MID-CONTINENT AIRPORT 6TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

sent 11-1-00
P 1 of 3

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT OF THIS 27TH DAY OF OCTOBER, 2000, WE HAVE SURVEYED AND PLATTED MID-CONTINENT AIRPORT 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS AND STREETS, THE SAME BEING DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

PARCEL 2:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

PARCEL 3:
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, LYING NORTH OF K-42 HIGHWAY.

PARCEL 4:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, LYING NORTH OF K-42 HIGHWAY, INCLUDING PARRIS ADDITION PLAT.

PARCEL 5:
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, LYING NORTH OF K-42 HIGHWAY, AND THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 8, LYING NORTH OF K-42 HIGHWAY, IN TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, EXCEPT THAT PART FOR HIGHWAY AS CONDEMNED IN DISTRICT COURT CASE #95C-186.

PARCEL 6:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE N02°08'47"E ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 760.96 FEET; THENCE S88°13'53"W, PARALLEL WITH THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 407.00 FEET; THENCE S02°08'47"W, PARALLEL WITH THE EAST LINE OF SAID QUARTER A DISTANCE OF 760.08 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE ALONG SAID SOUTH LINE N88°21'19"E A DISTANCE OF 406.94 FEET TO THE POINT OF BEGINNING.

ALL PORTIONS OF PARRIS ADDITION, TOGETHER WITH 31ST STREET SOUTH VACATED PER FILM 317, PAGE 211 AND FILM 317, PAGE 212, TOGETHER WITH TYLER ROAD VACATED PER FILM 317, PAGE 210, TOGETHER WITH TYLER ROAD RELOCATION DEDICATION PER FILM 314, PAGE 32, TOGETHER WITH TYLER ROAD VACATION PER FILM 1809, PAGE 1312, TOGETHER WITH TYLER ROAD DEDICATIONS AS PER FILM 1645, PAGE 714 AND FILM 1645, PAGE 717, TOGETHER WITH YOSEMITE DRIVE DEDICATION AS PER FILM 481, PAGE 682, TOGETHER WITH A CHANNEL CHANGE EASEMENT AS PER FILM 903, PAGE 467, TOGETHER WITH A DRAINAGE DEDICATION AS PER MISC. BOOK 586, PAGE 340, TOGETHER WITH A DRAINAGE EASEMENT AND RIGHT OF WAY DEDICATION AS PER MISC. BOOK 285, PAGE 72, TOGETHER WITH A DEDICATION EXCEPTION AS PER FILM 314, PAGE 32, TOGETHER WITH A RIGHT OF WAY AND CHANNEL IMPROVEMENT AGREEMENT AS PER MISC. RECORD 329, PAGE 402, TOGETHER WITH RIGHT OF WAY AGREEMENTS AS PER MISC. RECORD 328, PAGE 205, PAGE 207, PAGE 209, FILM 264, PAGE 1155, TOGETHER WITH TEMPORARY EASEMENTS AS PER FILM 903, PAGE 471, FILM 971, PAGE 1423 AND FILM 1093, PAGE 410, LYING WITHIN THE ABOVE DESCRIBED TRACTS ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.

JAMES R. BECKETT REGISTERED LS-832 KANSAS LAND SURVEYOR
10-27-00

JAMES R. BECKETT, R.L.S. NO. 832
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 SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS, THE SAME TO BE KNOWN AS MID-CONTINENT AIRPORT 6TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE AND IMPROVEMENT OF THE FLOODWAY. PROVIDED FURTHER THAT NO STRUCTURE 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 CITY ENGINEER.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM STATE HIGHWAY K-42 OVER AND ACROSS THE SOUTH LINE OF LOT 1, BLOCK 1 ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY. PROVIDED HOWEVER THAT LOT 1, BLOCK 1, SHALL HAVE ACCESS TO STATE HIGHWAY K-42 AT ONE LOCATION AS SHOWN.

ALL ABUTTER'S RIGHT OF ACCESS TO AND FROM TYLER ROAD OVER AND ACROSS THE WESTERLY LINE OF BLOCK 1, THE EASTERLY LINE OF BLOCKS 2, 3, AND 4; YOSEMITE DRIVE FROM THE SOUTH LINE OF BLOCK 2, AND THE NORTH LINE OF BLOCK 3 ARE HEREBY GRANTED TO THE CITY OF WICHITA. PROVIDED HOWEVER THAT BLOCKS 1, 2, AND 3 SHALL HAVE ACCESS TO TYLER ROAD AND YOSEMITE DRIVE AS SHOWN.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORM WATER, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

OWNER: WICHITA AIRPORT AUTHORITY

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, BY BOB KNIGHT, MAYOR AND PAT BURNETT, CITY CLERK, OF THE CITY OF WICHITA, A MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF MID-CONTINENT AIRPORT 6TH ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2000.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIRMAN
CHRISTOPHER S. CARRAHER

_____, SECRETARY
MARVIN S. KROUT

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2000.

_____
TRICIA L. ROBELLO, LS #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, THIS _____ DAY OF _____, 2000.

_____, MAYOR
BOB KNIGHT

_____, CITY CLERK
PAT BURNETT

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2000.

_____, COUNTY CLERK
JAMES ALFORD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ .M., ON THE _____ DAY OF _____, 2000.

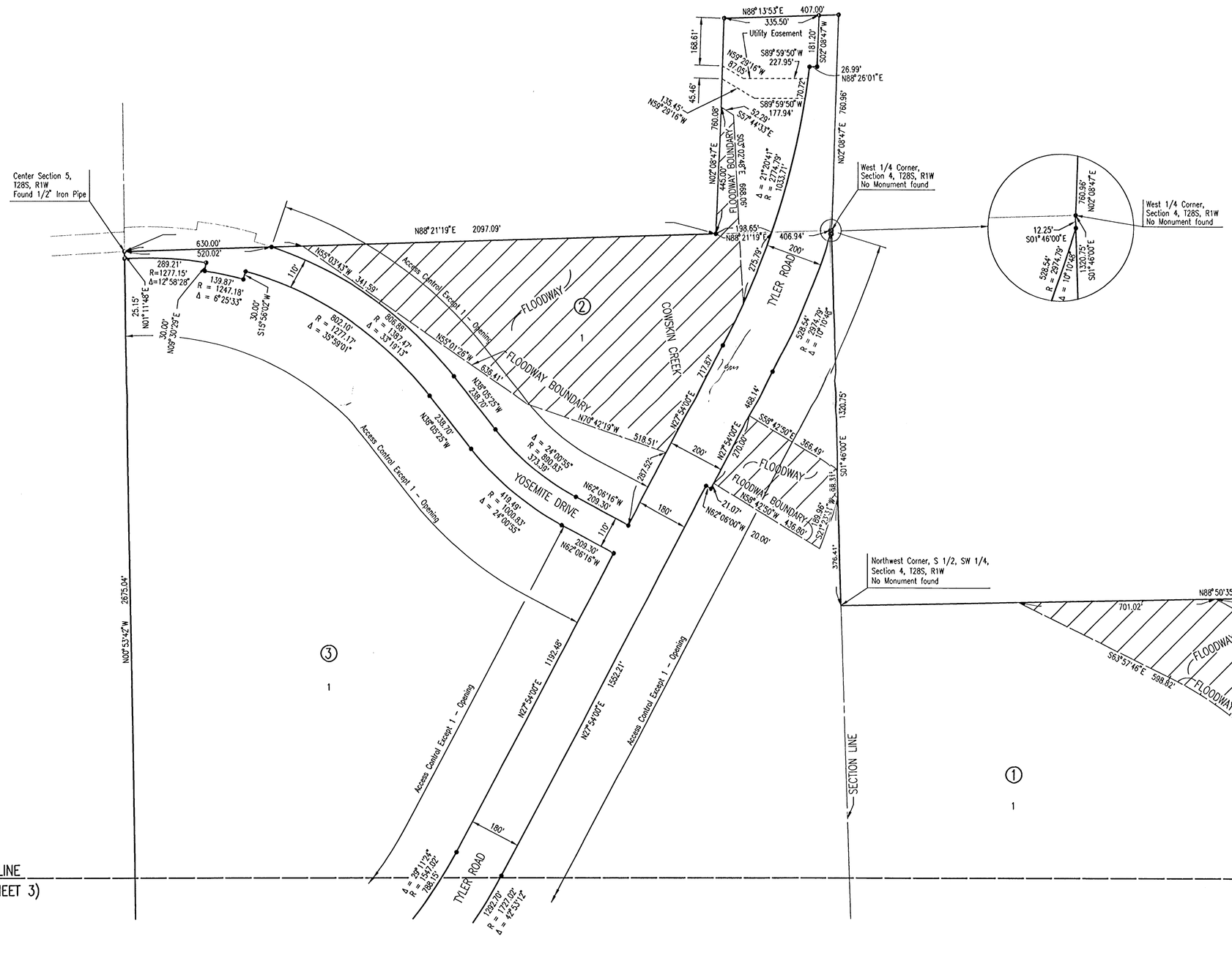
_____, REGISTER OF DEEDS
BILL MEEK

_____, DEPUTY
LINDA KIZZIRE

Q:\1999\99642\Airport Plats\dwg\FINAL TEXT 6TH 10-25-2000 02:39:23 pm

MID-CONTINENT AIRPORT 6TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS



SCALE : 1" = 200'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED

BENCHMARKS

B.M. 52: City Disk on NW Corner of RCBC at SW corner of Tyler Road and Yosemite.
Elev. = 1304.73 N.G.V.D.

B.M. 53: City Disk in Sidewalk at SW corner Tyler Road Bridge over Cowskin Creek, North of Yosemite.
Elev. = 1307.99 N.G.V.D.

B.M. 54: City Disk in Sidewalk at NW corner Tyler Road Bridge over Cowskin Creek, North of Yosemite.
Elev. = 1308.87 N.G.V.D.

B.M. 55: City Disk at SW corner Tyler Road and Pawnee, 32.5' South and 43' West of Centerlines Both.
Elev. = 1327.42 N.G.V.D.

B.M. 63: City Disk at North end RCB at Yosemite and Calfskin Creek, 1/2 mile West of Tyler Road.
Elev. = 1306.52 N.G.V.D.

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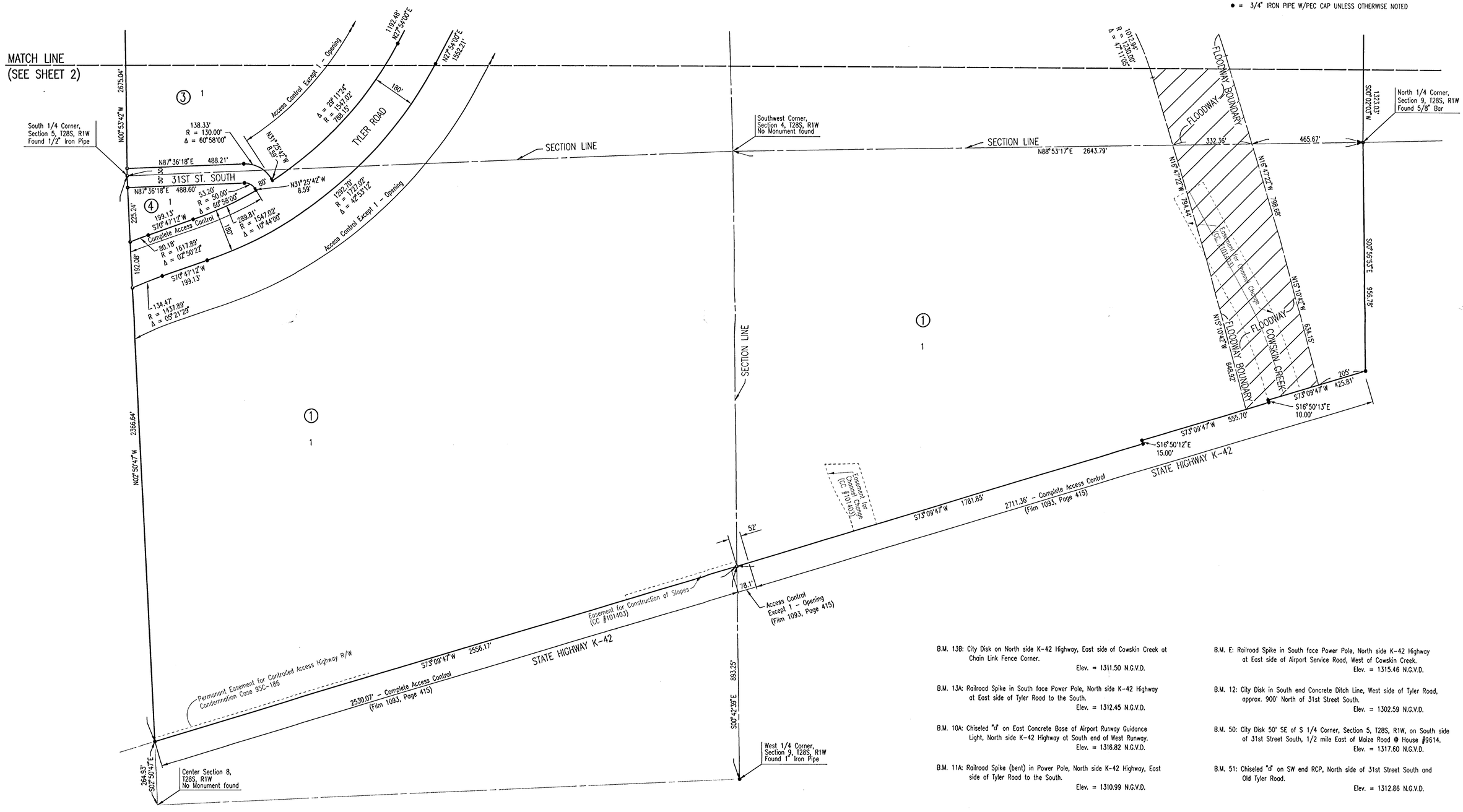
MID-CONTINENT AIRPORT 6TH ADDITION

TO WICHITA, SEDGWICK COUNTY, KANSAS

work 11-100
p 3 of 3

SCALE : 1" = 200'

● = 3/4" IRON PIPE W/PEC CAP UNLESS OTHERWISE NOTED



B.M. 13B: City Disk on North side K-42 Highway, East side of Cowskin Creek at Chain Link Fence Corner.
Elev. = 1311.50 N.G.V.D.

B.M. 13A: Railroad Spike in South face Power Pole, North side K-42 Highway at East side of Tyler Road to the South.
Elev. = 1312.45 N.G.V.D.

B.M. 10A: Chiseled "d" on East Concrete Base of Airport Runway Guidance Light, North side K-42 Highway at South end of West Runway.
Elev. = 1316.82 N.G.V.D.

B.M. 11A: Railroad Spike (bent) in Power Pole, North side K-42 Highway, East side of Tyler Rood to the South.
Elev. = 1310.99 N.G.V.D.

B.M. E: Railroad Spike in South face Power Pole, North side K-42 Highway at East side of Airport Service Road, West of Cowskin Creek.
Elev. = 1315.46 N.G.V.D.

B.M. 12: City Disk in South end Concrete Ditch Line, West side of Tyler Road, approx. 900' North of 31st Street South.
Elev. = 1302.59 N.G.V.D.

B.M. 50: City Disk 50' SE of S 1/4 Corner, Section 5, T28S, R1W, on South side of 31st Street South, 1/2 mile East of Maize Road @ House #9614.
Elev. = 1317.60 N.G.V.D.

B.M. 51: Chiseled "d" on SW end RCP, North side of 31st Street South and Old Tyler Road.
Elev. = 1312.86 N.G.V.D.

Q:\1999\99642\Airport Plats\dwg\FINAL 6TH-2 10-25-2000 04:09:5/ pm

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 9, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-49 -- One-Step Final Plat of MID CONTINENT AIRPORT SIXTH ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 2000, 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 June 23, 2000.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

3. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 3, 2000

Gary Wiley
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

SUB 2000-49 -- One-Step Final Plat of MID CONTINENT AIRPORT SIXTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 22, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat. Pursuant to the Subdivision meeting, MAPD has reviewed the revised plat and included the following comments:

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water and sanitary sewer at the time of development.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan and the need for minimum pad elevations or drainage reserves. *The drainage plan is approved.*

E. KDOT needs to comment on the access controls. The plat indicates access control except for one opening along K-42 Highway. Traffic Engineering needs to comment on the need for access controls along Tyler. Distances should be shown for all segments of access control. *KDOT has approved one opening along K-42. Traffic Engineering has permitted one opening along the east side of Tyler for Lot 1, Block 1; one opening north of Yosemite for Lot 1, Block 2; and one opening south of Yosemite for Lot 1, Block 3.*

F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

G. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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. (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.)

I. 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.

J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

K. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 9, 2000, at 1:00 p.m.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1
NOVEMBER 9, 2000

STAFF REPORT
(One-Step Final Plat Approved 6/22/00)

CASE NUMBER: SUB 2000-49 -- MID CONTINENT AIRPORT SIXTH ADDITION

OWNER/APPLICANT: Wichita Airport Authority, Attn: Bailis Bell, Director of Airports, P.O. Box 9130, Wichita, KS 67209-0139

SURVEYOR/ENGINEER: PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Northwest and southeast sides of Tyler Road, North side of K-42 Highway

SITE SIZE: 441.83 acres

NUMBER OF LOTS

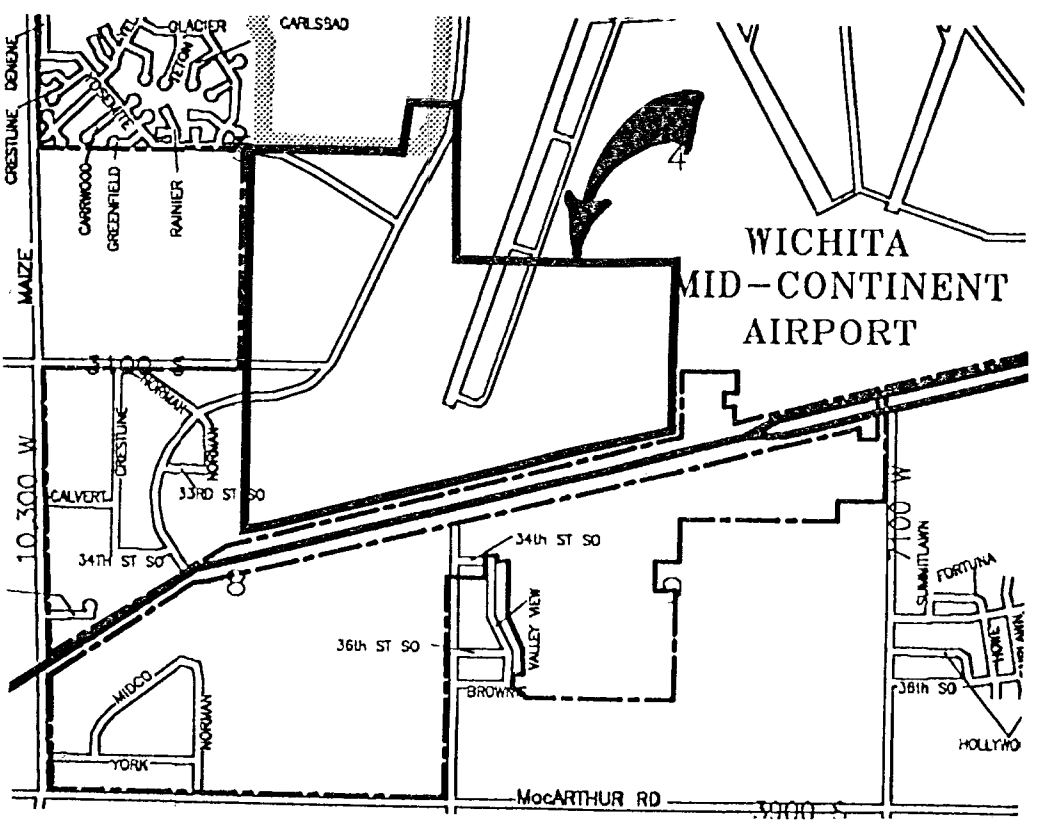
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

MINIMUM LOT AREA: 1.69 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential; LI, Limited Industrial

VICINITY MAP



Note: The portion of this property located east of Tyler Road (old alignment) was approved for a zone change from SF-6, Single-Family Residential to LI, Limited Industrial (Z-3303) subject to platting. This property consists of unplatted property in addition to the replatting of the Parris Addition.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of City water and sanitary sewer at the time of development.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan and the need for minimum pad elevations or drainage reserves. ***The drainage plan is approved.***

E. KDOT needs to comment on the access controls. The plat indicates access control except for one opening along K-42 Highway. Traffic Engineering needs to comment on the need for access controls along Tyler. Distances should be shown for all segments of access control. ***KDOT has approved one opening along K-42. Traffic Engineering has permitted one opening along the east side of Tyler for Lot 1, Block 1; one opening north of Yosemite for Lot 1, Block 2; and one opening south of Yosemite for Lot 1, Block 3.***

F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

G. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

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. (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.)

I. 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.

J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

O. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property.

P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.