Divisions for their review and approval. The Agency will not proceed with advertisement for bids on this project until that approval has been granted.

All necessary utility easements are presently indicated on the plat tracing.

Item E - The Agency has funds available to construct the north/south flood control channel between 25th and 29th Streets North and we are taking bids on that project on May 23, 1972. Accordingly, we accept the financial responsibility and guarantee the construction of these improvements.

Item G - Here again, the Agency's consultants are in the final stages of the design work in connection with the extension of the sanitary sewer and water facilities, and the pavement of streets and related drainage. We hereby accept the financial responsibility for the installation of these items and guarantee that they will be constructed.

Should you have any questions or comments pertaining to the above, please advise.

Best regards,

cc Hennessy
Gist

Kenneth H. Kitchen
Executive Director

KHK/bg

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-103 Name NORTH INDUSTRIAL PARK SECOND ADDITION
Date Application Rec'd. _____ Preliminary Approval 2-17-72
Scheduled S/D Meeting 10-5-72

DESCRIPTION

General Location On the south side of 29th Street North, 1/2 mile east of Broadway

Owner Urban Renewal Agency of Wichita
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

- | | | |
|---|-----------------------|---|
| 1. Gross Acreage of Plat | <u>55±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>75</u> R/W <u>2100</u> ft. |
| Residential | _____ | b. <u>70</u> R/W <u>800</u> ft. |
| Commercial | _____ | c. <u>50</u> R/W <u>1260</u> ft. |
| Industrial | <u>15</u> | d. _____ R/W _____ ft. |
| Other | _____ | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>15</u> | TOTAL <u>4160</u> ft. |
| 3. Minimum Lot Frontage | <u>150</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>30,000</u> sq. ft. | |
| 5. Existing Zoning | <u>F</u> | |
| 6. Proposed Zoning | <u>F</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. This final plat is a continuation of the platting of a previously approved overall preliminary plat called Industrial Park Addition.
- B. The dimension (344.70 feet) indicated along the curve in the west line of Lot 4, Block 2, and the dimension for same indicated in the legal description of the engineers certificate do not coincide and shall be corrected.
- C. The applicant shall contact each utility company, railroad company and petroleum company which has existing facilities within the limits of the property being platted, and make satisfactory arrangements for providing adequate easements for, or relocation of said facilities. A letter shall be obtained from each company involved indicating that said arrangements have been made and said letter shall be submitted to the Planning Department.
- D. A portion of railroad right-of-way conflicts with the right-of-way indicated for 26th Street in the southern portion of the plat. Therefore, satisfactory arrangements need to be made with the railroad company regarding said portion of affected railroad right-of-way.
- E. A street drainage plan shall be developed and submitted to the Engineering and Maintenance Divisions of the Department of Public Works for review and approval.
- F. The applicant shall submit street paving and sanitary sewer plans to the Engineering and Maintenance Divisions for review and approval. A letter obtained from the Engineering Division approving such plans shall be submitted to the Planning Department.
- G. No lots shall be finalized out for recording to be marketed for development until the improvements for the north-south flood control channel have been guaranteed.

(over)

- H. 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, including drainage, paving of streets and extension of sanitary sewer and City water.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Map No.: 5350
Section No.: 4
Twp. No.: 27
Range: 1E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: North Industrial Park Second Addition

General Location: Between 29th St + 25th St + Between Ohio + Mead

Name of Property Owner: Urban Renewal Agency

Address: Union National Building Phone: 267-8242

Name of Subdivider: Same

Address: _____ Phone: _____

Name of Agent/Surveyor: R.O. Taylor

Address: 1542 So. St. Francis Phone: 264-4072

Date of Application: Sept 26, 1972

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 55 ±
- Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 15
 - Other _____Total Number of Lots 15
- Minimum Lot Frontage 150 ft.
- Minimum Lot Area 30000 ft.
- Existing Zoning _____
- Proposed Zoning _____
- Lineal Feet of New Streets:
 - a. 75 R/W 2100 ft.
 - b. 70 R/W 800 ft.
 - c. 50 R/W 1260 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 4160 ft.
- Sidewalk adjacent to all streets? yes no
- Public Water Supply Yes (Yes-No), Name City of Wichita
- Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- Health Department Approval (where applicable) No (Yes/No)
- City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Gary Roush
Gary E. Roush, Develop. Co-ord.
For the Urban Renewal Agency

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Maulg
Date 9/27/72
Fee Submitted none

T9-301B
(2-71)

