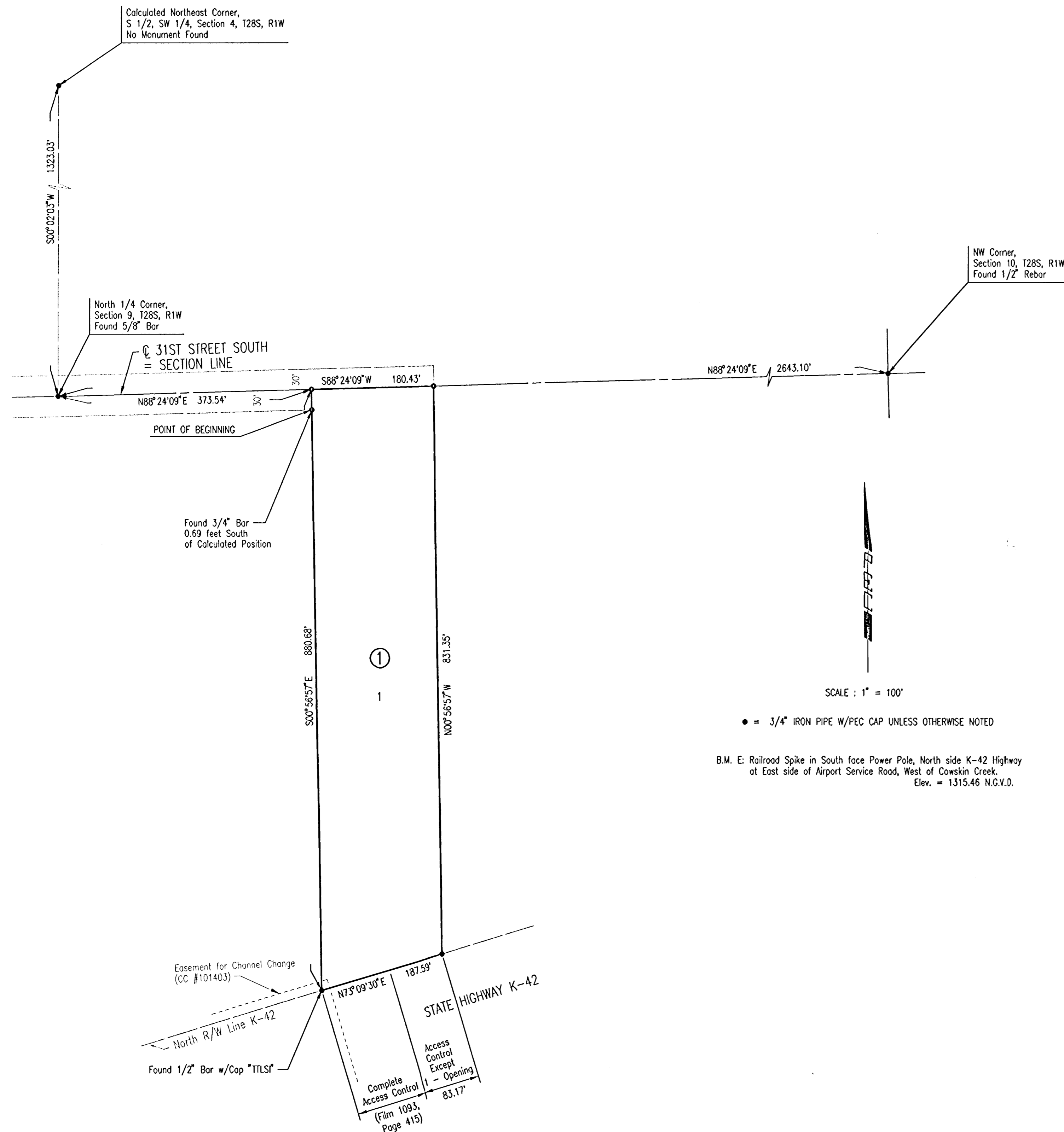


# MID-CONTINENT AIRPORT 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

*Final for copy received 11-1-00*



STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 21th DAY OF OCTOBER, 2000, WE HAVE SURVEYED AND PLATTED MID-CONTINENT AIRPORT 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT AND BLOCK, THE SAME BEING DESCRIBED AS FOLLOWS:

THE EAST 100.43 FEET OF THE WEST 473.97 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, LYING NORTH OF THE NORTH RIGHT-OF-WAY OF K-42 HIGHWAY, SUBJECT TO A ROAD EASEMENT OF 30.00 FEET ON THE NORTH SIDE THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9, T28S, R1W; THENCE N88°24'09"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 373.54 FEET TO THE POINT OF BEGINNING; THENCE S00°56'57"E PARALLEL TO THE WEST LINE OF SAID QUARTER A DISTANCE OF 880.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF K-42 HIGHWAY; THENCE N73°09'30"E A DISTANCE OF 104.41 FEET TO A POINT 473.97 FEET EAST OF THE WEST LINE OF SAID QUARTER; THENCE N00°56'57"W PARALLEL TO THE WEST LINE OF SAID QUARTER A DISTANCE OF 853.24 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE S88°24'09"W ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 100.43 FEET TO THE POINT OF BEGINNING; TOGETHER WITH EITEL ROAD ADJACENT ON THE EAST.

ALL PORTIONS OF 31ST STREET SOUTH AND EITEL ROAD WITHIN THE ABOVE DESCRIBED TRACT ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF KSA 12-512(b) AMENDED.



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 A LOT AND BLOCK, THE SAME TO BE KNOWN AS MID-CONTINENT AIRPORT 5TH ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

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.

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: THE WICHITA AIRPORT AUTHORITY

BOB KNIGHT, MAYOR  
PAT BURNETT, CITY CLERK

STATE OF KANSAS }  
COUNTY OF SEDGWICK } SS

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 5TH 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

CHRISTOPHER S. CARRAHER, CHAIRMAN

MARVIN S. KROUT, SECRETARY

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.

BOB KNIGHT, MAYOR

PAT BURNETT, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

JAMES ALFORD, COUNTY CLERK

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

BILL MEEK, REGISTER OF DEEDS

LINDA KIZZIRE, DEPUTY

C:\1999\99842\Airport Plats.dwg\FINAL 5TH 10-25-2000 02:11:19 pm



**Wichita-Sedgwick County Metropolitan Area Planning Department**

June 29, 2000

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

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

At the regular meeting of the Metropolitan Area Planning Commission on June 29, 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. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. 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.
4. 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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



## Wichita-Sedgwick County Metropolitan Area Planning Department

June 23, 2000

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

SUB 2000-48 -- One-Step Final Plat of MID CONTINENT AIRPORT FIFTH 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, subject to the following:

### STAFF COMMENTS:

- A. City Engineering needs to comment on the need for any other guarantees or easements. No guarantees are required.
- 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. The drainage plan is approved.
- D. The plat shall be revised to include the vacation of Eitel Road and this lot tied together by restrictive covenant with the adjoining lot to the east.
- E. 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.
- F. The plat'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.
- 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. (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.)

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- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

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 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, June 29, 2000, at 1:15 p.m.

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

**STAFF REPORT**  
(One-Step Final Plat Approved 6/2/200)

**CASE NUMBER:** SUB 2000-48 -- MID CONTINENT AIRPORT 5th 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:** West of Ridge Road, North side of K-42 Highway

**SITE SIZE:** 2.00 Acres

**NUMBER OF LOTS**

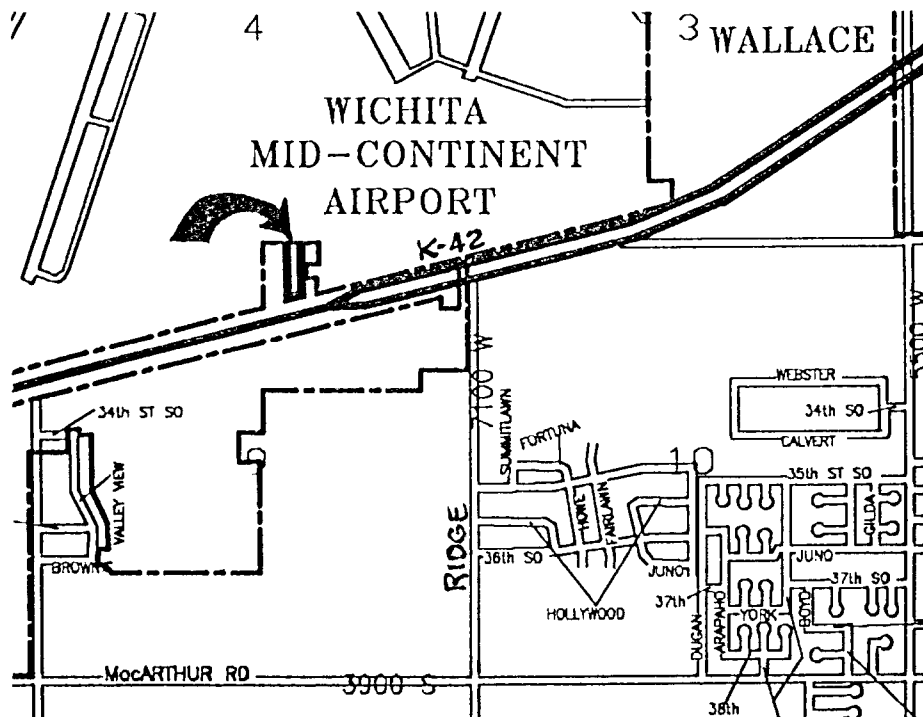
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 2.00 Acres

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



**Note:** This site was approved for a zone change from SF-6, Single-Family Residential to LI, Limited Industrial (Z-3303) subject to platting. The plat involves the vacation of 31<sup>st</sup> St. South.

**STAFF COMMENTS:**

- A. **City Engineering** needs to comment on the need for any other guarantees or easements. *No guarantees are required.*
- 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. *The drainage plan is approved.*
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**SUB 2000-48 -- One-Step Final Plat of MID CONTINENT AIRPORT 5th ADDITION**  
**June 29, 2000 - Page 3**

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